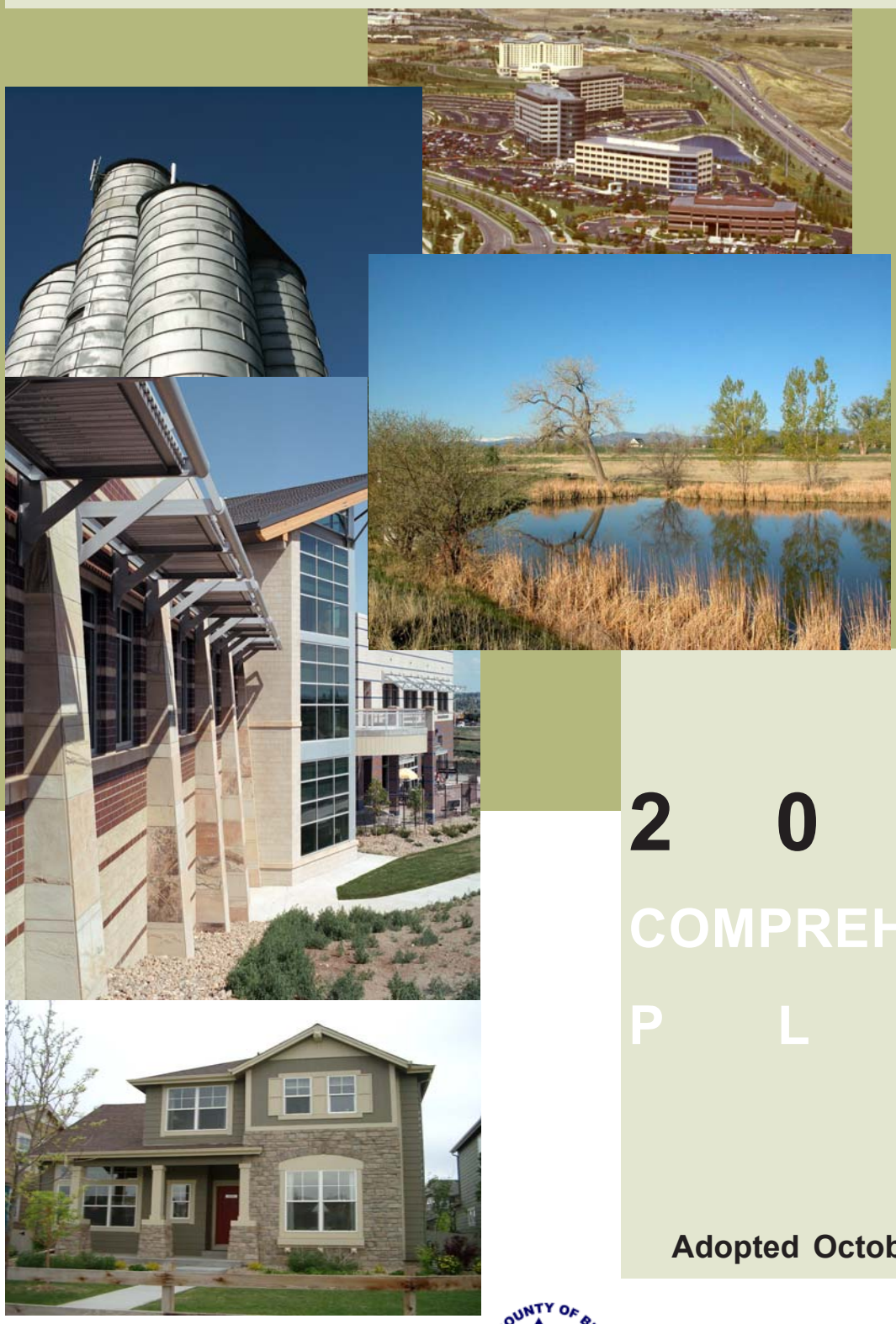

2005 COMPREHENSIVE PLAN

Adopted October 25, 2005

City and County of Broomfield

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Steve Kaverman, Ward 1
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The Citizens of the City and County of Broomfield

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I. INTRODUCTION

Ten years have passed since the 1995 City of Broomfield Master Plan was adopted. The Strategic Plan, which is the implementation element of the Master Plan, was adopted a few years later, in 1998. During this 10-year period, several Sub-Area Plans were adopted that modified the Master Plan for specific areas of the community that were undergoing significant change, including Broomfield Heights, 96th Street Interchange area and others. Also, during this time several functional elements of the Master Plan, such as Open Space, Parks, Recreation and Trails , adopted master plans specific to those topic areas. One of the objectives of this planning effort is to incorporate the relevant portions of these documents into one – the 2005 Comprehensive Plan (Plan). In addition to merging these various documents into one, the 2005 Comprehensive Plan recognizes and addresses the changes that have affected the community over the past 10 years.

The focus of this Plan extends beyond the physical components of the community, unlike most comprehensive plans. Broomfield's status as a City and County, the most significant community change since the adoption of the 1995 Master Plan, has expanded the scope and the responsibilities of the administration, and the 2005 Comprehensive Plan reflects that broader perspective.

A variety of efforts are required for the vision contained within this Plan to become a reality. Some of the actions or efforts identified within this Plan are clearly within the realm of government agencies, while many others will require joint efforts between the public and private sectors to achieve this vision.

INTRODUCTION

A. Purpose of the Plan

Citizens may look to this Plan for guidance regarding the goals and commitments aimed at ensuring a sustainable future for Broomfield. The Plan's policies and action steps are tools with which Broomfield will control its future. This Plan will be also used by the Mayor, City Council and City and County of Broomfield departments to guide their decisions, actions and relationships with other cities, counties and state agencies.

"The Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the city and its environs which will be in accordance with present and future needs. It shall best promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development. This shall include among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, the promotion of health and convenient distribution of population, the promotion of good civic design and arrangement. Further, it shall promote the wise and efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements." (Ord. 1072 1, 1994)

The Broomfield 2005 Comprehensive Plan (Plan) is a 20-year (2005 – 2025) policy document designed to meet state regulatory requirements and to articulate a vision of the city. The Plan is intended to be a dynamic document - the policies of which are applied on a consistent basis. For the Plan to remain valid and effective, it must be reviewed and amended to remain current with changing conditions occurring both within and outside the community. Broomfield's local economy is dependent upon not only regional, but also national and global economic conditions. The assumptions and conditions used to shape the decisions made within this Plan should be evaluated periodically. The evaluation should examine the relevancy of the Plan's goals and policies in light of current fiscal, market and demographic conditions; the status of the Plan's implementation; and changes in the community's values.

B. Plan Organization

The 2005 Comprehensive Plan contains five sections:

- Section I: Introduction
- Section II: Vision
- Section III: Goals, Policies and Action Steps
- Section IV: Implementation
- Section V: Appendices

For the purposes of this Comprehensive Plan, the following concepts and terminology apply:

Goal: A goal is an end toward which effort is directed and that provides the community with a direction. A goal is a desired ideal and a value to be sought.

Policy: A policy is a statement of principle or a course of action that provides a broad framework for guiding governmental action and decision making.

Action Step: Action steps are specific actions necessary to implement or support the specific, identified policy.

Contained within each topic area or Plan element are discussions regarding existing and future trends and summaries of issues and opportunities related to that particular topic. This information has been collected from citizen surveys, task force members, City Council, city staff, consultants and third-party analyses.

C. Relationship to Other Plans and Documents

The 2005 Comprehensive Plan is the official statement of Broomfield's vision. It combines the policy and strategic plan elements of the 1995 Master Plan. Though the goals and the implementation policies contained within the Comprehensive Plan

cover a broad range of subject matter, it does not provide the specific level of detail required or desired for all topics, issues or geographic areas within Broomfield. The Comprehensive Plan, therefore, is intended to be used in conjunction with several other concurrent plans and documents, both regulatory and functional, as discussed below. The concurrent plans are integrated into the 2005 Comprehensive Plan and are included in the appendices. It further is intended that the Comprehensive Plan and each of these concurrent plans and/or documents work in a cohesive and supportive fashion. In the instance of conflict between any of these plans and/or documents and the Comprehensive Plan, the provisions of the Municipal Code shall prevail.

Regulatory Documents

While the Comprehensive Plan provides the framework for making land use and other community-related decisions, the City and County of Broomfield's regulatory documents provide specific criteria and requirements governing land use and development within Broomfield. These regulations, therefore, provide the most direct means for implementing the vision, goals and policies expressed within the Comprehensive Plan. The following provides a more detailed description of the regulations controlling land use and development.

Broomfield Municipal Code – The Broomfield Municipal Code is perhaps the most important implementation tool for the Comprehensive Plan. The regulations contained within the Municipal Code control the allowable uses of land within Broomfield, as well as the physical standards controlling a development's size, shape and form.

The Municipal Code should correspond to the goals and the policies of the Comprehensive Plan to ensure that incremental development decisions reflect the community's vision. Privately owned, vacant land within Broomfield will develop and redevelop over many years with different owners, developers, investors, urban designers and architects. The Comprehensive Plan provides a framework for making responsible decisions that reflect the desires of the community and encourage continuity and compatibility among neighborhoods. All land use applications should be reviewed for conformance not only with specific zoning requirements, but also for consistency with the direction and guidance provided by the Comprehensive Plan.

Functional Plans

The Comprehensive Plan is intended to serve as the principal planning document addressing Broomfield's goals and policies related to land use and other key community issues. A number of other "functional" plans and documents have been or may be adopted by Broomfield to address specific topics or government functions. It is the City and County's intention that the Comprehensive Plan provides guidance for both updating current plans and formulating concurrent and future functional plans. As these plans are adopted and amended, they will provide a detailed framework for future land use and growth management decisions.

Existing Functional Plans

- *Open Space, Parks, Recreation and Trails Master Plan (2005)*
- *Sheridan Vision Plan and Streetscape Design Guidelines (2004)*
- *Creative Broomfield – A Master Plan for Cultural Development (2001)*
- *Public Art Master Plan (2004)*
- *Long-Range Financial Plan (2005)*
- *Transportation Master Plan (2005)*

- *Treated Water Utility Master Plan (2003)*
- *Wastewater Utility Master Plan (1999)*
- *Reuse Water Master Plan (2003)*

Sub-Area Plans

- *U.S. 36/Wadsworth Interchange Sub-Area Plan (1997)*
- *96th Street/Northwest Parkway Sub-District Master Plan (1999)*
- *Interstate 25 Sub-Area Plan (1999)*
- *Broomfield Interchange Sub-Area Plan (2000)*
- *West 120th Avenue Gateway Sub-Area Plan (2004)*
- *Broomfield Heights Neighborhood Plan (2002)*

Urban Renewal Areas

- *West Midway Extended Urban Renewal Plan (1998)*
- *96th Street Gateway Urban Renewal Plan (1993)*
- *Broomfield Shopping Center Urban Renewal Plan (1991)*
- *West 120th Avenue Corridor Urban Renewal Plan (2005)*
- *Villager Square Urban Renewal Plan (1997)*
- *Wadsworth Interchange Urban Renewal Plan (2005)*
- *North Park Urban Renewal Plan (2004)*

Intergovernmental Agreements

- *Boulder County Open Space (2002)*
- *Town of Erie and the County of Weld (1998)*
- *City of Dacono Regarding Future Growth Areas (1999)*
- *City of Thornton Regarding the I-25 Corridor Comprehensive Development Plan Area, Joint Planning, and Service Provision in the Area (1998)*
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- *City of Thornton Concerning Phase One of a Two Phase Alternative Analysis Highway Intersection Study for the Reconfiguration of the Intersection and Associated Highway Access Location at Interstate 25 and State Highway 7 (1998)*
- *Southeast Boulder County Comprehensive Development Plan (Lafayette) (1997)*
- *Southeast Boulder County, South 96th Street, Dillon Road, and U.S. 287 Area Comprehensive Development Plan (Northwest Parkway) (1999)*

D. Planning Process

Broomfield began its update of the 1995 Master Plan in 2003. That year, Broomfield undertook two community surveys – one, a broad review of City and County services and issues, and the second, a focused survey addressing issues specific to the preparation of the Master Plan update. The results of the survey responses were incorporated into an "Issues Guide to the Comprehensive Plan" (attached in the Appendices), which would direct the efforts and scope of work of the Task Force, staff and consultants preparing the update.

Beginning in January of 2005, a reconstituted Task Force began the actual drafting of the 2005 Comprehensive Plan document presented here. The 19-member Citizen Task Force (a roster of members is in the Appendices) included representation from

most if not all of the topical advisory boards, such as Open Space, Health and Human Services, the Land Use Review Commission and others. The Task Force met every three weeks on average and more frequently as the document neared completion. Extensive and spirited discussions took place regarding the Plan vision, each functional element and the goals, policies and action steps contained within each section. Two study sessions were held with the City Council to receive input and direction, and a well-attended, city-wide town meeting was held in August 2005. A web site also was well-used by the broad community, and several meetings were held with local school students to elicit comments and ideas.

E. Amendment and Update Procedures

The 2005 Comprehensive Plan is a policy document used to guide current and future decisions regarding land use, transportation, housing, etc. Section 17.58 of Broomfield Municipal Code establishes the authority and procedures for adopting and amending Broomfield's Master Plan/Comprehensive Plan. To function as an effective decision-making tool, the Plan must be dynamic and flexible enough to respond to changes in economic forces, legislative action, infrastructure and development technologies and public attitudes. Therefore, an amendment procedure is necessary to keep the plan current.

The following types of Comprehensive Plan amendments are envisioned:

1. **Comprehensive Plan Update**. This type of amendment consists of an overall review and update conducted periodically. This update should be a thorough analysis of the entire Plan and include an evaluation of the goals and objectives, updates of forecasts and other Plan-related elements, along with the reaffirmation of policies. The Broomfield City Council and City and County Planning staff primarily are responsible for undertaking such an update, with input from other City and County departments, and the public.

2. **Specific Amendment**. This second type of Comprehensive Plan amendment would not encompass the entire plan, but rather would be a more specific policy, land use or map amendment. Examples of this type of amendment might be an instance where the City and County desires to amend an area's proposed land use designation as a result of improved base data (such as subsidence or floodplain information).

   It is also is possible that a private land use proposal could be submitted that conflicts with the Comprehensive Plan land use designation, but that is complementary to the goals, objectives and policies or simply the intent of the Plan. To ensure conformance with the Plan, an amendment would be necessary.

F. Comprehensive Plan Maps

Land Use Map

The Land Use Map establishes preferred development patterns by designating land use categories for specific geographical locations. The land use designations work to implement the overall goals and policies described throughout the Comprehensive Plan document. It is worth noting that the land use designations do not preempt the City's zoning regulations. The land use designations also are not intended to depict either parcel specific locations or exact acreage for specific uses. Since the adoption of the 1995 Master Plan and Land Use Map, Broomfield has undertaken a number of detailed sub-area planning efforts in most of the areas that have or have had pressure for development or potential significant changes in land use. As a result, the 1995 Land Use Plan has been updated significantly over the last 10 years.

The Land Use Map reinforces and supports the Comprehensive Plan's following primary objectives:

- Maintaining fiscal sustainability
- Enhancing environmental stewardship
- Enhancing Broomfield as a city of neighborhoods
- Planning for areas of change and stability
- Strengthening an interconnected system of Open Lands and the "Green Edge"
- Creating social gathering places

The City and County of Broomfield Comprehensive Plan and Land Use Map was adopted October 25, 2005, by Resolution No. 2005-164.

As part of the Comprehensive Plan planning process, a review of the updated 1995 Land Use Map occurred. From this review, a number of minor clarifications and updates were made to improve the Land Use Map's legibility and to reflect recently approved land development projects and open land preservation efforts.

The Land Use Map serves as the basis for the financial analysis and models within the City and County of Broomfield's Long-Range Financial Plan. It should be noted that due to the limited scope of the clarifications and updates made as part of this planning process, the Land Use Map remains consistent with the Long-Range Financial Plan.

The Land Use Map includes a planning area boundary to show contextual influences within one-half mile of the City and County of Broomfield. Land uses for adjacent communities shown within the planning area boundary reflect those communities' anticipated land uses as identified through their participation with past Broomfield sub-area planning efforts. It is important to note, however, that these adjacent communities may not have adopted these land uses as shown and that, therefore, the anticipated land uses are provided only as a reference per an existing Broomfield sub-area plan.

Additionally, the Land Use Map includes the Boulder County Rock Creek Farm Open Space located along Broomfield's western boundary. The inclusion of this open space is consistent with an Intergovernmental Agreement (IGA) with Boulder County allowing Broomfield to include this property in our Comprehensive Plan and ensuring perpetual access to the Open Space for Broomfield residents. Prior to becoming a County, Broomfield participated financially with Boulder County to acquire this open space.

Land Use Designation Definitions

The following definitions describe the intent of each land use designation.

Town Center: The Town Center designation includes a mix of retail, professional services, offices, entertainment uses, civic services, housing (including senior housing), public outdoor spaces and transit service. The design and orientation of new buildings should be pedestrian-oriented, and special streetscape improvements should be considered to create rich and enjoyable public spaces. The target overall average density for residential is 15 dwelling units per acre, with higher densities — up to 50 dwelling units per acre — allowed in conjunction with transit-oriented development. No more than 30 percent of the land within the Town Center should be utilized for residential uses. Residential placed over retail should be considered a bonus in excess of this maximum. Higher densities (through infill development or redevelopment) may be proposed if they contribute to the "downtown" image and strengthen pedestrian connectivity for improved walkability. Structured parking may be included to accommodate greater densities.

The Civic Center in the southern portion of the community and the adjacent commercial development is designated as Town Center. The Land Use and Framework Maps also include two City Center Districts. The City Center Districts are located at the existing Civic Center and the transit-oriented development (TOD) area at Interstate 25 and State Highway 7. The City Center District designation is in addition to the Town Center Land Use designation as described below.

City Center District: City Center Districts will focus on civic functions and/or uses and will provide focal points for pedestrian-oriented activities and community-wide gatherings, such as annual events and festivals. In addition, the City Center Districts will be designed to strengthen Broomfield's overall community identity.

Neighborhood Center: Neighborhood Centers should create a walking destination for residents and cultural or social focal points for neighborhoods, along with providing some basic services, such as neighborhood-focused retail (e.g., markets, video stores, bakeries, etc.), day care, elderly care, places of worship, mail/office service stores, restaurants and cafes, personal services (e.g., beauty shops), child care and transit stops. Where appropriate, Neighborhood Centers may be complemented with adjacent schools to provide civic programs, including cultural events, adult education and branch libraries. A small neighborhood green should be associated with each Neighborhood Center and should allow opportunities for small gatherings by providing multiuse lawn areas, which could include a small amphitheater and/or plazas.

Community Commercial: Community Commercial is an appropriate location for convenience-oriented retail uses designed to serve the needs of several neighborhoods and provide a walking destination for nearby residents. Each center should be anchored by a grocery store and accompanied by additional shops, such as a drug store, a hardware store, a video store, a bank, restaurants, other small ancillary service shops and day care. A variety of forms of social gathering spaces, such as plazas, greens with public art components, outdoor eating venues or civic uses, should be integral to the overall design.

Commercial/Retail: A center for employment and commerce, this area includes a variety of retail and service uses. Configuration of uses within this district should be designed to promote a "main street" image (pedestrian-friendly, with one- to three-story buildings, and storefronts offering visual interest) at activity nodes, as well as an attractive, large-format retail store(s), as illustrated in the conceptual sketches of the West 120th Avenue Sub-Area Plan. The activity nodes should encourage mid- to high-end retail uses (comparable in quality to stores at FlatIron Crossing) and allow office and residential uses when located above ground-floor retail. Design and architecture should encourage transit ridership, walking and biking, links with the Broomfield trail system and attractive gathering spaces (public or private) to enhance the working environment and add value to the community. This land use designation primarily is used in the West 120th Avenue redevelopment area.

Business Commercial: These employment centers include a variety of office, commercial and related support retail and service uses. Site planning and design should encourage attractive architecture and landscaping, transit ridership, walking and biking, links with Broomfield's sidewalk and trail system and open area (public or private) to enhance the working environment and add value to the community. Stand-alone business offices are permitted in this district. This land use designation primarily is used in the West 120th Avenue redevelopment area.

Regional Commercial: A wide variety of uses are permitted within areas designated for Regional Commercial, including a regional shopping center, discount/big box retailers, travel commercial uses (such as gas stations and motels) and auto-related uses.

Mixed-Use Commercial: Mixed-Use Commercial areas provide a mix of commercial uses with supporting multifamily or single-family-attached residential uses. Development within these land use designation areas should provide a mix of commercial and supporting uses exhibiting quality building and site design and an attractive pedestrian environment with a strong street character. Traditional neighborhood design concepts with a strong pedestrian-oriented focus are essential. The mix of uses may be achieved vertically within buildings; however, some horizontal mixes on the site are allowed. This land use designation calls for an overall target density of eight dwelling units per acre, with higher densities allowed on individual projects. No more than 30 percent of the land area within the Mixed-Use Commercial district should be utilized for residential uses. Residential placed over retail should be considered a bonus in excess of this maximum.

Mixed-Use: Mixed-use areas include commercial, office and residential (multifamily or single-family-attached) uses. A mix of uses with quality site and building design, a pedestrian-friendly environment and street vitality are important. Traditional neighborhood design concepts — higher density, buildings close to the street with easy pedestrian access, narrower streets to slow traffic, on-street parking with parking lots behind buildings, residential with porches or balconies facing the street — are essential. The mix of uses should allow for a diversity of housing in Broomfield with for-sale and rental properties. The mix of uses may be achieved horizontally throughout the site; however, vertical mixes within buildings are highly encouraged. This land use designation calls for a maximum multifamily density of 25 dwelling units per acre. A maximum of 75 percent of the developable land area may be used for a single use (either residential, office or commercial) when single-use buildings are proposed. Projects with vertically mixed-use buildings may be allowed to utilize up to 90 percent of the developable land for a single use. This land use designation is primarily used in the West 120th Avenue redevelopment area.

Transit-Oriented Development: These sites are appropriate locations for a mix of uses that cater to the needs of transit commuters, including moderate and high-density residential, employment-generating uses and convenience and specialty commercial. The configuration of uses within this district should encourage transit ridership, promote walking and hiking for mid-day trips, link with the city-wide greenway system and allow those who wish to live and work in the same neighborhood to do so. The design and orientation of new buildings should be pedestrian-oriented, and special streetscape improvements should be considered to create rich and enjoyable public spaces. A strong physical relationship between the commercial and residential components to adjacent transit centers (park-n-Rides and/or commuter rail stops) is critical. Residential densities can be concentrated in multistory projects with up to 50 dwelling units per acre allowed at an overall target average density of 25 dwelling units per acre.

Employment: Office, research and development, light industrial, warehousing and some limited commercial uses should be targeted to areas designated Employment.

Rural Residential: Rural Residential areas should include a mix of two- to 10-acre lots with building sites clustered to maximize open space. Smaller lot sizes down to one-acre may be appropriate for more recently annexed areas that retain zoning from their previous county.

Neighborhood Residential: Neighborhood Residential areas should include a mix of housing types that achieve an overall average density target of four dwelling units per gross acre.

Village Residential: Village Residential areas should include a mix of housing types that achieve an overall average density target of six dwelling units per gross acre. The precise boundaries of Village Residential areas will be determined at the time of subdivision map submittals, but generally should include the area within one-fourth mile of a Neighborhood Center or Community Commercial area as shown on the Land Use Map.

Transitional Residential: Transitional Residential areas should contain one dwelling unit per acre density lots intended to provide development transitions between Rural Residential and Non-Residential sites. In instances where this does not occur, provisions are made for Transition Zones requiring such treatments as access controls, architectural enhancements and/or additional landscaping.

Agriculture: Agricultural lands are used for primarily agricultural purposes with single-family homes allowed on a minimum five-acre lot size.

Schools: School sites on the map represent either existing schools or approximate preferred locations for new elementary, middle and high schools. Final need and location of future schools will be determined at the time of the development proposal, based on project residential densities and consultation with the affected school district.

Public/Community Facilities: Public/Community Facilities include government offices, service centers and major utility infrastructure such as water and wastewater treatment facilities, community/senior centers, libraries, fire stations and churches.

Open Lands: (The following is taken from the Open Space, Parks, Recreation and Trails Master Plan—OSPRT.) Open Lands are those public and private lands acquired or preserved in the public interest. They serve a variety of functions, including conserving and protecting natural, cultural, historic or scenic resources; providing opportunities for recreation; shaping the pattern of growth and development; and preserving agricultural resources.

"Open Lands" is an umbrella concept that encompasses three subsidiary designations: Park/Recreation Areas, Open Space and Other Open Lands. Park/Recreation areas are the most intensively developed and used types of open lands. They may contain open turf areas for passive recreation, playing fields, hard courts, picnic areas, restroom facilities and other improvements. Open Space areas are parcels intentionally protected from development and set aside for unstructured recreation and the appreciation of natural surroundings. They may contain trailheads and trails, fishing facilities, wildlife viewing areas and other facilities that support uses compatible with site resources and conditions. Other Open Lands include golf courses, detention areas and other facilities that are maintained by Broomfield but that are neither parks nor open space. The following Open Lands Table illustrates the various types of uses that may be appropriate in each of these categories. Other uses that are not listed also may be appropriate and should be reviewed on a case-by-case basis.

Transitional Overlay: Transitional Overlay areas are located in neighborhoods that are designated "Rural Residential" and are located within 660 feet of the centerline of a Principal Arterial" street, as designated in the 2005 Broomfield Comprehensive Plan. These areas are appropriate for office, personal service, and other non-residential uses as identified in the Broomfield Municipal Code.

Urban Residential: Urban Residential areas should include concentrated, multi-story projects with a target average density of 25 dwelling units per acre. Traditional neighborhood design concepts – higher density, buildings close to the street with easy pedestrian access, parking lots behind buildings, porches or balconies facing the street – are encouraged.

GUIDELINES FOR MANAGEMENT OF OPEN LANDS											
	Parks and Recreation Areas							Open Space Areas			
Uses and Facilities	City/ County-wide Parks	Comm-unity Parks	Joint School-Park Facilities	Neigh-borhood Parks	Pocket Parks	Village Greens	Athletic Facility	Trail Corridor	Natural Areas	Cultural Lands	Wildlife Habitat Areas
Agriculture										Y	
Amphitheater	Y	Y	P	P		P			P	P	
Arboretum	Y	Y		P	P			P	Y	Y	
Ball Fields	Y	Y	Y	Y			Y				
Basketball (outdoor)	Y	Y	Y	Y			Y				
Bike Lane (on-street)	Y	Y	Y	Y	Y	Y	Y	P	P	P	P
BMX Track	P	P		P			Y				
Cemetery	P	P		P							
Community Gardens	Y	Y		Y	P			P	P	P	
Exercise Stations	Y	Y	Y	Y	P		Y	Y	P		
Demonstration Farm	P	P						P	P	Y	
Dog Park	P	P		P			P				
Frisbee and/or Disc Golf	P	P					P				
Fishing	Y	Y		Y			P	Y	Y	P	
Golf Course	P	P					Y				
Historic Sites	Y	Y	P	Y	Y	Y	P	Y	Y	Y	P
Horseback Riding	P	P		P			P	P	P	P	
Horse Shoe Pit	Y	Y	Y	Y	Y		Y				
Ice Skating	Y	Y	P	Y			Y				

Y = Appropriate
P = May be appropriate in some instances; appropriateness to be determined by staff through a Baseline Management Plan or on a case-by-case basis

Table 1: Guidelines for Open Lands in Broomfield

Table 1: Guidelines for Open Lands in Broomfield (continued)

GUIDELINES FOR MANAGEMENT OF OPEN LANDS											
	Parks and Recreation Areas							Open Space Areas			
Uses and Facilities	City/ County-wide Parks	Comm-unity Parks	Joint School-Park Facilities	Neigh-borhood Parks	Pocket Parks	Village Greens	Athletic Facility	Trail Corridor	Natural Areas	Cultural Lands	Wildlife Habitat Areas
In-Line Hockey Rink	Y	Y	Y	Y			Y				
Irrigation Ditches	P	P	Y	P	P		P	Y	Y	Y	P
Lake	Y	Y		Y	Y		Y	Y	Y	P	Y
Landscaped Areas	Y	Y	Y	Y	Y	Y	Y	P	P	P	
Motorized Vehicle Use	P	P					P				
Multi-purpose Play Fields	Y	Y	Y	Y			Y				
Nature Center	Y	Y		P	P			P	P	P	
Parking Areas (Hard Surface)	Y	Y	Y	Y	P		Y	P	P	P	
Parking Areas (Soft Surface)							Y	Y	Y	P	
Picnic Area	Y	Y	P	Y	P	Y	P	Y	Y	P	
Playgrounds	Y	Y	Y	Y	Y		P				
Plazas	Y	Y		Y	P	Y	P				
Pond	Y	Y	P	P	P	P	P	Y	Y	P	Y
Public Art	P	P	P	P	P	P	P	P			
Recreation Center	Y	Y					Y				
Riparian Corridors/ Drainages	Y	Y	Y	Y	Y	P		Y	Y	Y	Y
Scenic Areas/Vistas	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Shuffleboard Court	Y	Y	P	Y	Y		P				

Y = Appropriate
P = May be appropriate in some instances; appropriateness to be determined by staff through a Baseline Management Plan or on a case-by-case basis

GUIDELINES FOR MANAGEMENT OF OPEN LANDS											
	Parks and Recreation Areas							Open Space Areas			
Uses and Facilities	City/ County-wide Parks	Comm-unity Parks	Joint School-Park Facilities	Neigh-borhood Parks	Pocket Parks	Village Greens	Athletic Facility	Trail Corridor	Natural Areas	Cultural Lands	Wildlife Habitat Areas
Skateboard Park	Y	Y		P			Y				
Sledding Areas	Y	Y		Y	P		P	P	P	P	
Soccer Field	Y	Y	Y	Y			Y				
Streets	Y	Y		Y			Y	P	P	P	
Swimming Pool	Y	Y		P			Y				
Tennis Court	Y	Y	Y	Y			P				
Trail (soft surface)	Y	Y	Y	Y	Y	P	Y	Y	Y	Y	P
Trail (hard surface)	Y	Y	Y	Y	Y	Y	Y	Y	P	P	P
Unstructured Play Area	Y	Y		Y	Y		P	P			
Viewing Area/Telescopes	Y	Y		Y	Y		P	Y	Y	Y	P
Volleyball Court	Y	Y	P	Y			Y				
Wetlands	P	P	P	P	P			Y	Y	P	Y
Wildlife Habitat & Corridors	P	P	P	P	P			Y	Y	P	Y

Y = Appropriate
P = May be appropriate in some instances; appropriateness to be determined by staff through a Baseline Management Plan or on a case-by-case basis

Table 1: Guidelines for Open Lands in Broomfield (continued)

Conservation Easement Areas:
Conservation Easement Areas include those properties where Broomfield currently holds conservation easements. These properties have underlying land use designations (either agriculture or rural residential) consistent with what is allowed according to the conservation easement. These properties, however, should be included toward the overall Open Lands goals of 40 percent of the community.

The following table describes for each land use designation that allows residential uses the overall targeted and maximum densities recommended.

Land Use Designations With Residential Uses	Targeted Density (Dwelling units per acre)	Maximum Density (Dwelling units per acre)
Town Center	15	40 *in conjunction with transit-oriented development
Mixed-Use Commercial	8	
Mixed Use	N/A	25
Transit-Oriented Development	20	40
Rural Residential	0.3	1 *in limited areas recently annexed
Neighborhood Residential	4	N/A
Village Residential	6	N/A
Transitional Residential	1	N/A
Agriculture	N/A	0.2

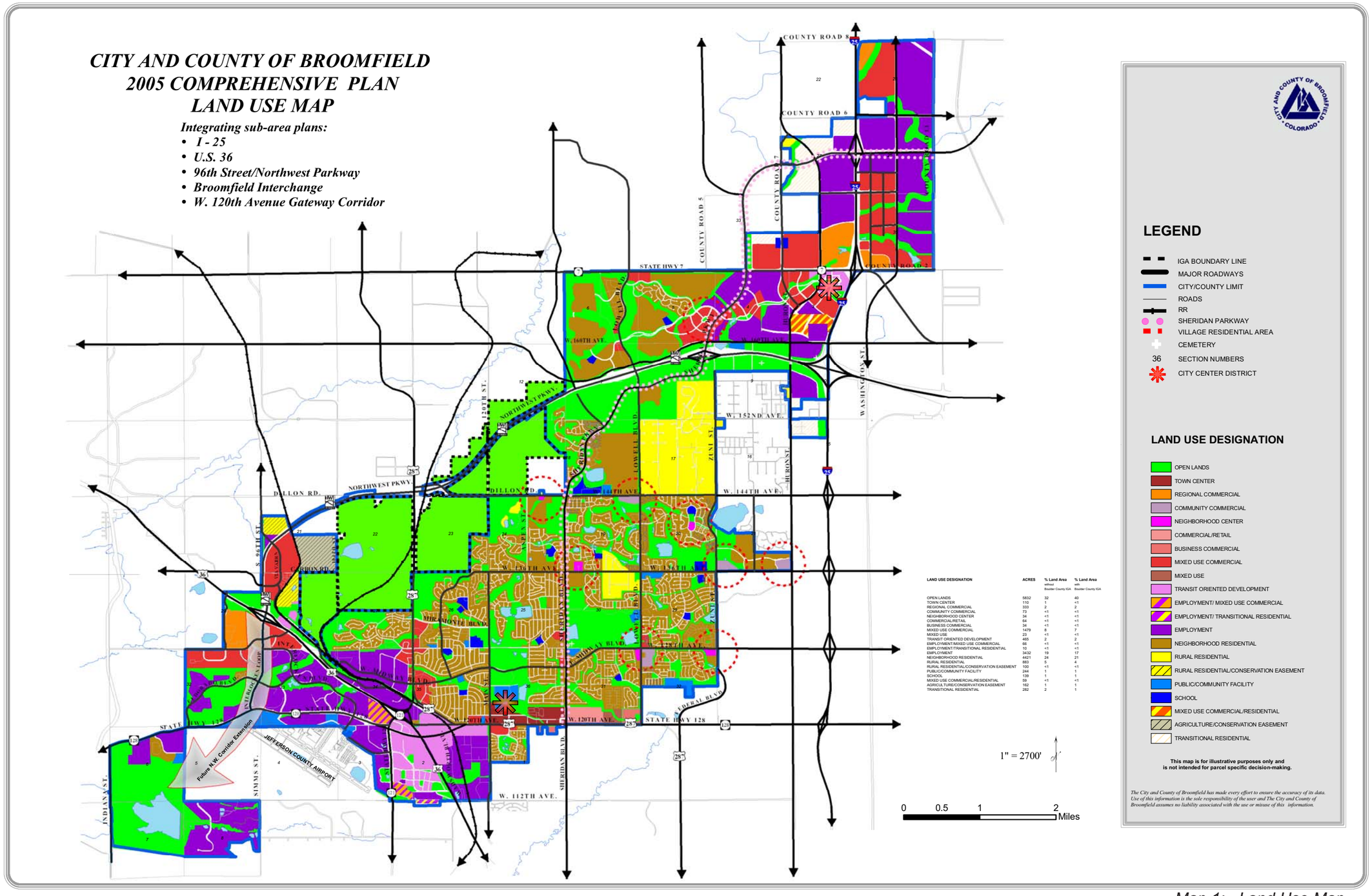
Table 2: Residential Densities per Applicable Land Use Designations

Framework Map

The Broomfield Framework Map is intended to be used in conjunction with the Land Use Map to illustrate key community design policies contained in the 2005 Comprehensive Plan and to guide the overall vision for Broomfield's community form and identity. The Framework Map is not intended to direct specific land use planning. Rather, a major focus of the Framework Map is to define relationships among designated land uses to create a meaningful and logical structure for future development. The Map also provides a starting point for development proposal submittals by illustrating how specific land use proposals fit into the overall community framework.

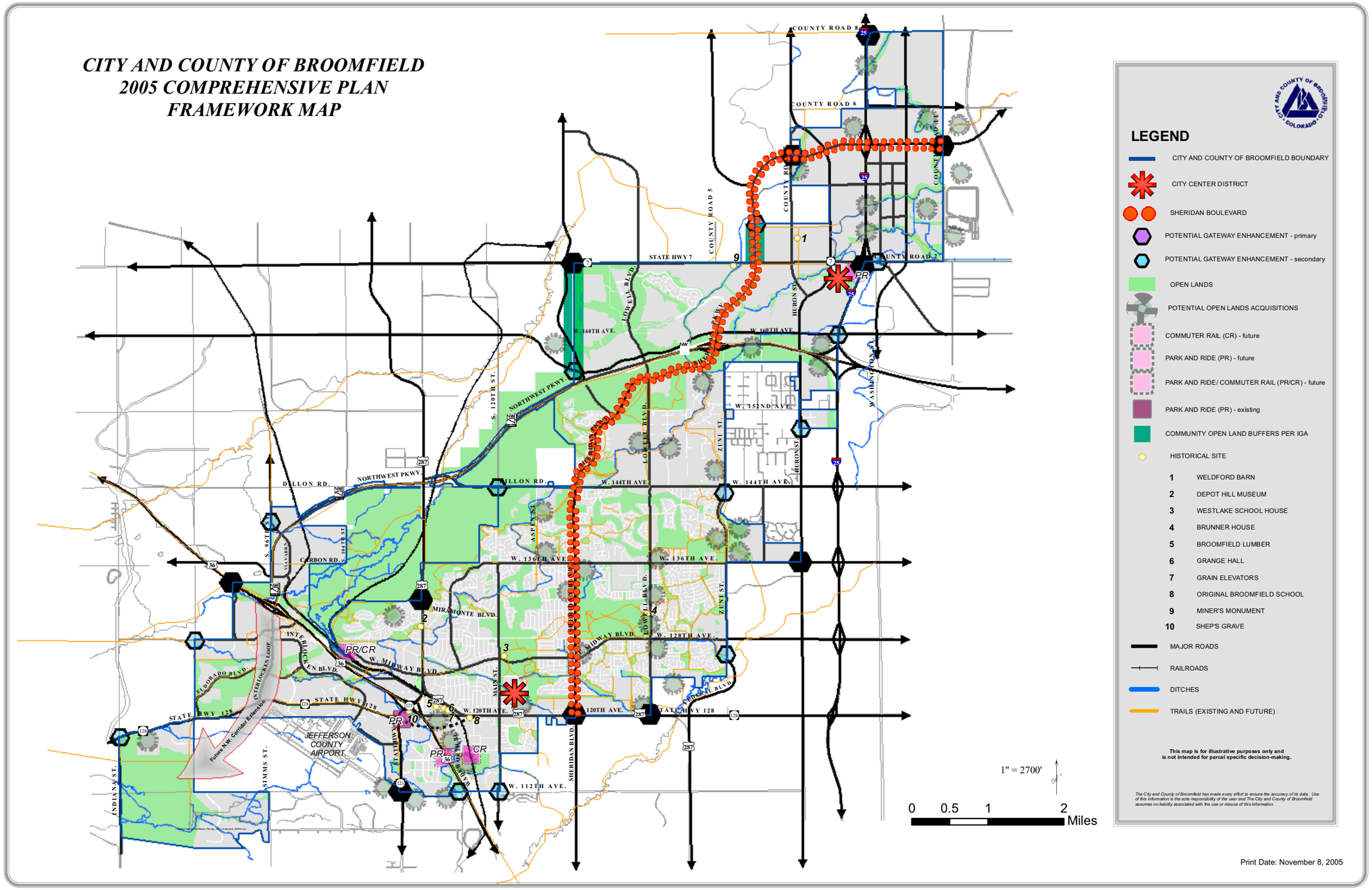
Overall Comprehensive Plan principles highlighted in the Framework Plan include:

- Network of open lands highlighting potential acquisitions sites
- The Broomfield trail network linking the community
- The location of the two Town Centers districts
- Community gateways
- Transit Stations and Corridors
- The Sheridan Parkway linkage



LAND USE DESIGNATION	ACRES	% Land Area without Boulder County IGA	% Land Area with Boulder County IGA
OPEN LANDS	5832	32	40
TOWN CENTER	110	1	<1
REGIONAL COMMERCIAL	333	2	2
COMMUNITY COMMERCIAL	73	<1	<1
NEIGHBORHOOD CENTER	34	<1	<1
COMMERCIAL/RETAIL	64	<1	<1
BUSINESS COMMERCIAL	34	<1	<1
MIXED USE COMMERCIAL	1479	8	7
MIXED USE	23	<1	<1
TRANSIT ORIENTED DEVELOPMENT	465	2	2
EMPLOYMENT/MIXED USE COMMERCIAL	66	<1	<1
EMPLOYMENT/TRANSITIONAL RESIDENTIAL	10	<1	<1
EMPLOYMENT	3432	19	17
NEIGHBORHOOD RESIDENTIAL	4421	24	21
RURAL RESIDENTIAL	883	5	4
RURAL RESIDENTIAL/CONSERVATION EASEMENT	100	<1	<1
PUBLIC/COMMUNITY FACILITY	244	1	1
SCHOOL	139	1	1
MIXED USE COMMERCIAL/RESIDENTIAL	59	<1	<1
AGRICULTURE/CONSERVATION EASEMENT	162	1	1
TRANSITIONAL RESIDENTIAL	282	2	1

Map 1: Land Use Map



Map 2: Framework Map

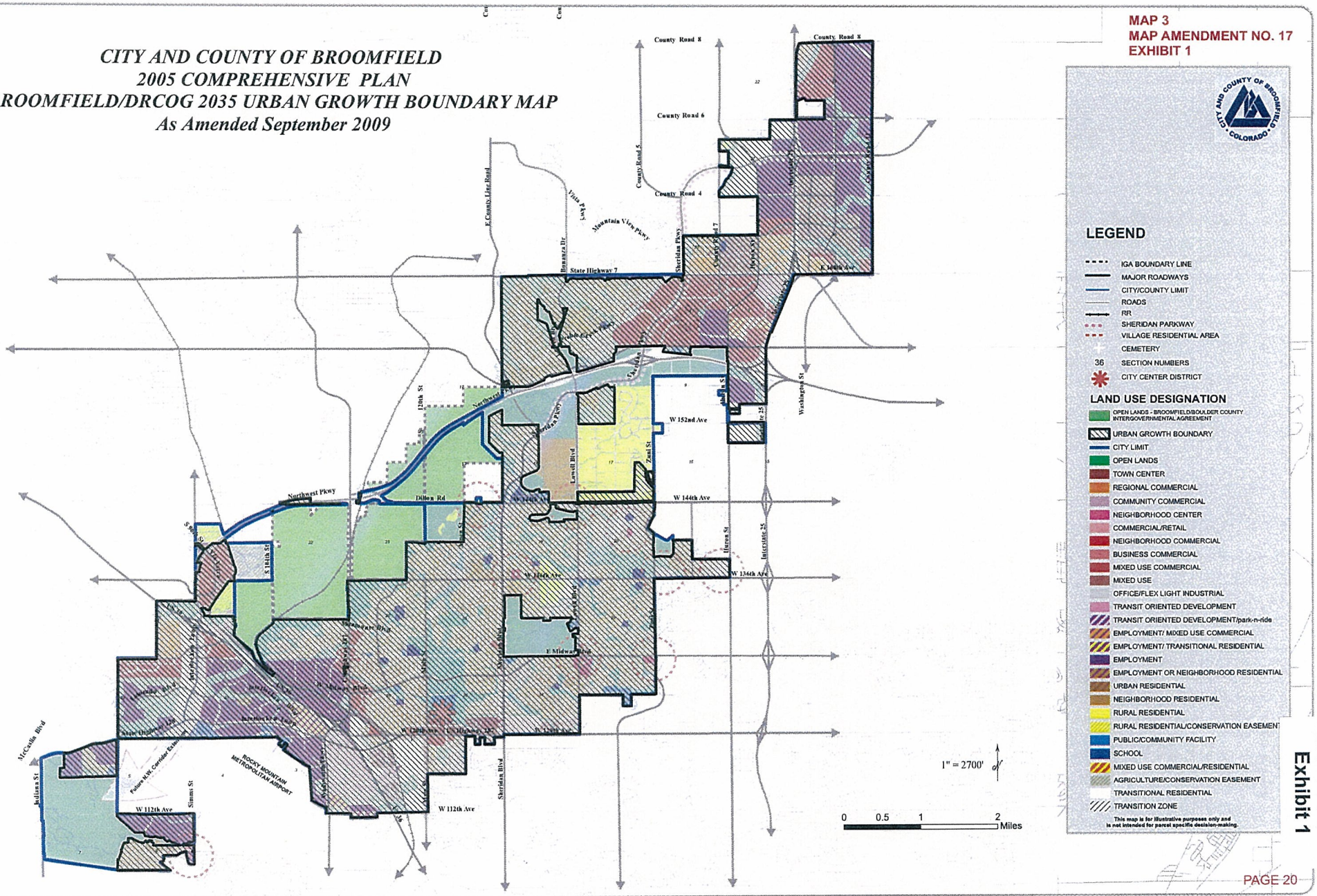
Urban Growth Boundary Map

The City and County of Broomfield recognizes the Denver Regional Council of Governments (DRCOG) Growth Boundary as indicated on the Urban Growth Boundary Map. The Urban Growth Boundary Map depicts a reasonable expectation of the pattern of urban development expected by the year 2030 for those areas currently within the DRCOG jurisdictional boundary. The urban growth boundary is intended to provide predictability so that infrastructure can be planned in advance and constructed more cost-efficiently. The boundary also encourages a more compact pattern of development by directing growth inward, stimulating infill and redevelopment activity and encouraging the use of existing infrastructure.

Broomfield will continue to work with DRCOG to incorporate areas formerly in Weld County into the Broomfield/DRCOG growth boundary. The growth boundary also will need to be updated following adoption of this 2005 Comprehensive Plan to provide consistency with the recent changes in the Land Use Map as adopted with this comprehensive planning effort.

CITY AND COUNTY OF BROOMFIELD
2005 COMPREHENSIVE PLAN
BROOMFIELD/DRCOG 2035 URBAN GROWTH BOUNDARY MAP
As Amended September 2009

MAP 3
MAP AMENDMENT NO. 17
EXHIBIT 1



Amendment 17
Exhibit 1

Print Date: August 19, 2008

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Susceptibility to Change Map

Broomfield's future growth areas generally are identified on the Susceptibility to Change Map. Those areas shown in orange and red are the areas that are most likely to experience development and/ or redevelopment in the foreseeable future. Areas in orange have approved PUD (Planned Unit Development) Plans defining proposed land uses. Some of these areas currently are being developed, while others have older PUD Plans in place that may see changes in proposed land uses prior to development. The areas in red are properties that do not have approved planning documents or are very likely to see either new developments or redevelopment, along with possible changes in land use.

The identification of the red areas of change is due to one of two factors: 1) The area is currently undeveloped and/or is being used for agriculture with no approved planning documents in place to dictate a more intensive land use; or, 2) The The value of current improvements on the land are low enough as compared with the value of the land itself that the property is considered underutilized and ripe for redevelopment.

The primary area for future growth is in the northern part of the community around Interstate 25 and State Highway 7. Additional areas where change is anticipated to occur are along West 120th Avenue, along U.S. 36 south of West 120th Avenue, vacant parcels within Interlocken and development of properties along South 96th Street north of U.S. 36.

Finally, this map should be used as a guide depicting areas which are at different stages of development. The map, therefore, should not be used literally for preparing a financial analysis of individual properties.

Sub-Area Plans Map

The Sub-Area Plans Map depicts all approved sub-area plans for the City and County of Broomfield. Each sub-area plan covers a specific geograhic area and typically identifies desired uses, building types and other urban design elements for these areas.

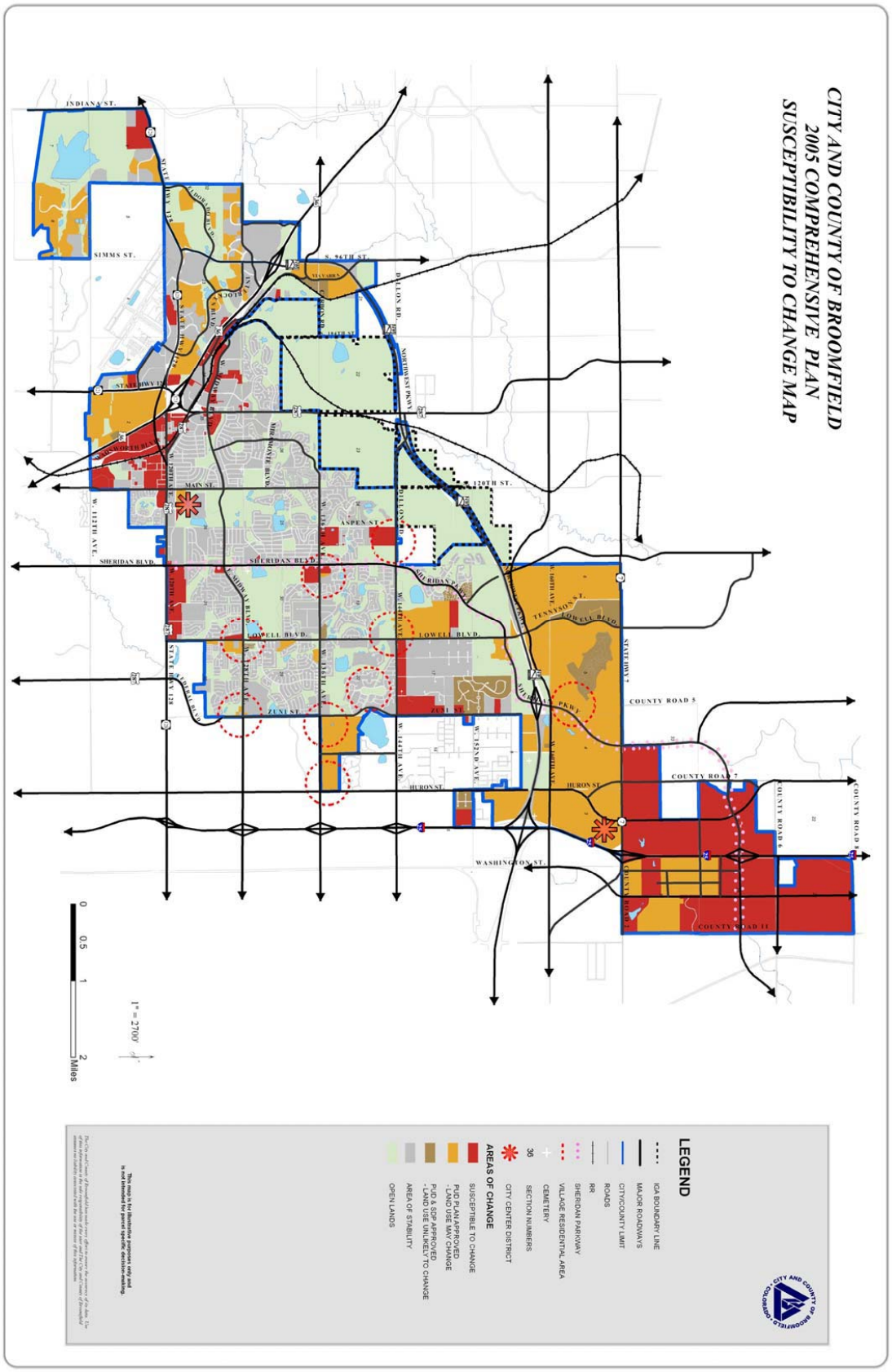
Urban Renewal Areas Map

The Urban Renewal Areas Map depicts all approved urban renewal areas in the City and County of Broomfield. The map will be updated by staff as City Council approves new Urban Renewal Areas or modifications to existing Urban Renewal Areas.

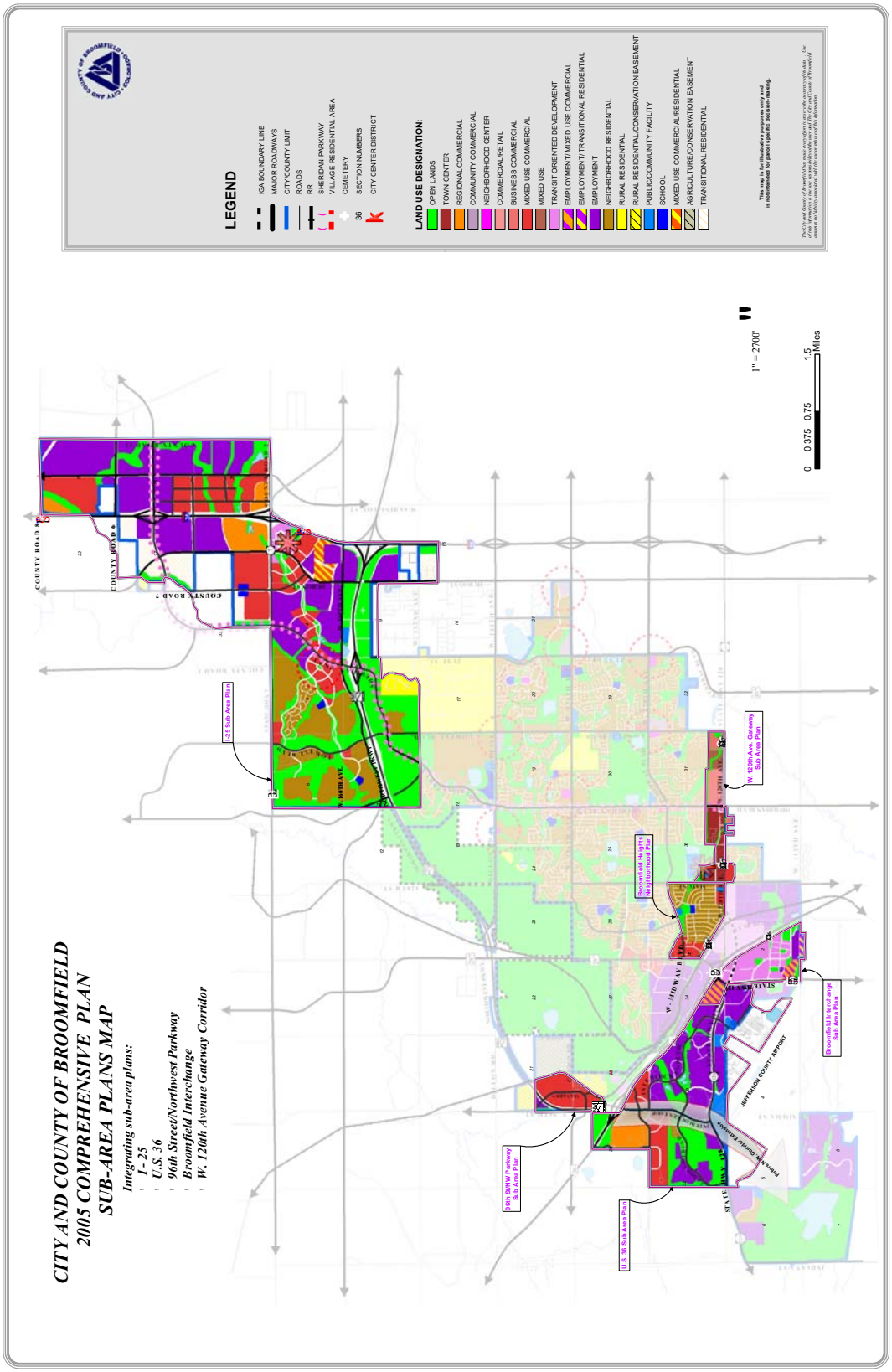
Adjacent Communities' Land Use Map

The Adjacent Communities' Land Use Map illustrates the Comprehensive Plan land use categories of adjacent communities. The Plan helps provide context for what is occurring or will occur in adjacent communities. It is especially useful when looking at proposed land uses along Broomfield's borders. It helps in identifying and understanding the likely impact from the land uses in adjacent communities.

The map is for information and reference purposes only and is assumed accurate only from the date of adoption of this Plan. For up-to-date information and details about proposed land uses outside the boundary of the City and County of Broomfield, the adjacent community in question should be contacted.



Map 4: Susceptibility to Change Map



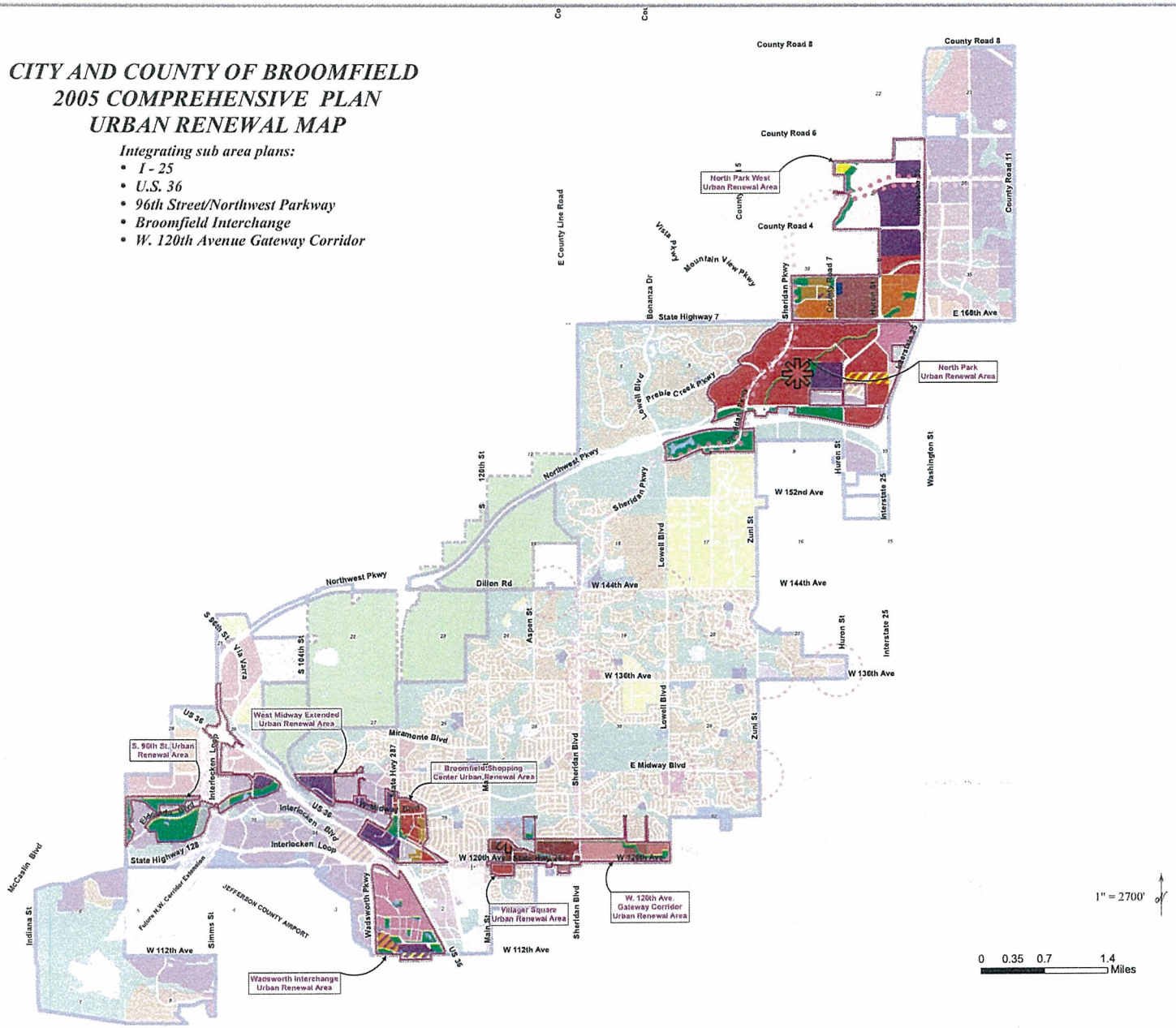
Map 5: Sub-Area Plans Map

CITY AND COUNTY OF BROOMFIELD
2005 COMPREHENSIVE PLAN
URBAN RENEWAL MAP

Integrating sub area plans:

- *I - 25*
- *U.S. 36*
- *96th Street/Northwest Parkway*
- *Broomfield Interchange*
- *W. 120th Avenue Gateway Corridor*

MAP 6
MAP AMENDMENT NO. 18
EXHIBIT 1



LEGEND

- IGA BOUNDARY LINE
- MAJOR ROADWAYS
- CITY/COUNTY LIMIT
- ROADS
- RR
- SHERIDAN PARKWAY
- VILLAGE RESIDENTIAL AREA
- CEMETERY
- 36 SECTION NUMBERS
- CITY CENTER DISTRICT

LAND USE DESIGNATION:

- OPEN LANDS
- TOWN CENTER
- REGIONAL COMMERCIAL
- COMMUNITY COMMERCIAL
- NEIGHBORHOOD CENTER
- COMMERCIAL/RETAIL
- NEIGHBORHOOD COMMERCIAL
- BUSINESS COMMERCIAL
- MIXED USE COMMERCIAL
- MIXED USE
- OFFICE/FLEX LIGHT INDUSTRIAL
- TRANSIT ORIENTED DEVELOPMENT
- TRANSIT ORIENTED DEVELOPMENT/park-n-ride
- EMPLOYMENT/ MIXED USE COMMERCIAL
- EMPLOYMENT/ TRANSITIONAL RESIDENTIAL
- EMPLOYMENT
- EMPLOYMENT OR NEIGHBORHOOD RESIDENTIAL
- URBAN RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL/CONSERVATION EASEMENT
- PUBLIC/COMMUNITY FACILITY
- SCHOOL
- MIXED USE COMMERCIAL/RESIDENTIAL
- AGRICULTURE/CONSERVATION EASEMENT
- TRANSITIONAL RESIDENTIAL
- TRANSITION ZONE

This map is for illustrative purposes only and is not intended for parcel specific decision-making.

The City and County of Broomfield has made every effort to ensure the accuracy of its data. Use of this information is the sole responsibility of the user and The City and County of Broomfield assume no liability associated with the use or misuse of this information.

Attachment 10
Exhibit 1

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Print Date: March 23, 2011

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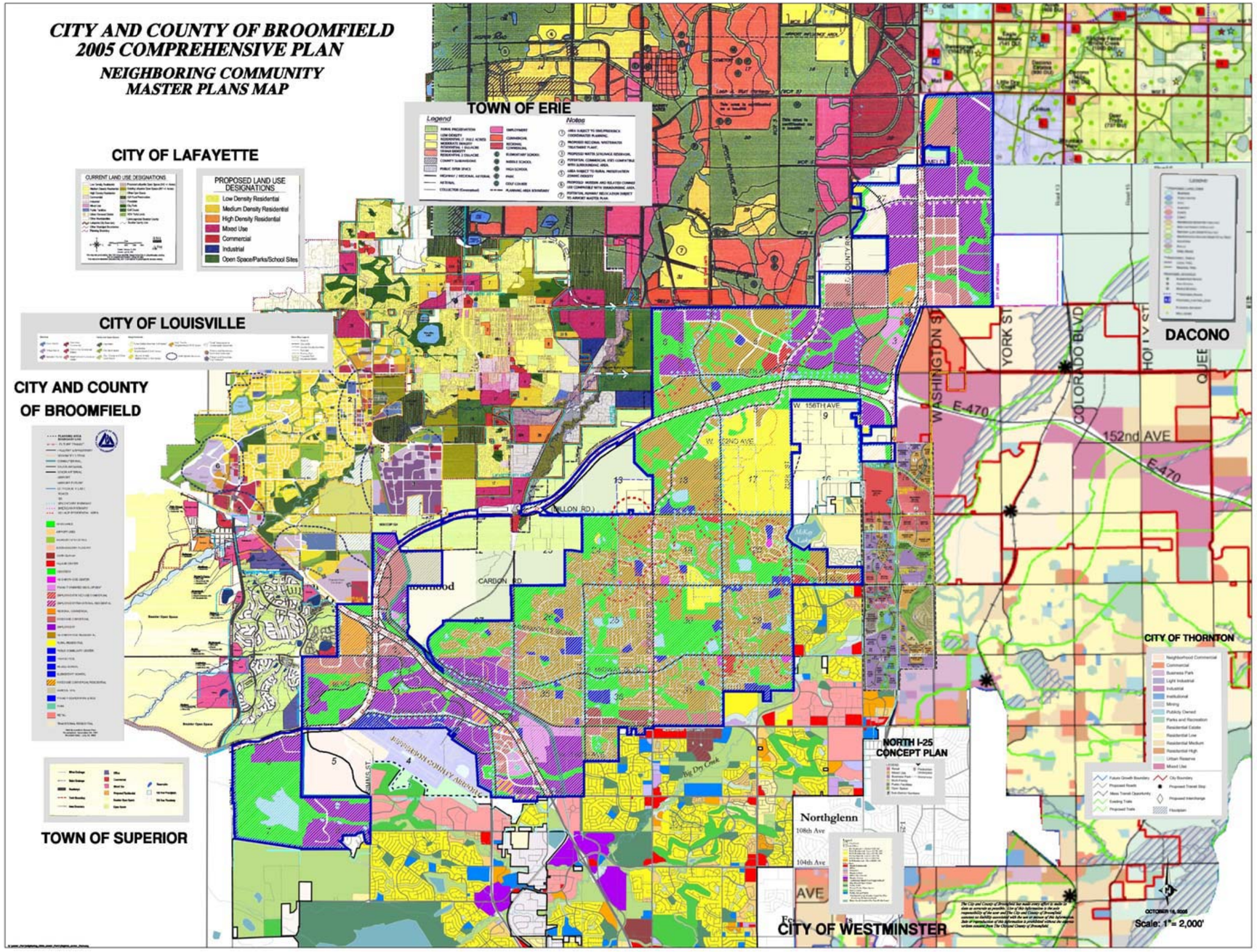


Map 7: Neighboring Communities Master Plans Map

A. Vision Statement

"Broomfield: a City and County of diverse neighborhoods that inspire identity and unity; where its culture of excellence, leadership, self-determination, and innovation is nurtured and practiced; and where its businesses thrive and its citizens of all ages are proud to live."

- Broomfield Comprehensive Plan Task Force

B. Toward a Sustainable Broomfield

"Sustainability" refers to the long-term social, economic and environmental health of our society. A sustainable culture thrives without compromising the ability of future generations to meet their needs. The 2005 Comprehensive Plan's core values — social responsibility and equity, environmental stewardship and economic security and opportunity — are key components of sustainability. Separate, they are necessary but insufficient; collectively, they become a solid foundation upon which to build a sustainable future for ourselves and the generations to follow.

Sustainability requires integration of both policy and political goals. Economic development, affordable housing, public safety, environmental protection and mobility are interrelated and must be addressed in a holistic way. Similarly, Broomfield's future is inextricably linked to that of the region, state, nation and world. Sustainability depends upon bringing together different stakeholders to identify common values and goals and to work to achieve them. It also means thinking long-term — how to meet the needs of the community today, but taking into consideration impacts on future generations — as well as focusing on quality rather than quantity.

While it is unlikely that a small city can be completely and absolutely sustainable in this age of global economy, it is easy to image that cities can become more sustainable than they are. This sustainability is not just within the realm of possibility; it is a necessity.

Much of the leverage for making sustainability happen lies within cities, where government is in closest contact with individuals and communities. Cities can carry out their responsibilities for protection of public health and public safety, land-use control, strategic capital investment and the

provision of public services with a goal of increasing their contributions toward sustainable behavior.

Sustainable cities use resources efficiently and effectively. They can reuse and recycle. They use local resources where they can. They provide physical and economic security, and they distribute these and other benefits evenly. They balance the need for growth with the needs for stability and prudent use of resources.

How does this 2005 Comprehensive Plan move the city toward sustainability? While the plan is divided into sections on land use, transportation, housing and the like, together these components make up a strategy for increased sustainability based on Broomfield's core values:

Stewardship of the environment through:

More sustainable and integrated land use, transportation and fiscal policies. Bringing jobs, homes and amenities closer together reduces the use of vehicular transportation. Improved public transportation is matched with policies to make dependence on the single-occupancy vehicle an increasingly unattractive option in order to relieve stress on rural open space, local streets and air and water quality. Many communities are looking at a variety of strategies to discourage automobile use, the most successful of which are pricing strategies — toll roads, peak hour charges, parking pricing, etc.

More sustainable housing, which includes housing that is affordable and constructed in an environmentally sound way, with an eye toward resource conservation in terms of both building materials and utilities.

Economic security and opportunity through:

Maintaining a balanced mix of land uses that ensures that revenues support costs as the community absorbs the finite land supply.

Continue sustainable capital and utility planning that use innovative financing and capital investments to achieve the Plan's goals.

Sustainability as a goal must be addressed in economic and social goals, as well as in the more familiar environmental terms. Local government has a role in encouraging and promoting — through incentives, regulation, education and its own behavior as a responsible community member — more sustainable behavior. This Plan moves Broomfield in this direction.

C. Plan Priorities

Completion of Broomfield's 2005 Comprehensive Plan evolved through extensive community discussions and debate. Several themes are continuations of ideas carried forth from the 1995 Master Plan; many are new, arising from concerns about Broomfield's future quality of life. The change in the name from Master Plan to Comprehensive Plan reflects a broader, more holistic view of the interaction of physical, social, cultural, economic and political elements. The major themes of the Comprehensive Plan are as follows:

Fiscal Sustainability

A new and significant element of the Comprehensive Plan, in comparison with the 1995 Master Plan, is the integration of the Long-Range Financial Plan to provide an underlying basis for many assumptions, policies and action steps.

The primary role of government is to protect the public health, safety and welfare through the provision of myriad services. In order to finance these services, Broomfield is dependent primarily upon sales and property taxes (which represent approximately 75 percent of the revenue the City and County receives) and fees for services (which constitute the second-largest category of revenue). These figures highlight the importance of maintaining and enhancing the value of private

property and the viability of retail facilities throughout the community. Expenditures are the other side of the financial equation, and government must balance the provision of services with the costs of delivering the desired services at an appropriate level of quality. As land is developed or redeveloped, and as specific land uses are proposed, an ongoing fiscal analysis is conducted that evaluates those proposals against costs/expenditures and revenues to ensure that the community's quality of life is maintained.

Environmental Stewardship

As described in the discussion of fiscal sustainability above, the role of government is to protect the public health, safety and welfare. Increasingly, the realization that we have finite natural resources has deepened the discussion about how we live now and how what we do impacts future generations. While debate about global and national environmental issues brings much attention, on a regional and local scale people express concern over the loss of open space, the increasing demand for water in an arid climate and, during inevitable drought cycles, the loss of habitat for a variety of plant and animal species, and the impacts of air and water pollution.

Residents of Broomfield, like many other Coloradans, value the natural environment as a primary factor that contributes to their quality of life. Members of our community believe that it is "very important" that Broomfield "encourage(s) development that enhances air and water quality" and "regulates the use of environmentally sensitive lands." The inclusion of this new environmental stewardship element within the 2005 Comprehensive Plan is to help guide Broomfield's stewardship of its environmental resources.

Broomfield as a City of Neighborhoods

Livable neighborhoods are a critical factor in the quality of life in Broomfield. Although few areas remain that have not been planned, new development should seek to create identifiable neighborhoods and integrate these neighborhoods into the overall community fabric, rather than create isolated enclaves. Neighborhoods should have identifiable entries, edges and centers. Neighborhood centers may contain some retail, park and/or civic facilities; they should, however, reflect a distinct neighborhood identity, and they should provide a variety of social gathering spaces for residents to meet and where larger neighborhood events could be held. The entries and the edges should be distinguished by combinations of signage, lighting, natural features and other physical elements that reflect the character and help identify the neighborhood.

Every effort should be made to encourage continued private investment to maintain the stability of existing neighborhoods. The ongoing maintenance of each lot and structure is often the first and most visible sign of care or neglect. Code enforcement, the provision of police services, libraries, schools, parks and utilities are all important ingredients in the success of neighborhoods. The viability of residential areas has a direct impact on the viability of adjacent retail areas. The decline of retail areas may not signal the decline of adjacent residential areas; however, it is seldom the case that declining residential areas will support vibrant retail districts. Successful retail depends upon successful residential neighborhoods.

Areas of Change and Areas of Stability

Most of Broomfield is developed, with the majority of the remaining undeveloped areas located in the northeast quadrant of the city. While some changes may occur in the developed areas, such as intensification or reuse of a few select places, much of Broomfield will remain as it is today. The Task Force identified areas of Broomfield where stability of the neighborhood fabric is important, but it also identified areas of Broomfield where development and redevelopment are both appropriate and desirable, such as the U.S. 36 and West 120th Avenue corridors.

Interconnected Open Space System and the "Green Edge"

A comprehensive network of greenways, linking important natural features, neighborhoods, schools, parks and community facilities, will weave its way throughout Broomfield and provide every resident with a connection to open lands. These greenways will include trails for walking and bicycling. They will protect sensitive environmental habitats, steep slopes and water bodies. The "Broomfield Trail," one of the many greenways, creates a continuous linkage through the community, ultimately linking to regional trails. Complementing the internal open space network is the "Green Edge" — a greenbelt around the city. It is comprised of environmentally constrained lands, steep slopes, creek corridors and purchased open lands. It will create a permanent buffer to growth in adjacent communities. The successful realization of the Green Edge along Broomfield's western boundary has set the stage for cooperation with adjacent jurisdictions in order to continue the Green Edge around the southern and eastern areas of the community.

Creating Social Gathering Places

Social gathering places occur at a variety of scales and locations: intimate, neighborhood and community. At their most intimate scale, social gathering places can occur at a bench in a park, a newspaper rack, a table outside a coffee shop or restaurant or any other location where two or more people can have some level of personal interaction. At the neighborhood scale, social gathering places can be a block party on a temporarily closed cul-de-sac or street, a park, a school or a recreation center. At the community scale, social gathering places can be an activity center with a mix of civic and commercial uses, including residential uses. The design of these gathering places should be pedestrian-oriented and have a strong identity regardless of scale. They should include elements that make each place safe and convenient to use — such as adjacent to transit facilities. They should also be rich in detail and provide the opportunity to view natural features and/or human interaction and activity.

Examples of community-scale gathering places include the retail and office districts located at the southwestern and northeastern quadrants of Broomfield; the transit-oriented developments proposed along U.S. 36 and the Denver-Boulder commuter rail corridor; the interconnected system of greenways and parks; Broomfield County Commons; the Civic Center campus; and the West 120th Avenue corridor.

Community Services and Facilities

Broomfield's community services and facilities directly contribute to the quality of life enjoyed by Broomfield's residents. Broomfield strives to ensure that not only are its services and facilities adequate to meet current needs and desires, but that they also are poised to respond to the community's anticipated future needs and desires. Providing quality services and facilities reflects Broomfield's commitment to making investments in the community that are a catalyst for private investment (social and financial).

Maintaining desired levels of service in the face of continued growth and new state and federal mandates is a continual challenge. In response to these challenges, Broomfield continually seeks to develop means and methods to integrate the departments, agencies and facilities serving the community in order to uphold the highest standards of quality, character, support and efficiency.

Walkable Community

A walkable community is the cornerstone to an active and thriving community. The construction of a walkable community provides an affordable transportation system that makes it easy to enjoy physical activity and choose alternatives to driving to schools, parks and nearby activity centers. Everyone benefits from walking, enjoying improved fitness, cleaner air, reduced risks of certain health problems and a greater sense of community. Providing safe, inviting, walking alternatives leads to more social interaction, physical fitness and diminished crime and other social problems. Provision of an interconnected system of on and off street paths and safe places to cross streets will encourage opportunities for activity within the everyday living environment.

Each of these themes plays a critical role in establishing priorities and a framework for growth for the future.

III. GOALS & POLICIES

The following sections of the Plan discuss the 10 topic elements that comprise the actual Plan. Each topic section begins by defining the broad vision for that particular element followed by a narrative detailing the existing situation and trends that support the vision statement. Each topic element then identifies several goals, followed by broad policies and specific action steps to accomplish the goal. The 10 functional elements in order are:

A. Growth, Population & Change

B. Land Use

C. Transportation

D. Community Form & Identity

E. Open Space, Parks, Recreation & Trails

F. Economic Development

G. Community Services & Facilities

H. Environmental Stewardship

I. Housing

J. Utilities

Several sections are summaries of functional master plans that have been or will be adopted separately. These include: Transportation; Open Space, Parks, Recreation & Trails; and Utilities.

Growth, Population & Change Vision

Direct growth to strengthen Broomfield's desirable community characteristics and identity, and to seize opportunities that take advantage of Broomfield's physical characteristics and transportation advantages.

Current Situation and Future Trends

Community Opinions on Growth:

In community surveys, public meetings and other forums, Broomfield citizens consistently identified growth and population as important issues facing the community. For example, when asked as part of the 2004 Broomfield Citizen Survey to respond to how they felt about specific types of growth and population change, respondents generally indicated that they felt population growth rates were too fast in Broomfield, that the retail growth rate was about right, and that the rate of job growth was too slow. As part of a later follow-up telephone survey, Broomfield residents were asked whether market forces or public policy should determine Broomfield's population. Responses to these questions were inconclusive, but they did indicate that Broomfield residents understood the important role of market forces, as well as government interaction, in determining growth and population of the community.

Regional Growth and Change:

Projections for the Denver metropolitan region over the next two decades indicate that the region's population, the number of households and employment will grow tremendously.

In 2005, the Denver Regional Council of Governments (DRCOG) estimates the region's population at 2,641,800 residents. DRCOG anticipates that over the next 25 years, Denver's regional population will add nearly 1,233,000 more people. These numbers translate into approximately a 1.6 percent average annual population growth rate.

Over the next 10 years, growth will continue to influence local and regional public policy discussions. According to DRCOG, natural growth (births minus deaths of resident population) will be

the main factor contributing to the region's population growth rather than people moving into the region. This means that a greater emphasis will need to be placed on education and training to develop a capable workforce for the regional economy. Additionally, the effect of the national trend toward an aging population will result in a significant portion of the population in the 60-years-plus age group (16.7 percent in 2010, and 20.8 percent in 2020). This trend is anticipated to result in increased demands on senior programs and services and a decline in the portion of the regional population in the employment-aged population from about 54.4 percent today to 54.0 percent in 2010, declining to 50.9 percent by 2020.

Broomfield's Growth and the Long-Range Financial Plan:

Broomfield's estimated population in 2005 is approximately 48,700[1] people. Historically, Broomfield's population growth has fluctuated with the up and down cycles of the larger regional economy, but in more recent years has seen higher growth rates as compared with the region as a whole. DRCOG has estimated that the 2030 population of Broomfield will be 79,773 people, translating into an annual growth rate of approximately 2.5 percent. It is worth noting that Broomfield's growth rate since the early 1990s has exceeded DRCOG's projection of 2.5 percent. Instead, Broomfield's rate has been more comparable to 3 percent, roughly twice the rate of regional growth. The chart below shows the percent of change in Broomfield's population and employment numbers since 1970.

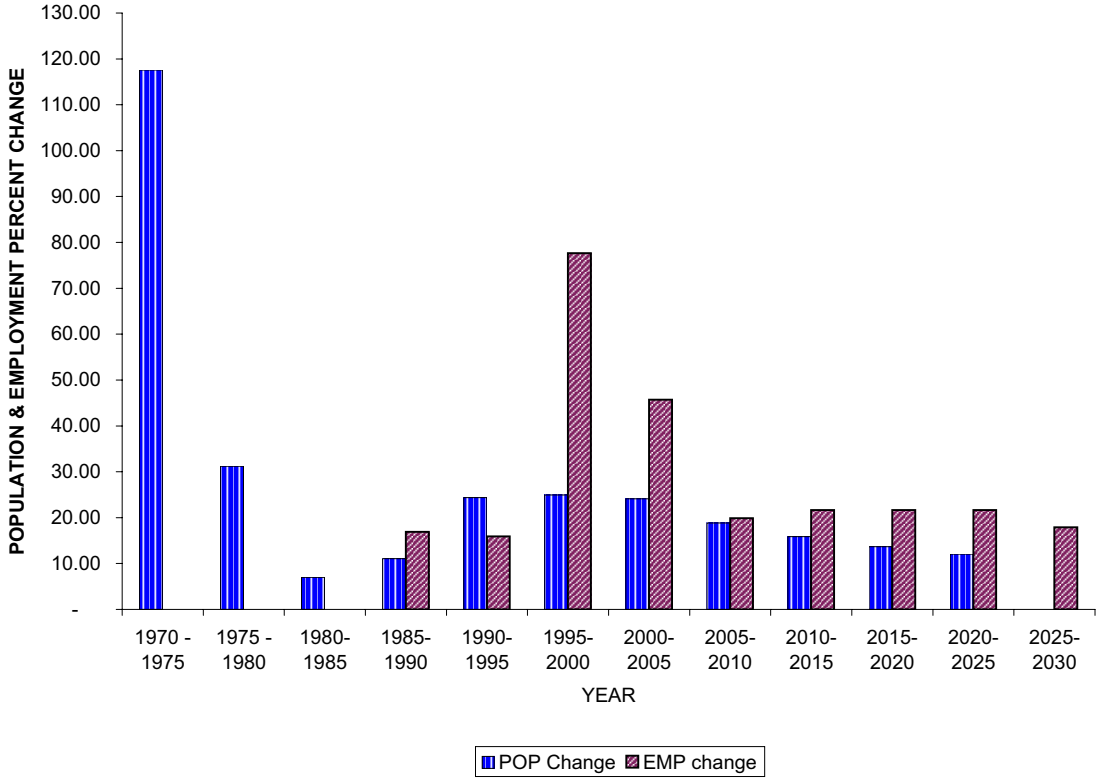


Chart 1: Broomfield Population & Employment Growth Change
Source: DRCOG; Broomfield Planning Division

[1] As estimated in the Broomfield Planning Division's Land Use Accounting Summary

The 2005 population is just over half of the projected population of approximately 83,300 persons at buildout (when all property available for development has been developed). The estimated buildout population number is based on a combination of existing, approved (platted) and planned (approved PUD plans) number of dwelling units, plus projections for the number of dwelling units likely to be developed within any remaining undeveloped future growth areas based upon the 2005 Comprehensive Plan's Land Use Map. It is important to note that the estimated population projection of approximately 83,300 people is simply that, a projection. It is not intended to identify or establish a population cap or policy for Broomfield. Instead, the buildout population projection number provides an analytical basis for other critical planning efforts that include the City and County of Broomfield's Long-Range Financial Plan and numerous other service provision plans.

Broomfield has an existing residential growth management system that limits residential building permits each year. A number of developments are exempt from the permit limit due to previous annexation or development agreements or, in some cases, more recent approvals by City Council exempting some multifamily projects.

The current amount of commercial (retail, office and industrial) development is approximately 20 percent of the total projected commercial buildout. The total amount of current commercial development (local retail, regional retail and office/industrial) equals approximately 14,973,500 square feet, while future combined commercial buildout is projected to reach nearly 67,600,000 square feet. As with population projections, commercial projections are a combination of existing, approved and planned development. The following graph and accompanying table show commercial development, with local retail, regional retail and office/industrial development broken out as separate categories. These charts reflect the growth opportunity in the community from now through buildout per the Comprehensive Plan's Land Use Map. The Long-Range Financial Plan is based on this projected future population and amount of development at buildout.

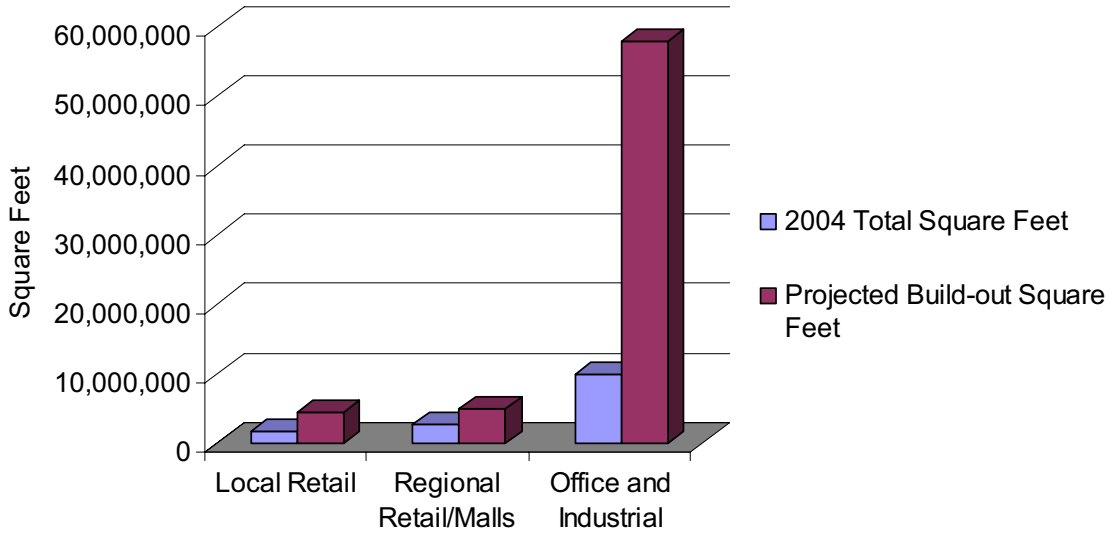


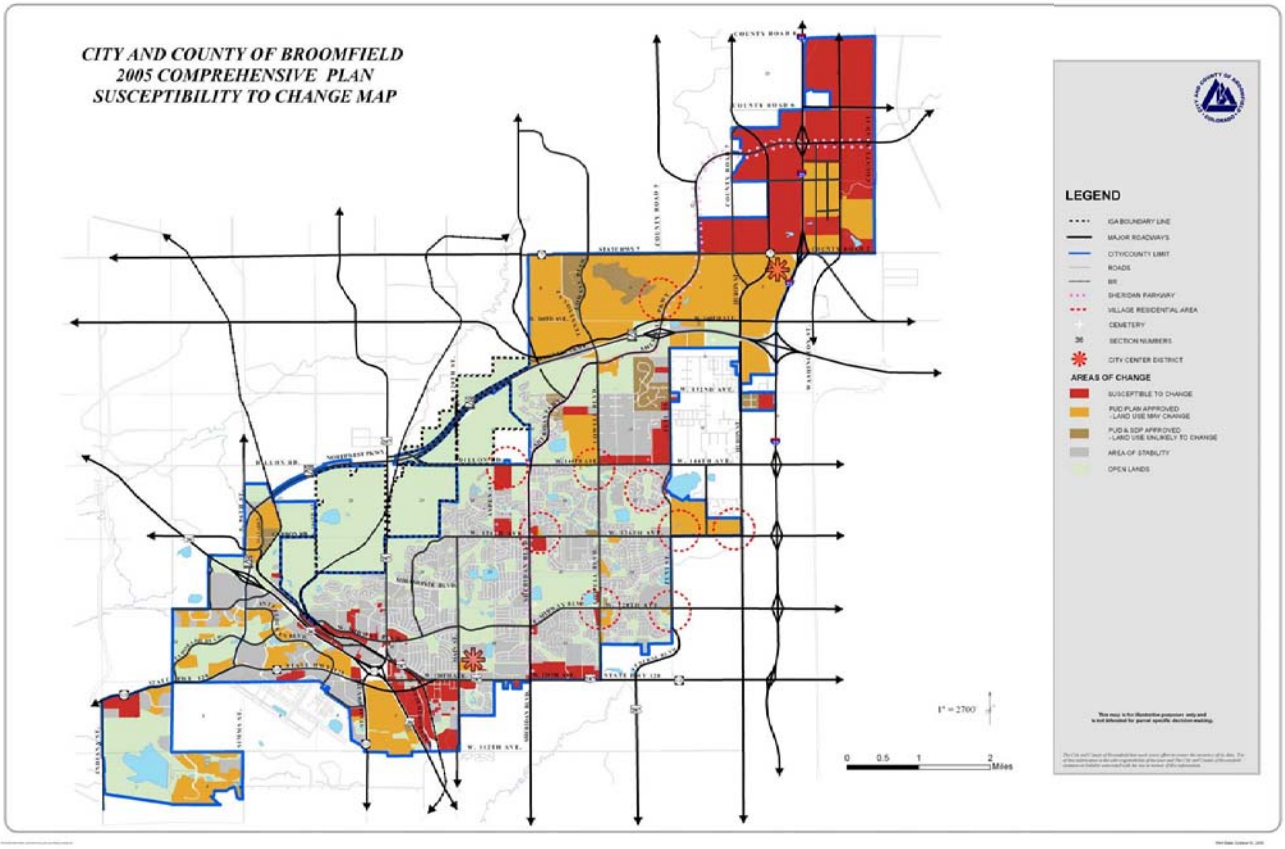
Chart 2: Growth Opportunities for Commercial Development
Source: Broomfield Planning Division

Types of Commercial	2004 Total Square Feet	Projected Buildout Square Feet
Local Retail	1,830,000	4,560,000
Regional Retail/Malls	2,770,000	5,040,000
Office and Industrial	10,000,000	58,000,000
TOTAL COMMERCIAL	14,600,000	67,600,000

Table 3: Comparison of Current and Projected Commercial Square Footage
Source: Broomfield Planning Division

Future Growth Areas:

Broomfield's future growth areas generally are identified on the "Susceptibility to Change" map below:



Map 8: Susceptibility to Change Map

Those properties shown in orange and red are the areas most likely to experience development and/or redevelopment in the future. Areas in orange have approved PUD Plans defining proposed land uses. Some of these properties currently are being developed, while others have older PUD Plans in place that may see changes in proposed land uses prior to development. The areas in red are properties that do not have approved planning documents or are very likely to see either new developments or redevelopment, along with possible changes in land use. The identification of the red areas of change is due to one of two factors: 1) The property is currently undeveloped and/or is being used for agriculture with no approved planning documents in place to dictate a more intensive land use; or, 2) The value of current improvements on the land are low enough as compared with the value of the land itself that the property is considered underutilized and ripe for redevelopment.

The primary area for future growth is in the northern part of the community around Interstate 25 and State Highway 7. Additional areas where change is anticipated to occur are along West 120th Avenue, along U.S. 36 south of West 120th Avenue, additional development within Interlocken, and development of properties along South 96th Street north of U.S. 36

Changing Demographics:

Understanding the implications of changing demographics on both the national and the regional scale enables a community to anticipate and effectively plan for future market conditions and how best to meet its residents' future needs. Another key component of determining for whom Broomfield should plan is to recognize the importance of developing a diverse community in terms of income, age, race and culture. Diversity adds to a community's ability to adapt to change, enhances the richness and vibrancy of a community's social fabric and facilitates an environment of tolerance and acceptance.

Compared with the regional average, Broomfield's population is well educated, and includes a slightly lower percentage of people over 50 and a slightly larger percentage of children under 20. The largest age group in Broomfield is between the ages of 30 and 50. The age group between 20 and 29 is slightly lower than that of the Denver region. Eighty-nine percent of Broomfield's population is white. Broomfield has a larger percentage of Asians, as compared with the Denver region, with smaller percentages of African American, Native American and Latino. With regard to economic statistics, Broomfield's annual median household income is approximately $64,500, as compared with a Denver regional income of $53,300.

The chart below shows Broomfield and regional data from DRCOG with regard to age, education and race/ethnicity. Understanding Broomfield's existing and potential future residential demographics helps guide future land planning, housing and economic development programs.

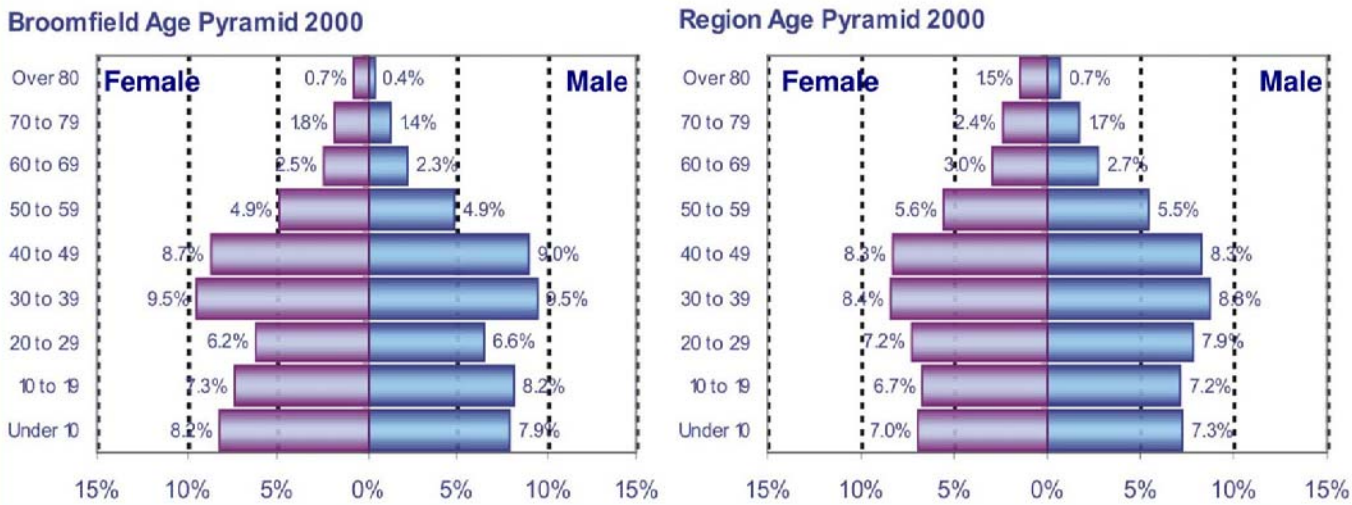


Chart 3: Broomfield and Regional Age Pyramid
Source: DRCOG

	Median Age	Population Over 65
Broomfield	33.2	6.6%
Region	34.1	8.8%
State	34.3	9.7%

Table 4: Broomfield and Regional Age
Source: DRCOG

	Population Over 25	Bachelors Degree Only	Graduate Degree or Higher
Broomfield	24,316	25.6%	12.3%
Region	1,574,476	24.0%	12.4%
State	2,776,632	21.6	11.1%

Table 5: Broomfield and Regional Educational Attainment
Source: DRCOG

	% White	% African American	% American Indian	% Asian	% Other	% Latino
Broomfield	88.6%	1.1%	1.2%	4.8%	4.2%	9.1%
Region	80.6%	5.4%	1.5%	3.6%	9.0%	17.7%
State	82.8%	4.2%	1.7%	2.8%	8.5%	17.1%

Table 6: Broomfield and Regional Race and Ethnicity
Source: DRCOG

Goal GP-A: Balanced Rate of Growth

Ensure that the pace and the amount of Broomfield's growth and corresponding population always advance Broomfield's desired community identity and characteristics.

Rationale:
The community survey[2] conducted during this Comprehensive Plan update indicated that establishing a population cap was not as important as other measures regarding how Broomfield grows and its quality of life. In short, how Broomfield grows is more important to its residents than how much it grows. Quality land use and service planning can help direct Broomfield toward meeting these desired community goals. Quality planning and managing growth in terms of determining the types of land use, location, quality and character will allow Broomfield to maintain its quality of life and encourage diversity, while still realizing market opportunities for long-term economic stability. As discussed earlier, a diversity of incomes, ages, races and cultures enhances a community's adaptability to change and strengthens its social fabric.

Policies and Action Steps:

Policy GP-A.1: Ensure that the Land Use Map maintains consistency with the Long-Range Financial Plan.

Policy GP-A.2: Plan for a future population capacity within Broomfield of approximately 83,300 at buildout, complemented by a strong jobs base, quality new development and an open lands protection program that meets the Plan's objectives.

> **Action Step GP-A.2.1:** Use the Land Use Map to direct future decisions on zoning, land use and locating public facilities.

> **Action Step GP-A.2.2:** Prepare and adopt land use, urban design or other sub-area plans for specific areas of Broomfield ready for growth and/or change.

Policy GP-A.3: Encourage a diverse population comprised of individuals of different ethnic groups, economic status, cultural backgrounds and educational attainment levels.

> **Action Step GP-A.3.1:** Plan for a variety of housing types and neighborhoods that encourage a diverse population in terms of age and income.

> **Action Step GP-A.3.2:** Through community functions and entertainment venues such as Broomfield Days and the Auditorium, encourage a variety of entertainment functions that are suitable for different age groups, economic groups, races and cultures.

Policy GP-A.4: Encourage a variety of commercial centers that will provide varied employment opportunities and businesses that cater to different age, income, racial and cultural groups.

[2] One of two surveys commissioned by Broomfield to guage the importance of many community issues. This survey is included in the Comprehensive Plan's appendix.

Goal GP-B: Regional Role

Influence regional plans for growth and development.

Rationale:
Broomfield is a member of the Denver Regional Council of Governments (DRCOG), a regional planning agency fostering cooperation among eight county and 43 municipal governments in the Denver metropolitan area. Working within the DRCOG regional plan gives strength and credibility to local planning efforts and ensures that individual communities' efforts are working toward the overall quality of life for the region. Regional planning is important because many community issues, including those of population and growth, cross community boundaries, and the actions of any one community impact those of adjacent communities. DRCOG has adopted urban growth boundaries that guide where growth will occur in the region over the next 25 years. Broomfield has, and will continue to, worked with DRCOG and its member governments to comply with and, where necessary, modify these boundaries to meet local and regional goals.

DRCOG also designates urban centers (mixed-use centers and activity centers) throughout the region as areas targeted for more dense mixed-use development, served by transit and designed with strong pedestrian-oriented characteristics. DRCOG defines mixed-use centers as high-density, pedestrian-oriented, mixed-use locations providing a range of retail, business, civic and residential opportunities for the surrounding trade area. Activity centers are similar, but they focus mostly on employment. Also, they contain a different mix of uses with a particular focus on commercial and less residential. The Arista/Broomfield Urban Transit Village development at U.S. 36 and West 120th Avenue currently is designated as a mixed-use urban center on the DRCOG 2030 Metro Vision Plan.

Policies and Action Steps:

Policy GP-B.1: Collaborate with local, regional, state and federal jurisdictions and agencies to implement Broomfield's 2005 Comprehensive Plan vision and goals.

> **Action Step G P- B.1.1:** Designate additional DRCOG urban activity centers adjacent to State Highway 7 west of Interstate 25 and within the Interlocken and FlatIron regional commercial and employment area.
>
> **Action Step GP-B.1.2:** Incorporate the additional land area that was annexed into Broomfield County from Weld County as part of the DRCOG regional growth boundary.
>
> **Action Step GP-B.1.3:** Participate with other nearby communities on regional growth management efforts.

Policy GP-B.2: Work with adjacent cities, counties, school districts and other appropriate governmental agencies to address issues of mutual concern, such as land use decisions on adjacent properties, adequate and timely provision of public schools, implementation of the "Green Edge" concept and appropriate roadway improvements and freeway interchange locations.

Goal GP-C: Concurrency

Ensure that new development provides adequate community facilities and services to support the development as it occurs.

Rationale:

The amount of growth and development, which helps determines Broomfield's tax base and developer contributions, affects the community's abilities to provide a transportation system, water and sewer services, police protection, library services and park and recreation facilities. Additionally, services provided by private utility companies, the fire protection district and school districts are affected by the amount and the rate of growth. If growth occurs at too rapid a rate, Broomfield and other providers have a difficult time meeting the service demand. Likewise, if growth does not occur at a sufficient rate, indebtedness and other obligations may be difficult to meet. For these reasons, a rate of growth that is balanced with developer and Broomfield contributions is desirable.

Policies and Action Steps:

Policy GP-C.1: Ensure that services, facilities and infrastructure are provided concurrently with growth and development.

> **Action Step GP-C.1.1:** Evaluate the availability of utility, drainage and transportation infrastructure, and community services and facilities to appropriately serve any proposed development or redevelopment project. If such facilities are not available, or are determined to be inadequate, the proportional funding/construction to expand these elements should be provided concurrently by the proposed development or redevelopment.

> **Action Step GP-C.1.2:** Continue to analyze annually the influence of the rate of growth on existing obligations, including outstanding debt (i.e., water funds) and costs of services, and adjust as necessary appropriate revenue generators to match projected debt obligations and service expenditures.

Land Use Vision

Create an appropriate and sustainable land use pattern anchored by great neighborhoods and vibrant community activity centers that are linked to create an economic and environmentally sustainable community.

Current Situation and Future Trends

Broomfield's land area covers approximately 34 square miles, the vast majority of which is either developed or has approved development plans. The predominant land use of developed land is low-density residential. Looking into the future, this will continue to be the case. These residential areas are located in the interior, or core, of Broomfield. Residential development has continued its growth pattern northward through vacant agricultural land and as utilities are extended in a planned and phased expansion. Existing commercial development is concentrated along Broomfield's southern regional roadways (U.S. 36 and West 120th Avenue), while future commercial development is generally being directed northward to areas adjacent to the I-25 and State Highway 7 interchange.

One of the new aspects Broomfield is incorporating into this Plan is the interrelationship of land use and financial planning. A key function of the Land Use Plan, along with population projection, is to provide the foundation for the City and County of Broomfield's Long-Range Financial Plan. In order to model revenues and costs, land uses are consolidated into three categories: residential, commercial or open lands. Commercial land uses are then further broken down between non-retail and retail.

This analysis is used to determine whether the type and the amount of land uses, existing and proposed, generate enough revenue to support the provision of services necessary to sustain them. As an example, for each $1 spent on supporting residential areas, Broomfield receives 68 cents in revenue. A community comprised entirely of residential land uses would find itself in financial distress if it were not balanced with other non-residential uses that generated net-positive revenues.

Based upon the analysis conducted in conjunction with the preparation of the 2005 Comprehensive Plan, the assumptions and conclusions indicated on

the following chart and table summarize the acres for each of the major land uses in 2004 and at buildout, based on this Plan's Land Use Map. The calculations include the Boulder County IGA Open Lands. The categories below are a compilation of similar land uses from the Land Use Map. For example, the Residential category is a combination of the Neighborhood and Rural Residential land use categories, as well as a percentage of the Mixed-Use and Transit-Oriented Development categories.

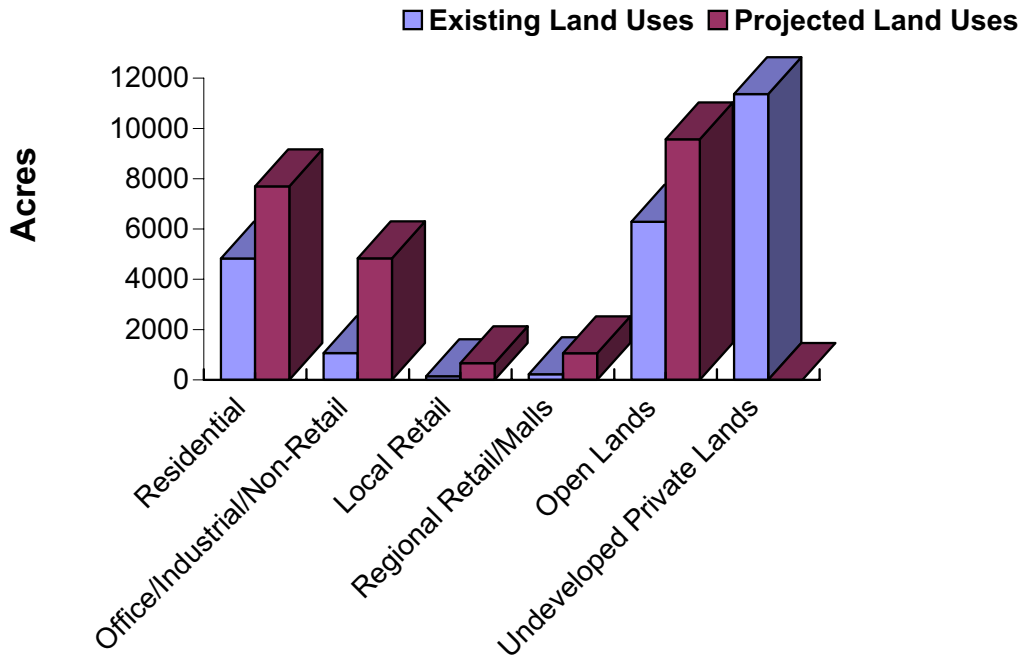


Chart 4: Existing vs. Projected Land Use
Source: City and County of Broomfield Long-Range Financial Plan

Major Land Uses	Estimated Existing Land Uses (Acres)	Projected Buildout Land Uses (Acres)
Residential	20%	31%
Office/Industrial/Non-Retail	4%	20%
Local Retail	1%	3%
Regional Retail/Malls	1%	4%
Open Lands	26%	41%
Undeveloped Private Lands	48%	0%

Table 7: Existing vs. Projected Land Use
Source: City and County of Broomfield Long-Range Financial Plan

As can be determined from the above chart and table, the Comprehensive Plan projects a significant increase in the proportion of land (expressed in acres) for commercial development (office/industrial/non-retail, local retail and regional retail/malls), compared with the proportion of residential land use. The goal at buildout is to maintain a ratio of revenue to costs of approximately 1.11. This means that for every $1 of service costs, the city will receive $1.11 in revenue. The decision to seek a ratio slightly greater than one-to-one is to provide a small reserve fund for those years when costs are greater than revenue, but also to remain efficient and not generate a significant revenue surplus. It is also important to note that the Land Use Map's spatial arrangement of land uses is consistent with that of the adopted 1995 Master Plan.

Taking Advantage of Areas of Change

Given that there are few areas undeveloped or lacking proposals for development remaining, the discussion in the future may focus on identifying appropriate areas for redevelopment. Concurrent with this discussion is the identification of areas where stability in the land use and/or pattern is desirable.

Continued attention and planning is needed for specific areas to address either opportunities for development and/or redevelopment or changing conditions within Broomfield. An assessment of land values and elements influencing future land use patterns identified areas within Broomfield that are susceptible to change in their current land use conditions or use. This assessment determined that the areas most susceptible to change generally were concentrated in the following four locations:

1. The commercial area along 120th Avenue;

2. The Transit-Oriented Development (TOD) and mixed-use areas along U.S. 36 and Interstate 25;

3. The areas adjacent to the I-25 and State Highway 7 interchange; and,

4. Broomfield's northernmost areas on either side of I-25.

Preserving and Enhancing Areas of Stability

Many areas within Broomfield are well established either as existing residential neighborhoods or supporting commercial areas. Though these areas face comparatively limited pressures for new development and/or change, land use planning techniques and policies are needed to preserve these areas' existing valued characteristics and to ensure that these areas remain vital and functional areas within the community. Further, it is essential that adjacent new development and redevelopment are not only compatible, but that they also enhance these existing neighborhoods and commercial areas.

Goal LU-A: Mix of Land Uses

Provide an appropriate mix of land uses that ensures sustained economic vitality.

Rationale:
Maintaining a balanced mix of land uses provides the primary means for sustaining Broomfield's economic vitality, while meeting the community's expectations for quality services and facilities. The mix and the location of land uses designated on the Land Use Map reflect a balancing of the community's desired form and function with sound financial modeling and planning. Although residential development will continue to be the prevailing land use within Broomfield, commercial and employment land uses generate the majority of the tax revenues through sales and, to a lesser extent, property taxes, upon which the community relies to maintain and expand necessary and desired services and facilities.

The Land Use Plan, therefore, aims to take advantage of Broomfield's unique physical arrangement and geographic location to maximize revenue potential by designating substantial commercial and employment land uses adjacent to the three regional transportation corridors bounding the community. These areas provide opportunities to develop regional shopping and employment centers. Additionally, a key focus of the Land Use Plan is to designate areas for mixed-use and transit-oriented development in strategic locations within the community that provide opportunities to integrate a range of housing, retail and service uses, along with a variety of employment opportunities for residents and non-residents alike. These employment opportunities include light industrial, high-technology, manufacturing and research. The Land Use Map, in conjunction with the Long-Range Financial Plan, will need to be updated periodically to reflect a changing market and other considerations.

Policies and Action Steps:

Policy LU-A.1: Determine the impact on the City and County's Long-Range Financial Plan if the Land Use Map is modified and, if necessary, consider the lost revenue capacity of the changed land use elsewhere on the Land Use Map to maintain Broomfield's balance of land uses and the integrity of the Financial Plan.

Policy LU-A.2: Ensure that infill development and redevelopment contribute to the desired mix of land uses.

Policy LU-A.3: Accommodate locations for land uses, such as storage areas and car repair shops, etc., that support Broomfield's economy but that often are difficult to locate.

Goal LU-B: Mixed-Use Development

Encourage mixed-use developments that provide the benefits of more compact, denser development with a mix of living, shopping and working environments.

Rationale:

The development of mixed-use projects offers opportunities to provide a mix of living, shopping and working environments within a single, more compact/denser development or district. Although mixed-use projects are not appropriate everywhere, the Land Use Map identifies two specific mixed-use categories — Mixed-Use and Mixed-Use Commercial — in strategic locations within the community where a more intensive and diverse type of development is appropriate due to proximity to major transportation corridors and other supporting land uses. Development in these areas will provide a mix of land uses (residential, commercial, retail and office) that either are horizontally mixed across consolidated development sites or vertically mixed within individual structures (such as having residential units atop commercial or office space). Such developments will be characterized by quality site and building design and an attractive pedestrian-friendly environment.

The more compact and denser character of mixed-use developments often frees up valuable land for additional development, public space or open lands, and may also result in reduced parking areas due to the use of shared parking facilities. Mixed-use developments often are more likely to be able to renew themselves with changing market conditions within their existing development pattern, thus avoiding major redevelopment construction efforts. Lastly, because mixed-use developments generally are characterized by a higher density of development, the resulting increased efficient use of land has the effect of reducing development pressures outside the community's urban growth boundary.

Policies and Action Steps:

Policy LU-B.1: Encourage pedestrian connections within mixed-use development areas to adjacent development and to existing and proposed trails.

Policy LU-B.2: Encourage structures and site layout within mixed-use developments that are more adaptable to change of use and change over time.

Policy LU-B.3: Encourage an acceptable minimum level of development compactness and density within mixed-use developments to increase opportunities for shared parking facilities, the creation of public gathering spaces and open lands.

Goal LU-C: Neighborhoods

Create a community of neighborhoods containing a variety of housing types, while maintaining the overall single-family residential nature of Broomfield.

Rationale:

The community repeatedly has expressed the high value it places on the role neighborhoods play in influencing the quality of life experienced in Broomfield. Neighborhoods influence how Broomfield residents live and interact with each other and how they connect to the larger community. New residential growth should be interconnected with neighborhoods and development. Individual neighborhoods should include a mix of housing types and prices, a system of interconnected local streets, and a neighborhood center that creates a central focal point for community activities. Individual neighborhoods also may include businesses and services.

Broomfield historically has developed with primarily single-family homes. While a variety of housing types is important to ensure economic and social diversity in Broomfield, the overall single-family residential nature of the community should be maintained. The Land Use Plan includes a variety of land use categories that require or allow different housing types. These range from rural residential and low-density neighborhood residential to high-density, mixed-use, transit-oriented developments. While the core existing residential area of Broomfield will maintain its primarily single-family residential character, areas of mixed-use development with greater housing density provide opportunities to enhance Broomfield's economic, cultural and social diversity in distinct locations within the community, such as areas targeted for transit-oriented design.

Policies & Action Steps:

Policy LU-C.1: Encourage all residential neighborhoods to have activity centers that are accessible via a sidewalk or greenways and located along a connector or arterial street. These activity centers should contain some or all of the following: retail, possibly including a day care center; a village green or plaza; small parks; and civic uses, such as places of religious worship, public facilities, a recreation center or an elementary school. The activity centers should create an identity for individual neighborhoods and be a social gathering place where residents can meet and interact.

> **Action Step LU-C.1.1:** Review existing neighborhoods to determine if adequate neighborhood activity centers exist. Where none exists, determine the feasibility and the desire within the neighborhood to create a neighborhood activity center. For existing neighborhood activity centers, determine the need to enhance these areas with such improvements as landscaping, benches, signage, etc.

> **Action Step LU-C.1.2:** Revise the zoning standards and development review procedures to address the location and the development of religious institutions.

Policy LU-C.2: Enhance residential neighborhoods by providing direct access to parks, community focal points and trails. Each neighborhood should have an interconnected network of tree-lined local streets that provides direct connections to local destinations.

Policy LU-C.3: Support development of a well-planned mix of housing types to accommodate a range of affordability levels within a development.

Policy LU-C.4: Encourage clustered development in areas that create such benefits as open space conservation, energy efficiency, reduced traffic and more efficient use of utilities and infrastructure.

Policy LU-C.5: Encourage residential neighborhoods to be located south of State Highway 7. Residential development north of State Highway 7 will be focused in the mixed-use commercial and

TOD (Transit-Oriented Development) districts and transitional residential areas. Outside of transitional residential areas, new single-family residential neighborhoods uses north of SH 7 should be discouraged.

Action Step LU-C.8.2: Continue to enhance code enforcement activities to protect existing neighborhood value and character.

Proposed Land Use Designation:	Rural Residential	Neighborhood Residential	Village Residential
Proposed Target / Maximum Density:	0.3 dwelling units per acre	4 dwelling units per acre	6 dwelling units per acre

Table 8: Proposed Target/Maximum Density by Land Use
Source: Broomfield Planning Department

Policy LU-C.6: Encourage neighborhood streetscapes to be safe and walkable and to accommodate bicycling. Streets should be lined with building entries, porches and living spaces to encourage neighbors to get to know one another and to offer opportunities for community interaction and neighborhood monitoring. Efforts should be made to work within the policies of the Transportation Chapter's Alternative Modes goal to ensure that safe, livable streets are designed in all neighborhoods.

Policy LU-C.7: Encourage existing neighborhoods and new neighborhood design to create a sense of identity for that neighborhood.

Action Step LU-C.7.1: Tailor landscaping, streetscape, public facilities, cultural features, signage and other programs to heighten the individual identity of distinct neighborhoods.

Policy LU-C.8: Every effort should be made to protect the character of existing established neighborhoods. Broomfield should take steps to improve the facilities at existing neighborhood parks and make enhancements to local streets.

Action Step LU-C.8.1: Explore strategies for adding trees along streets in existing neighborhoods.

Action Step LU-C.8.3: Evaluate protecting existing rural residential neighborhoods from redevelopment or infill, and define their relationship to adjacent developing neighborhoods.

Policy LU-C.9: In order to maintain the desired density of residential neighborhoods, yet permit a mix of housing types within each neighborhood, lot sizes and patterns within a neighborhood should be varied, while an overall average target density is maintained. Table 8 above recommends average target densities by land use designation. Target densities apply to gross acreage. Gross project acreage is the total buildable area within a parcel, including local streets, but excluding neighborhood parks, schools and environmental constraints.

Policy LU-C.10: A neighborhood park should be within convenient walking distance (one-quarter of a mile) of all homes within a neighborhood.

Policy LU-C.11: New development should properly and reasonably mitigate the effects on existing development.

Goal LU-D: Transit-Oriented Development (TOD)

Create development focused around major transit stops that form pedestrian-oriented, vibrant urban centers.

Rationale:

Broomfield has new opportunities to create Transit-Oriented Development (TOD) neighborhoods that will give residents more options in terms of the type of housing they buy, the mode of transportation they use, and to work and shop in the community in which they live.

TOD long has been discussed as a viable solution to help combat sprawl, to offer alternative housing types, and to provide residents opportunities to live, work and play in the same neighborhood without dependence on automobiles. In addition, due to a more compact development pattern, TOD can allow for the preservation of increased amounts of open space. The decreased use of automobiles by TOD residents and employees contributes to lessening air pollution and reducing the use of limited oil supplies. Finally, as Broomfield grows increasingly interested in creating a walkable community, TOD encourages an environment of walking and cycling as an integral part of everyday life.

TOD also supports a diversity of housing types suited to a mix of generations and incomes — an important factor in this time of a growing population in terms of age and income diversity. TOD also has the ability to benefit individuals by increasing mortgage borrowing power because individuals need not factor in transportation costs as a significant expense as do their more traditional suburban neighbors.

In short, transit-oriented development can be a central part of Broomfield's development pattern that is socially diverse and environmentally sustainable and that contributes both to economic development and quality of life.

Policies and Action Steps:

Policy LU-D.1: Encourage Transit-Oriented Development (TOD) in designated areas at U.S. 36, at approximately 116th Avenue, at U.S. 36 and 96th Street, and at the southwest corner of State Highway 7 and Interstate 25, or as other opportunities arise.

Action Step LU-D.1.1: Complete the Original Broomfield Sub-Area Plan to finalize areas designated TOD and mixed use.

Action Step LU-D.1.2: Ensure that the future planned commuter rail stop at approximately W. 116th Avenue in the Original Broomfield neighborhood is included in the Final Environmental Impact Statement for the U.S. 36 Corridor.

Action Step LU-D.1.3: Continue to advocate in regional forums for the construction of transit along the I-25 corridor, with a major transit stop at State Highway 7.

Action Step LU-D.1.4: Ensure that the necessary roadway infrastructure will be built around future transit stops to facilitate buses and vehicles moving to and from park-n-Ride/transit stop locations.

Policy LU-D.2: Through the zoning/planned unit development approval process, ensure that Transit-Oriented Development (TOD) areas are designed appropriately by implementing the following principles:

- An appropriate mix and intensity of land uses.
- Effective pedestrian and bicycle-oriented design.
- Effective site design and street pattern that facilitate the operation and the use of transit.

- Creation of an interesting commercial, entertainment, civic and/or residential core that encourages vibrant community life for residents, employees and visitors.
- Use of quality site planning, landscape and architectural design.
- Place a variety of commercial uses adjacent to transit facilities to increase convenient shopping opportunities for residents and visitors.

Goal LU-E: Commercial Areas

Encourage compact commercial development that contributes to the community's image and character and that provides increased choices and services.

Rationale:

Commercial development provides many benefits to the community in the form of a strong tax base that helps provide for Broomfield services and amenities, the availability of necessary services to residents and employees, and a variety of entertainment opportunities for residents and visitors to the community. A mixture of different types of commercial areas designated on the Land Use Plan include neighborhood centers, community commercial, business commercial, commercial retail and regional retail. Commercial development is also a critical component of the mixed-use and transit-oriented development land use categories.

The quality and design of commercial areas also is important in order to reinforce Broomfield's vision to become a community of neighborhoods and maintain its overall identity. Regardless of their scale, commercial uses should be located in compact centers, as opposed to isolated "strip"-type developments. Commercial centers should be compatible and integrated into the surrounding community and sensitive to surrounding neighborhoods in terms of noise, traffic and other impacts. Broomfield should carefully guide and direct high-quality and sustainable commercial development to enhance existing neighborhoods and to increase the commercial variety and choice for local residents and property and business owners.

Policies and Action Steps:

Policy LU-E.1: Provide appropriate transitions between commercial and residential areas that limit impacts on the neighborhood.

Policy LU-E.2: Ensure that corporate development themes do not dictate the appearance of development. While appropriate marketing elements should be allowed to promote business success, they should not dominate a development's design, nor detract from Broomfield's overall character and image.

Policy LU-E.3: Encourage building architecture and site design to be adaptable to changing uses over time.

Policy LU-E.4: Encourage commercial centers that provide opportunity for local businesses in Broomfield.

Policy LU-E.5: Encourage commercial centers to be unique in design and uses and architecture to help reinforce Broomfield's vision and community identity.

Policy LU-E.6: Make convenience shopping easily accessible to residents without negatively impacting the neighborhood.

> **Action Step LU-E.6.1:** Provide small neighborhood and community commercial areas that serve distinct residential areas with convenience shopping and such neighborhood amenities as social gathering spaces, for example, well-designed plazas, neighborhood greens and community centers.

Policy LU-E.7: Maintain, enhance and expand shopping opportunities in Broomfield.

> **Action Step LU-E.7.1:** Implement the Broomfield Economic Asset Protection Plan, which seeks to protect Broomfield's retail assets.

> **Action Step LU-E.7.2:** Create a high-quality regional shopping district at the State Highway 7 and Interstate 25 interchange.

Policy LU-E.8: Encourage a variety of entertainment uses in larger community-wide, mixed-use and regional commercial areas.

Policy LU-E.9: Encourage transportation and utility networks that adequately will support areas designated for regional commercial development.

Goal LU-F: Employment Areas

Encourage a variety of employment land use types and intensities in designated areas that are both supported by and compatible with surrounding land uses.

Rationale:

Every community strives to provide a range of job opportunities for its residents. Quality employment opportunities in Broomfield will allow residents to work close to their homes, therefore avoiding long commutes. A variety of job types also supports Broomfield's goal of economic diversity. Employers — whether office, industrial, or commercial — also support the community's overall property and sales tax base.

Broomfield has the unique ability to absorb a higher portion of jobs relative to its number of working citizens based upon two factors: first, its adjacency to four major regional transportation corridors (U.S. 36, Northwest Parkway, I-25 and State Highway 7) that results in a large percentage of Broomfield's employment land being located adjacent to regional roadways; and, second, the location of its major employment centers on its periphery rather than within its core. Because these two factors work together to reduce the impacts of in-migrating workforce traffic congestion, Broomfield is able to reap the net benefits of developing a larger number of jobs within its boundaries.

The Land Use Plan designates large areas as employment centers, in addition to the smaller commercial areas throughout Broomfield. These employment areas focus on business and, in some instances, light-industrial land uses.

Policies and Action Steps:

Policy LU-F.1: Encourage the development of significant employment centers in those locations that minimize the impact of in-migrating workers.

Action Step LU-F.1.1: Direct employment uses into the areas adjacent to major transportation corridors.

Action Step LU-F.1.2: Direct high-intensity, mixed-use developments adjacent to employment centers.

Action Step LU-F.1.3: Plan for and require appropriate transportation and utility infrastructure to support designated employment areas.

Policy LU-F.2: Maintain existing light industrial employment centers.

Action Step LU-F.2.1: Continue public planning and financial investment to ensure long-term viability of existing industrial areas.

Policy LU-F.3: Protect planned employment areas by discouraging nonemployment uses in such areas.

Policy LU-F.4: Ensure that appropriate transitions/buffers are provided by nonemployment uses when they are developed adjacent to future employment-designated lands.

Policy LU-F.5: Encourage a variety of scales of business employers, from small local business to corporate office and headquarters.

Policy LU-F.6: Ensure that future employment centers do not negatively impact adjacent existing or planned land uses.

Policy LU-F.7: Ensure that existing and future employment areas along major transportation corridors include high-quality architecture and site design that will enhance rather than negatively impact Broomfield's desired image.

Goal LU-G: City Center Districts

Create two key City Center Districts that serve as key focal points for community and civic activities.

Rationale:

From the 1960s, Broomfield has developed as a suburban bedroom community that does not contain a traditional and historical "downtown." As such, Broomfield is working to create its own version of a downtown — a place that provides community gathering, entertainment and recreation that help promote the community's identity. Two areas in Broomfield are designated as a City Center District — one in the southern portion of the community at the southwest corner of Community Park Drive and Lamar Street, around the existing Civic Center complex, and one in the northern portion of the community within the transit-oriented development area located southeast of Interstate 25 and State Highway 7.

The two designated City Center Districts complement other community social gathering areas such as FlatIron Crossing, the soon-to-be-built Arista transit-oriented development project and Broomfield County Commons recreation and open space amenities. Unlike FlatIron Crossing, Arista and County Commons, which are much larger in scale, the two City Center Districts will focus on civic functions and/or uses and will provide focal points for pedestrian-oriented activities and community-wide gatherings, such as annual events and festivals. In addition, the City Center Districts will be designed to strengthen Broomfield's overall community identity.

The southern City Center District provides key government functions and facilities. In addition to its strong civic focus, this District also will include a residential and office component and supporting commercial and entertainment uses. The southern City Center District emphasizes "place-making" by establishing such community focal points as the existing library, the auditorium and the park. Future development will include a mix of uses and such new civic amenities as a large formal garden, small-scale special events center or other public use, gathering places, public art and water features. The intent is to create a special place with a variety of activities and uses that promote community gathering and socializing. The urban design framework will integrate the area's amenities with adjacent uses through strong, well-designed pedestrian connections. A mix of uses is encouraged, including civic buildings; residential; office; small-scale, ground-floor retail; office and/or residential uses located above retail, and such special events as a farmer's market, Broomstock and outdoor performances.

The northern City Center District will include strong transit-oriented design principles. Some civic uses will be present, but the primary focus will be to provide a community-wide gathering function/facility(ies) supported by commercial, entertainment and medium- to high-density residential and transit-oriented mixed-uses.

Policies and Action Steps:

Policy LU-G.1: Continue efforts to partner with the private sector to develop the Civic Center property into Broomfield's southern City Center District.

> **Action Step LU-G.1.1:** Use the W. 120th Sub-Area Plan as a guide for development of the Civic Center property.
>
> **Action Step LU-G.1.2:** Bring local transit to and through the Civic Center property to strengthen the area as a hub for activity by bringing residents from surrounding neighborhoods.
>
> **Action Step LU-G.1.3:** Prioritize desired public improvements at the Civic Center property, such as the expansion of the amphitheater, construction of formal gardens and inclusion of public art and memorials.

Action Step LU-G.1.4: Ensure that the Civic Center development plans integrate commercial uses or potential for commercial uses in the future.

Policy LU-G.2: Create a northern City Center District for Broomfield that will serve as an entertainment and cultural hub.

Action Step LU-G.2.1: Ensure that the regional transit-oriented potential for the northern City Center District complements and does not detract from the significance of the northern City Center District. A well-designed, vibrant, community-gathering area facilitating community-based events should form the central focal point of this City Center District.

Action Step LU-G.2.2: Bring local transit and community trails to and through the northern City Center District property to strengthen the area as a hub for activity by providing easy multi-modal access for Broomfield residents.

Goal LU-H: Development Standards

Use development standards and guidelines to help realize the community's overall vision and goals.

Rationale:

The detailed goals and policies of the Broomfield 2005 Comprehensive Plan establish a strong framework for achieving the community vision. Many of the goals and policies are oriented toward new development and enhancing existing areas. Much of this work will be completed by the private sector through development and redevelopment proposals. Design standards help ensure that minimum levels of quality are met with all development proposals. Design guidelines and standards also are key in ensuring that expectations for development are well understood by the development community and residents.

Policies and Action Steps:

Policy LU-H.1: Provide clear design/development guidelines and standards to direct redevelopment and new development activities.

Action Step LU-H.1.1: Evaluate the potential benefits and costs within the development review process of community-wide minimum development standards that are aimed at providing increased certainty and consistency of requirements versus flexible development standards. Consider standards for such things as architectural design, landscape, desired patterns of land use, site planning and urban design.

Action Step LU-H.1.2: Evaluate the usefulness and appropriateness of the existing Sub-Area Plan design standards to determine if these various design standards can and should be consolidated.

Action Step LU-H.1.3: Evaluate the cost and benefits of existing design and development guidelines and standards upon housing affordability to identify possible modifications that would lessen the economic impact of the enforcement of these provisions without significantly compromising their intent or objectives.

Action Step LU-H.1.4: Consider implementing environmental standards as part of the development review process (such as tree protection requirements, green build programs, energy-efficient site design requirements, inclusion of transit, etc.).

Action Step LU-H.1.5: Develop community-wide minimum landscaping standards that are more appropriate for Broomfield's arid climatic conditions yet that maintain the community's aesthetic expectations.

Policy LU-H.2: Use Broomfield's existing design guidelines and standards as a basis for reviewing development applications, updating Broomfield codes and regulations and, in general, implementing the goals and the policies of the 2005 Comprehensive Plan.

Action Step LU-H.2.1: Review existing design guidelines and standards and refine and/or codify where necessary.

Transportation Vision

Provide an efficient and well-maintained multi-modal transportation system that serves all segments of the population, effectively accommodates the demands of growth, facilitates convenient internal and regional accessibility, minimizing environmental impacts, and reduces dependence on the automobile.

Current Situation and Future Trends

The City of Broomfield was founded in its current location in part because of the regional transportation system. The original homes were built along U.S. 287 near the junction of two railroad lines (which will provide regional commuter access in the future). Broomfield grew significantly after the Boulder Turnpike (now known as U.S. 36) was constructed in the 1950s. The Turnpike's only interchange and toll booth were located at Broomfield. Equidistant from Denver and Boulder, Broomfield continues to have strong ties to both communities, but Broomfield has emerged as a destination for regional employment and shopping in the past decade. As in the past, the future health of Broomfield will depend on the quality of the transportation system serving the area.

As Broomfield and the Denver Metropolitan Area continue to experience population and employment growth, traffic and mobility needs also have increased. In the 2004 Broomfield Citizen Survey, residents rated Broomfield above average for ease of car travel and below average for ease of bus travel. Many parts of Broomfield are not adequately served by RTD routes, and evening and weekend service is minimal. Alternatives to driving are critically important to members of our community who have difficulties with mobility, including seniors, the developmentally disabled and teenagers.

Residents indicated that walking and bicycling in Broomfield is generally a high-quality experience. The most serious transportation issue residents identified was traffic congestion. Signal timing, a desire for more lanes and low speed limits are other concerns noted in the survey.

Regional growth is creating pressure on roadways internal to Broomfield, as well as on the state highway system serving the Broomfield area. Weld County is one of the fastest-growing counties in the nation, and this growth will create significant traffic, especially on State Highway 7. Trends show that

growth in auto ownership and non-work trips are the biggest contributors to congestion.

Concurrent with this Comprehensive Plan update, Broomfield has prepared an update of its Transportation Master Plan, which is included as a technical appendix to this document. This appendix provides information about current and forecasted travel patterns and needs.

Goal TS-A: Roadway Capacity

Provide additional capacity on roadways to handle existing and projected traffic.

Rationale:

Some Broomfield roadways could benefit from expansion. The existing roadway system is provided on page 61, Map 9: Existing (2004) Roadway Laneage and Functional Classification. The traffic analysis provided in Appendix D identifies potential roads where the volume of cars exceeds the current or forecasted capacity of the roadway. The northeast part of Broomfield will see increasing pressure on the roadway network as a result of regional population and employment increases. The 2030 Recommended Roadway Plan, on page 62, indicates locations where existing roads could be widened to accommodate projected growth.

Highways, including U.S. 36 and north I-25, are congested, and critical interchange and highway improvements have not been funded by the state and federal governments. The Northwest Corridor is the final phase of the Denver metropolitan beltway from U.S. 36 to Interstate 70. The completion of the roadway and its connection to the Northwest Parkway is a high priority for Broomfield.

Policy TS-A.1: Evaluate the need to construct additional lanes on targeted Broomfield roadways to relieve congestion. Identify and secure funding for priority roadway projects.

Action Step TS-A.1.1: Work with the community to identify priorities for improvement.

Action Step TS-A.1.2: Anticipate future transportation needs in north Broomfield.

Action Step TS-A.1.3: Development approvals should include improvements funded by developers as a condition for major new developments.

Policy TS-A.2: Seek regional and state funding for roadway capacity improvements.

Action Step TS-A.2.1: Continue efforts to secure funding for Wadsworth Interchange Improvements.

Action Step TS-A.2.2: Continue partnerships working to fund U.S. 36 corridor improvements.

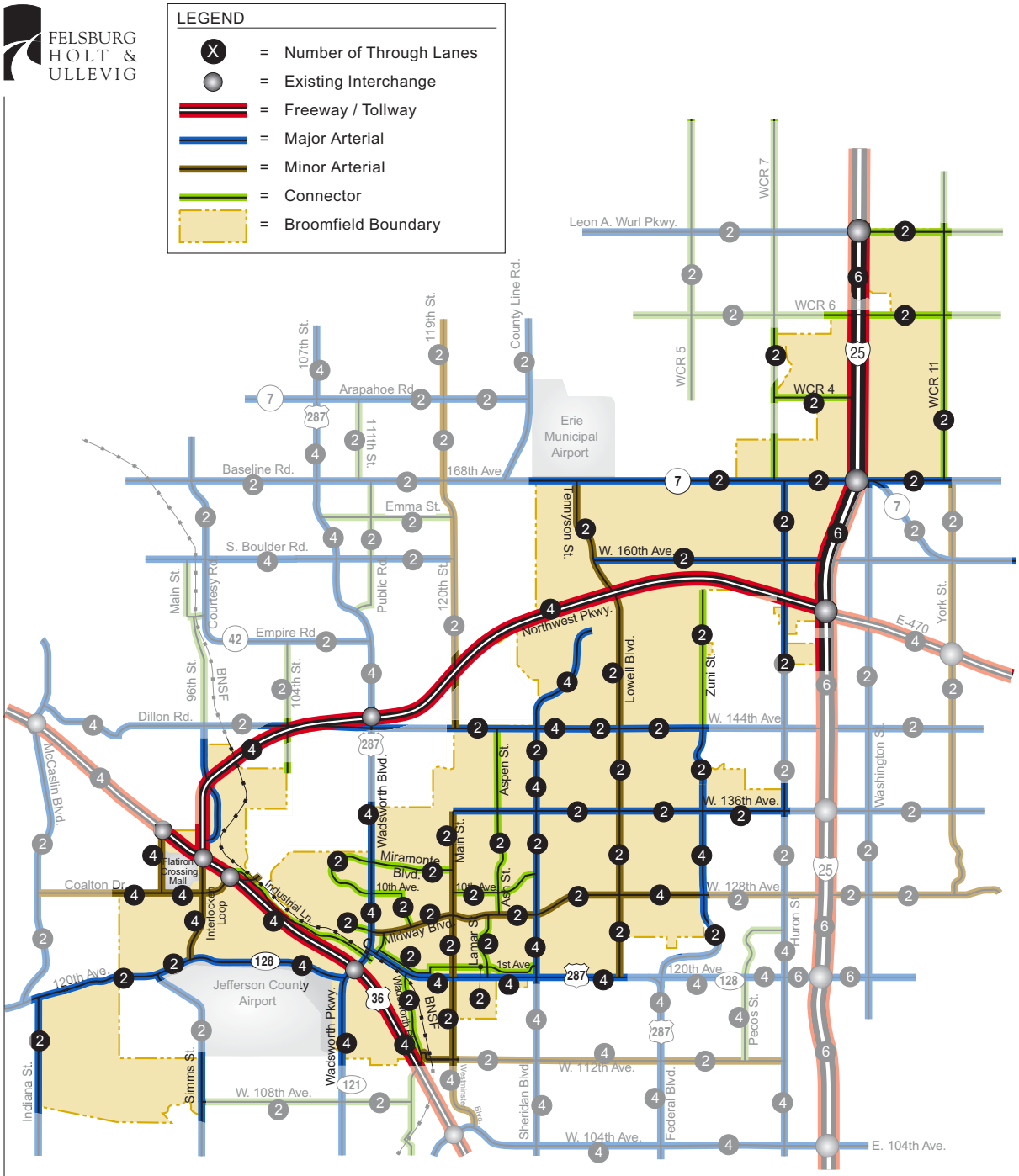
Policy TS-A.3: Continue support for completion of the Northwest Corridor from the Northwest Parkway to Interstate 70, with the provision that it maintains and improves local access to existing activity centers and does not compromise connectivity within the centers.

Goal TS-B: Major Roadway Connections

Enhance internal east-west and north-south roadway connections within the community.

Rationale:

An interconnected, continuous street network linking to regional roadways can help move local and regional traffic through Broomfield. North of U.S. 36, a one-mile grid of north/south and east/west arterial streets serves Broomfield. Some of these streets are not continuous, nor do they connect with the regional networks. There are few places where it is possible to go over or under U.S. 36, I-25 and



Existing (2004) Roadway Laneage and Functional Classification

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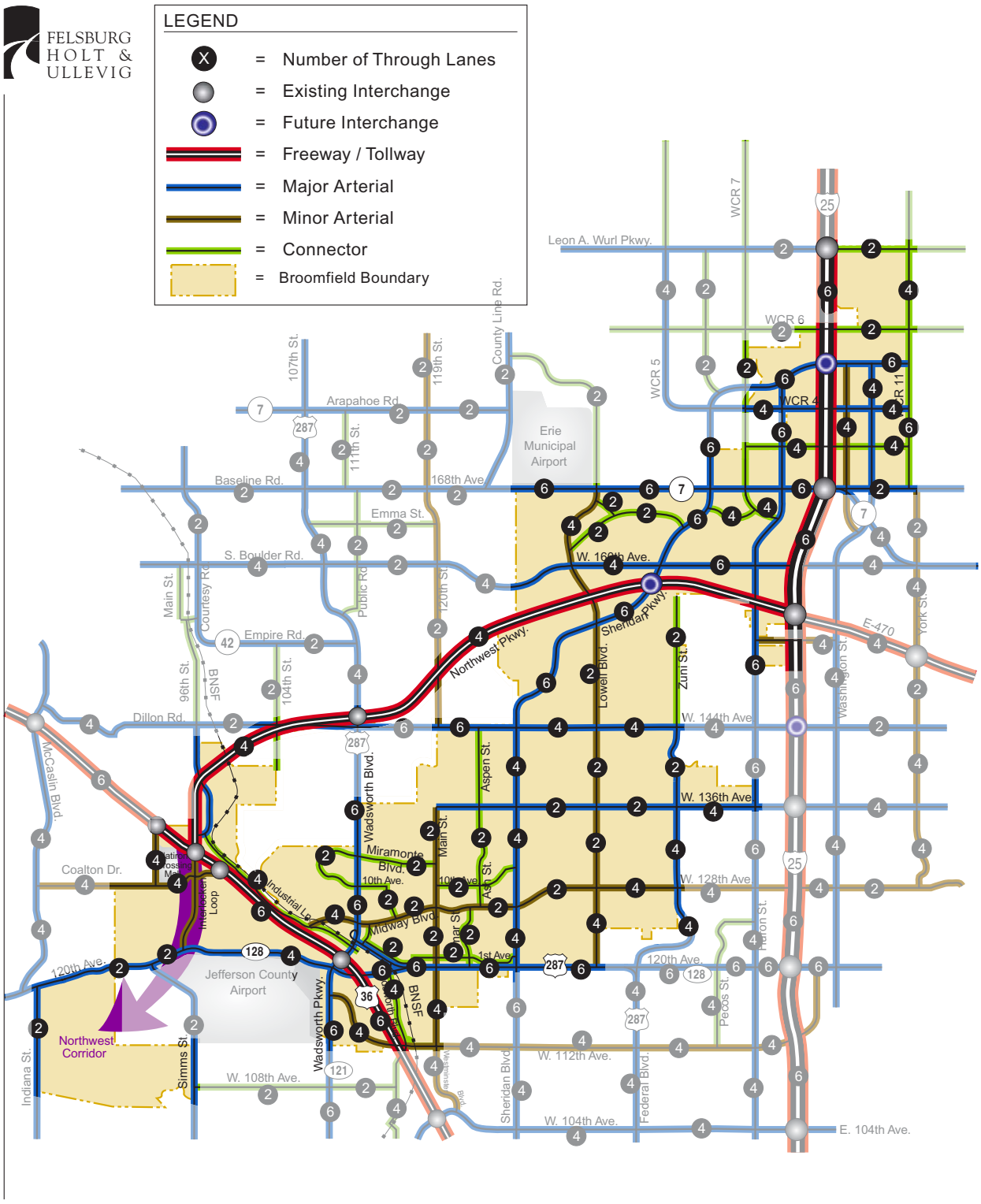
Map 9: Existing (2004) Roadway Laneage and Functional Classification



2030 Recommended Roadway Plan

Broomfield Transportation Plan Update 05-082 10/19/05

Map 10: 2030 Recommended Roadway Plan

the Northwest Parkway. Additional connections across the highways adjacent to Broomfield and an efficient grid system with good interconnectivity will provide a variety of routes and ease congestion.

Policies and Action Steps:

Policy TS-B.1: Improve connectivity locally and regionally by completing priority projects, including the 120th Avenue Connection over U.S. 36, W. 112th Avenue reconstruction over U.S. 36, construction of the Midway Extension and completion of Sheridan Parkway.

> **Action Step TS-B.1.1:** Seek federal and state funding to pay for or offset Broomfield costs for improvements and accelerate their construction.

Policy TS-B.2: Work with affected neighborhoods to plan for more connector streets to facilitate the movement of local traffic in new and existing areas.

Policy TS-B.3: Encourage improvements that are the responsibility of neighboring jurisdictions, and ensure they support Broomfield's needs.

Goal TS-C: Alternative Modes

Promote and develop transportation alternatives to reduce dependence on the automobile.

Rationale:

Residents indicate that improved transit is desired for Broomfield, and that walking and biking options are valued. A technical assessment of transit service shows good regional service along U.S. 36, but significant improvements are needed to improve transit service internal to Broomfield. Map 11, on page 64, describes the Existing Local Transit Service while Map 12, on page 65, suggests a Recommended Transit Plan.

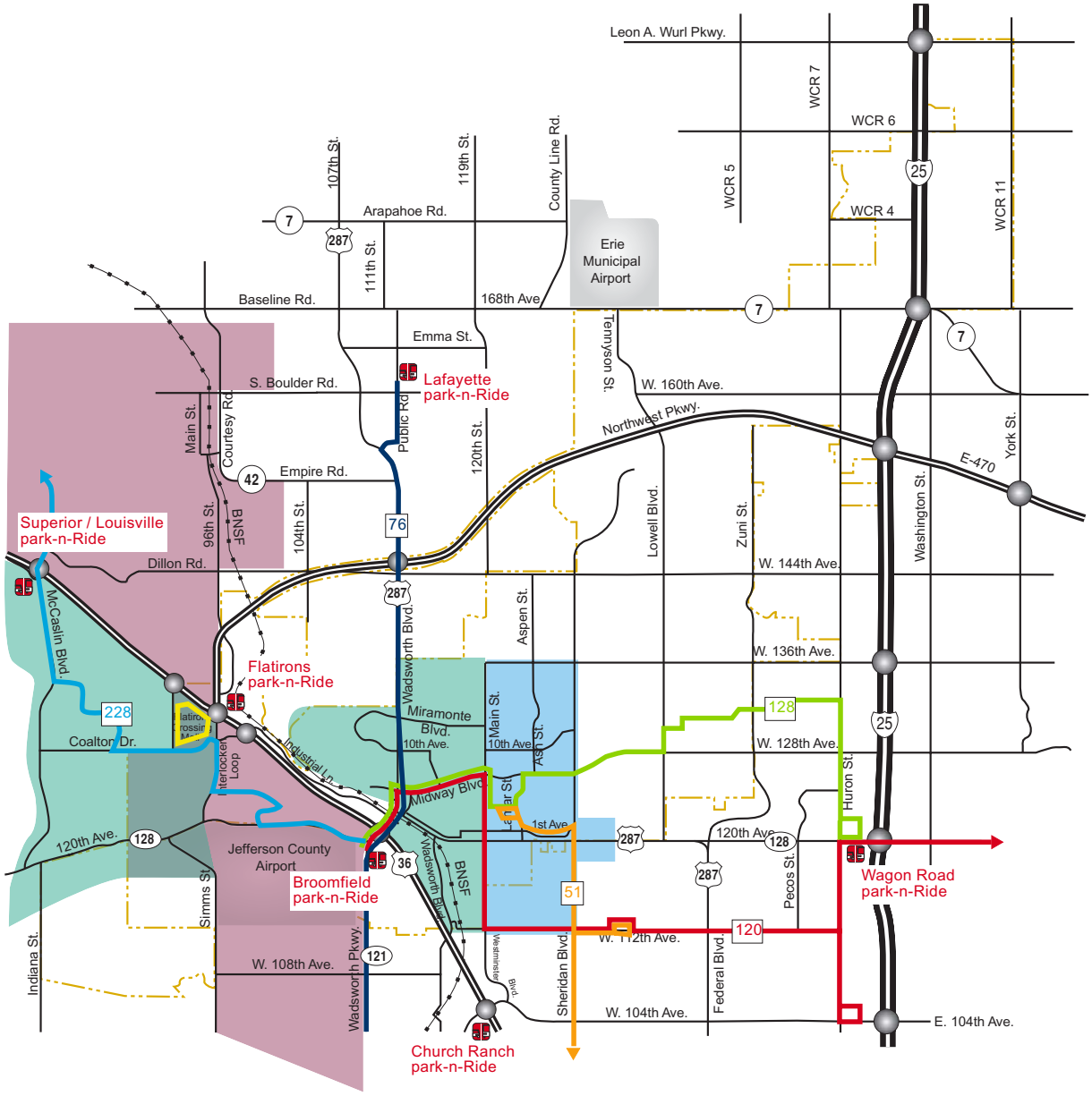
Expanded bus service and walking and biking routes within the community will be even more important when commuter rail and Bus Rapid Transit (BRT) is constructed. Because many bus services and trails cross jurisdictional lines, partnerships with neighboring communities can accelerate the implementation of new routes and ensure their success. Efficient bus and rail service will support economic viability by providing access to jobs. Carpooling, vanpooling, telecommuting and flexible work hours can provide a greater pool of workers for some employers and reduce congestion and vehicle miles traveled. Reducing congestion and improving the flow of traffic also will decrease noise and air pollution.

Alternatives to driving are important particularly to the community's youth, senior citizens and special needs populations. Broomfield values a healthy lifestyle through recreational activity and the enjoyment of the outdoors. Providing safe, inviting and interconnected biking and walking alternatives supports active living and a thriving community.

FELSBURG HOLT & ULLEVIG

LEGEND

- = Route 120
- = Route 51
- = Route 128
- = Route 76
- = Route 228
- = Zip Shuttle
- = RTD call-n-Ride Area 5:30am - 10:00pm
- = RTD call-n-Ride Area 5:30am - 8:00pm
- = RTD call-n-Ride Area 9:00am - 3:00pm & 6:00pm - 8:00pm



North

Existing Local Transit Service

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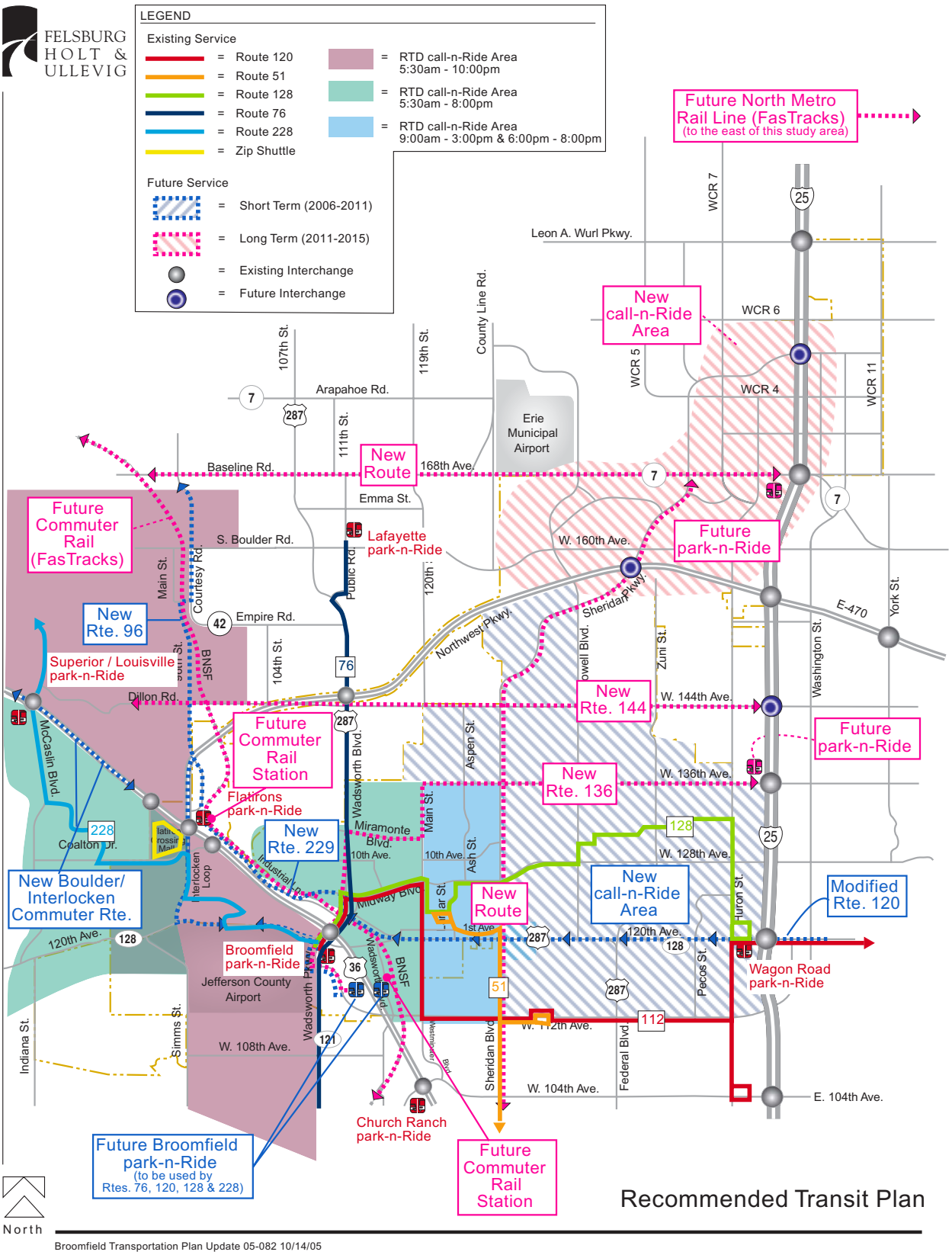
Map 11: Existing Local Transit Service



Map 12: Recommended Transit Plan

Policies and Action Steps:

Policy TS-C.1: Continue working with the Regional Transportation District (RTD) to implement commuter rail and Bus Rapid Transit (BRT) to serve Broomfield's major corridors and employment centers.

Action Step TS-C.1.1: Partner with RTD to plan and implement bus feeder service, pedestrian and bike connections serving the existing park-n-Rides and future commuter rail and BRT stations.

Action Step TS-C.1.2: Work with the Colorado Department of Transportation (CDOT), RTD and private developers to plan efficient and adequate roadway access to park-n-Rides.

Policy TS-C.2: Advocate for new or modified bus routes to better connect and serve all parts of Broomfield, especially high-density employment and commercial areas. Partner with neighboring jurisdictions to ensure requested bus services receive a high priority.

Action Step TS-C.2.1: Integrate transit, pedestrian and bikeway improvements into existing and new streetscape improvements.

Policy TS-C.3: Increase services that support the mobility needs of teenagers, senior citizens and special needs populations.

Action Step TS-C.3.1: Work with RTD and other transit providers to assure continuing call-n-Ride services and Access-a-Ride. Advocate for expansion of call-n-Ride services, which serve both the general and the special needs populations.

Action Step TS-C.3.2: Continue to finance and expand such city services as "Easy Ride," providing transportation for elderly and special needs residents.

Policy TS-C.4: Support Transportation Demand Management (TDM) strategies and policies, including carpooling, vanpooling, telecommuting and flexible work schedules to maximize the existing roadway infrastructure and reduce peak hour congestion.

Action Step TS-C.4.1: Encourage use of alternative modes by partnering with regional organizations to promote options and incentives to driving alone. Support and promote web sites providing information on carpooling and vanpooling and regional campaigns to encourage people to try alternatives to driving alone.

Action Step TS-C.4.2: Broomfield will consider a pilot project to encourage and support employee use of alternative modes, telecommuting and flexible work schedules.

Action Step TS-C.4.3: Consider reducing parking requirements for businesses instituting Transportation Demand Management policies and actions.

Goal TS-D: Interconnected Bike and Pedestrian System

Create an interconnected transportation system that facilitates safe travel throughout Broomfield for pedestrians, bicyclists and vehicles and that provides linkages to neighboring communities.

Rationale:

An interconnected transportation system that has multiple pathways through Broomfield allows residents, employees and visitors to choose the most direct route and mode to their destination. It also supports travel by multiple modes for example, biking to a bus trip or walking to a park-n-Ride. Variety in transportation modes, and increased mobility opportunities for youth, seniors and the special needs population are all benefits of an interconnected multi-modal transportation system.

Policies and Action Steps:

Policy TS-D.1: Complete "missing links" in the bike and pedestrian infrastructure.

> **Action Step TS-D.1.1:** Annually assess opportunities and community support to complete "missing links" in the bike and pedestrian infrastructure identified in the Open Space, Parks, Recreation and Trails Master Plan.
>
> **Action Step TS-D.1.2:** Provide sidewalk and trail connections to facilitate quick access to bus service. Retrofit existing neighborhoods, and require connections for new developments.
>
> **Action Step TS-D.1.3:** Evaluate how to provide accessibility and infrastructure that supports the use of electric carts for the elderly and the special needs population.

Policy TS-D.2: Utilize existing natural or man-made corridors (drainage ways, ditch corridors, utility corridors) to support connections where feasible. Where off-street trail connections are not feasible, create safe and user-friendly on-street connections that maximize separation between pedestrians/ cyclists and vehicles. Make arterial street crossings a safe and pleasant experience for users.

Policy TS-D.3: Enhance community information about the pedestrian, bike and off-street trail systems.

> **Action Step TS-D.3.1:** Implement way-finding signage for trails to increase understanding and ease of use.
>
> **Action Step TS-D.3.2:** Continue to provide and expand community information on the web regarding the trail system.

Policy TS-D.4: Work with neighboring communities to enhance a regional bike and pedestrian system.

Goal TS-E: Livable Streets

Encourage livable streets. Livable streets are designed in conjunction with neighborhoods and destinations to facilitate all types of transportation — walking or riding, public or private — in a safe, enjoyable and convenient manner.

Rationale:

The protection and creation of livable streets is not just a matter of increasing comfort and safety. Aside from the danger of traffic itself, excessive noise, air pollution and vibration also may degrade our quality of life.

The configuration of Broomfield's roadway network is dictated by natural and man-made barriers, including U.S. 36, the Northwest Parkway, Interstate 25 and railroads. There are limited access points to U.S. 36. The original arterial streets, such as Midway Boulevard and Main Street, were not designed to carry large volumes of traffic, and homes front these streets. This creates conflict between residents who consider these streets to be for local and residential use, and drivers who have few alternatives to get around the community. Widening of major arterials can relieve traffic on minor arterials.

Major transportation corridors often separate residential areas from other neighborhoods, schools, shopping, parks and recreational areas. Overcoming barriers created by fast-moving traffic and busy streets will increase community cohesiveness and improve safety for pedestrians and bicyclists.

Policy TS-E.1: Design new streets to be safe for all modes of transportation. Neighborhood streets should minimize travel volumes and speeds.

Policy TS-E.2: Direct regional pass-through traffic away from Broomfield's internal roadway network and onto regional transportation corridors.

Policy TS-E.3: Minimize and mitigate the barriers presented by major transportation corridors.

Policy TS-E.4: Incorporate best practices for urban design into street design.

Policy TS-E.5: Tailor landscaping, streetscape, public facilities, cultural features and other programs to heighten the individual identity of distinct neighborhoods.

Policy TS-E.6: Utilize traffic management and traffic calming to keep traffic out of neighborhoods.

> **Action Step TS-E.6.1:** Determine and continue to enforce appropriate speed limits along neighborhood streets.
>
> **Action Step TS-E.6.2:** Maximize the capacity and functioning of the existing transportation system by timing traffic signals to facilitate smooth traffic flow and adding right- and left-hand turn lanes.

Policy TS-E.7: Anticipate and require bike and pedestrian connectivity in new development, and between new and existing development and adjacent communities, through mechanisms that include crosswalks, raised crossings, overpasses and underpasses and signalized interchanges.

Policy TS-E.8: Connect existing neighborhoods and activity centers with streets, trails and pedestrian ways where the community supports these investments.

Goal TS-F: Regional Transportation Planning

Participate in and influence regional transportation planning efforts to enhance overall regional mobility and improve Broomfield's accessibility to the regional transportation network. Coordinate with adjacent communities to promote an efficient transportation system.

Rationale:

Funding for regional and state roadway improvements is influenced and determined through the Denver Regional Council of Governments (DRCOG) plans. The DRCOG plans become a component of the State Transportation Improvements Plan. These plans prioritize improvements for potential federal and state funding. As such, involvement in these regional planning efforts is critical to good transportation planning and acquiring regional, state or federal funds. Involvement in regional planning also provides access to information about the priorities of neighboring jurisdictions and facilitates opportunities for coordination.

Policy TS-F.1: Staff and elected officials should seek appointments and leadership roles on key committees in various organizations and follow up with active participation to assure Broomfield projects are a high priority and receive funding.

Policy TS-F.2: Proactively work with regional and state transportation agencies to encourage regional roadways that have adequate capacity for traffic.

Policy TS-F.3: Partner and coordinate with neighboring communities to complete inter-community and regional connections.

Goal TS-G: Land Use and Transportation

Use the transportation system and innovative street design to support and complement the Broomfield's land use and economic development plans and policies.

Rationale:

Land use and transportation planning must be coordinated. New development and redevelopment may utilize existing or require additional transportation infrastructure. A key to strong economic development, especially in office and retail sectors, is a strong transportation system that provides good access and traffic flow. The design of the transportation roadway network, including landscaping, should also support the community's character and image.

Policies and Action Steps:

Policy TS-G.1: Coordinate employment development and redevelopment to take advantage of regional and local transportation corridors.

Policy TS-G.2: Create compact and mixed-use development in targeted locations.

Community Form & Identity Vision

Broomfield is a community with residents who take pride in its small-town friendliness and can-do attitude. Broomfield's physical features include interconnected open lands and parks with distinct residential and commercial areas. All these elements combine to create a strong sense of place and identity.

Current Situation and Future Trends

Community Form

Broomfield is situated among other Metro Denver suburban communities on rolling, high plains prairie lands northwest of Denver, between U.S. 36 and Interstate 25, with views of the Front Range region's mountains and plains. Broomfield's origins as an agricultural community, which transitioned to a modest bedroom subdivision and then to a mixture of high-tech office and regional retail centers, are evident everywhere you drive within the community. Vestiges of old farmsteads are now modern subdivisions. Mid-rise office buildings with spectacular views of the region are located adjacent to regional shopping districts along the U.S. 36 transportation corridor. The construction of commuter rail and bus rapid transit systems along the corridor is ushering in a new wave of development. In the northeast areas of Broomfield, new residential and retail areas are under development. These will mirror areas described above, located in the southwest areas of Broomfield.

The existing physical form of the city is built around a core of primarily low-density, single-family residential neighborhoods. The majority of the community is developed, with approximately 15 percent of the land area under-developed or vacant — the majority of these areas being located in the northeast quadrant of the city. Given the relatively small amount of undeveloped and vacant land available, the visual image and thephysical form of Broomfield are relatively stable. While some infill development will occur, the overall physical form of Broomfield is established.

Many of the physical form concepts established in the 1995 Master Plan remain valid: an "Interconnected Open Space System and the 'Green Edge'''; public facilities as community meeting grounds; Broomfield as a city of neighborhoods; the idea of creating two City Center Districts; the development of Sheridan Parkway. Many of these concepts either are completed or under way.

Community Identity

Broomfield's identity often is more associated with the character of its residents rather than with its physical character. Broomfield's "small-town" character — its scale, amenities and friendliness — stands in contrast to the image of the faceless suburban developments that surround it. A spirit of achievement and innovation are hallmarks of local government and businesses. Community involvement is high and often passionate. Broomfield is a family-oriented community with churches, residential subdivisions, parks and recreational facilities conveniently located throughout.

Goal CF-A: Community Identity

Build upon the established physical framework to strengthen Broomfield's sense of community identity by identifiably connecting the neighborhoods, open lands, parks, residential and commercial areas, and by the enhancement of natural and man-made features.

Rationale:

Because the majority of the population views the environment from along the streets, sidewalks and trails as they travel through the community, the image of the street plays an extremely important role in determining the image of the community. Efforts to improve the quality and the appearance of the community as viewed along its pathways will provide the best opportunity to create a distinct and cohesive image for Broomfield. The roadways most often are the boundaries between Broomfield and adjacent communities and easier to define visually, in contrast to areas where property boundaries of individual, private lots are the community limits.

Policies and Action Steps:

Policy CF-A.1: Establish an image for all major roadways that is consistent throughout Broomfield.

> **Action Step CF-A.1.1:** Develop design standards for all major roadways that use a similar or consistent palette of streetscape elements (e.g., landscape materials, architectural elements, lighting standards, paving patterns, crosswalks and signage), but in varied ways. Each hierarchy of street classification (i.e., arterials, collectors, etc.) should have some similarity in design.

Policy CF-A.2: Strengthen Broomfield's identity along the borders or edges with adjacent communities.

> **Action Step CF-A.2.1:** Examine the feasibility and appropriateness of expanding the "Green Edge" concept (introduced in the 1995 Master Plan) around Broomfield's southern, eastern and northern boundaries.

Policy CF-A.3: Reinforce and/or enhance the individual character of Broomfield's neighborhoods and business districts with signage at major district or neighborhood entries.

Policy CF-A.4: Encourage the protection of Broomfield's historic resources.

> **Action Step CF-A.4.1:** Inventory Broomfield's historic resources to create a registry of existing and potential historic sites, structures and/or districts.

> **Action Step CF-A.4.2:** Promote the development of programs aimed at enhancing the public's awareness of Broomfield's historic resources and any potential programs or other efforts to protect these resources.

Action Step CF-A.4.3: Preserve, reuse, rehabilitate and/or enhance Broomfield's historic resources through the possible adoption of legislation, regulatory reform and/or financial incentives.

Policy CF-A.5: Maintain key views to the mountains and other significant scenic vistas from such public areas as major roadways, parks or public buildings.

Action Step CF-A.5.1: Conduct a view corridor study that identifies significant view elements (man-made, natural, etc.); view corridors and panoramas; and view sites within the community for possible preservation.

Goal CF-B: Community Character

Encourage community unity and interaction to maintain Broomfield's small-town character and sense of identity.

Rationale:

The heart of every community is its residents. Opportunities for social gathering, either at community events, such as Broomfield Days and other events, or informally in various social gathering spaces, can help foster Broomfield's sense of community and identity.

Policies and Action Steps:

Policy CF-B.1: Develop a multitude of community activity centers at various locations throughout the city. These centers should be of varying scales, reflective of the land uses, character and scale of adjacent properties. The predominant character of these activity centers may range from civic, such as the Municipal Center campus, to transit-oriented or office and retail centers, parks, other public facilities, activity centers and along circulation corridors.

Policy CF-B.2: Make neighborhood streetscapes safe and livable in order to capitalize on opportunities for spontaneous social interaction and gathering.

Action Step CF-B.2.1: Develop design guidelines or standards for livable streets, urban parks and plazas that define the quality of these areas.

Goal CF-C: Community Form

Implement the vision and the policies relating to Broomfield's physical form and identity.

Rationale:

The Comprehensive Plan Map has a legal status apart from the policies of the 2005 Comprehensive Plan and is, in many instances — particularly as it relates to land use and the location of public facilities and improvements — the only reference to which many interested parties refer.

Policies and Action Steps:

Policy CF-C.1: Use the Land Use Map, along with the Broomfield Framework Map, to direct future zoning, land use and development decisions. The map illustrates the approximate locations of:

- an interconnected system of greenways and trails;
- sites within the planning area that make up the greenways and trails;
- locations for community facilities and schools;
- sites for commercial uses, including a new City Center District designation, as well as additional village centers, regional commercial and transit-oriented development sites;
- residential neighborhoods that include a variety of housing types, but that maintain the predominantly single-family character of Broomfield;
- a city-wide circulation system designed to tie the various neighborhoods together, encourage walking and bicycling and minimize congestion.

Open Space, Parks, Recreation and Trails Vision

Preserve and enhance those natural and recreational places that reflect the heart and soul of the community.

Current Situation and Future Trends

The City and County of Broomfield's Open Space, Parks, Recreation and Trails (OSPRT) Master Plan articulates a vision based on residents' expressed values about the natural and recreational qualities that make Broomfield a special community. As stated in the OSPRT Master Plan, these values define *the community's heart and soul*:

> …the *heart* represented by parks and other civic spaces that bring Broomfield together as a community, and
>
> …the *soul* represented by those open spaces that provide contemplation and appreciation, whether viewed from afar, experienced close at hand or near to home.

The Comprehensive Plan Land Use Map includes the overall vision illustrating the open lands network throughout Broomfield. Specifically, the OSPRT Master Plan serves as the primary tool providing guidance for Broomfield's actions related to open lands acquisition and preservation, parks development and trail construction. This plan establishes a comprehensive inventory of existing and needed resources and amenities and identifies core goals and associated measures, principles and implementation strategies. Background, guidance and analytical justifications that support these overall goals and policies are included in the OSPRT plan.

Providing Open Lands

Broomfield has worked actively to acquire, preserve and, where suitable, to develop open lands for public use. The term "open lands" is an umbrella concept that encompasses three subsidiary designations: park/recreation areas, open space and other open lands. The following definitions describe the unique attributes and purposes of Broomfield's three types of open lands designations:

- **Parks and Recreational Areas:** These areas are the most intensively developed and used types of open lands. They may contain open irrigated turf areas for passive recreation, playing fields, hard courts, picnic areas, restroom facilities and other improvements.

- **Open Space Areas:** These areas are parcels intentionally protected from development and set aside for unstructured passive recreation and the appreciation of natural surroundings. They may contain trailheads and trails, fishing facilities, wildlife viewing areas and other facilities that support uses compatible with a site's natural resources and conditions.

- **Other Open Lands:** These areas include golf courses, drainage/detention areas and other facilities' use.

The following table summarizes existing open lands by type.

		Existing Open Lands As of 5/10/2004				
	Units	**Open Space**	**Parks**	**Other Open Lands**	**Total Open Lands**	**% of total**
OPEN LANDS ACRES						
Broomfield-Owned Areas	Acre	2,005			2,005	32%
Conservation Easement	Acre	414			414	7%
Intergovernmental Agreement Broomfield/Boulder Counties	Acre	2,397			2,397	38%
Public Parks and Facilities	Acre		537		537	9%
Golf Courses	Acre			657	657	10%
Joint School Parks	Acre		153		153	2%
HOA Parks	Acre			104	104	2%
Other Open Lands Maintained by CCB	Acre			18	18	0%
Other Open Lands not Elsewhere Classified						0%
Subtotal		**4,816**	**690**	**779**	**6,285**	100%
Broomfield County planning area including Intergovernmental Agreement - Broomfield/Boulder County	Acre				23,917	
Open lands as a percentage of total planning area Average	**%**	**20%**	**3%**	**3%**	**26%**	

Table 9: Existing Open Lands by Type
Source: City and County of Broomfield Open Space, Parks, Recreation and Trails Master Plan

Efforts have focused on connecting these public areas of the community by preserving an interconnected greenway system comprised of open lands not only along the edges of Broomfield that provide a buffer to adjacent communities (the "Green Edge"), but also significant parcels of land within the community. From a quantitative standpoint, the OSPRT Master Plan calls for the preservation of approximately 40 percent (estimated as 9,567 acres) of Broomfield's planning area[1] as open lands. Currently, approximately 27 percent or just over 6,000 acres, of the planning area consists of open lands[2]. Near-term planned additions will bring Broomfield's total open lands to nearly 7,500 acres.

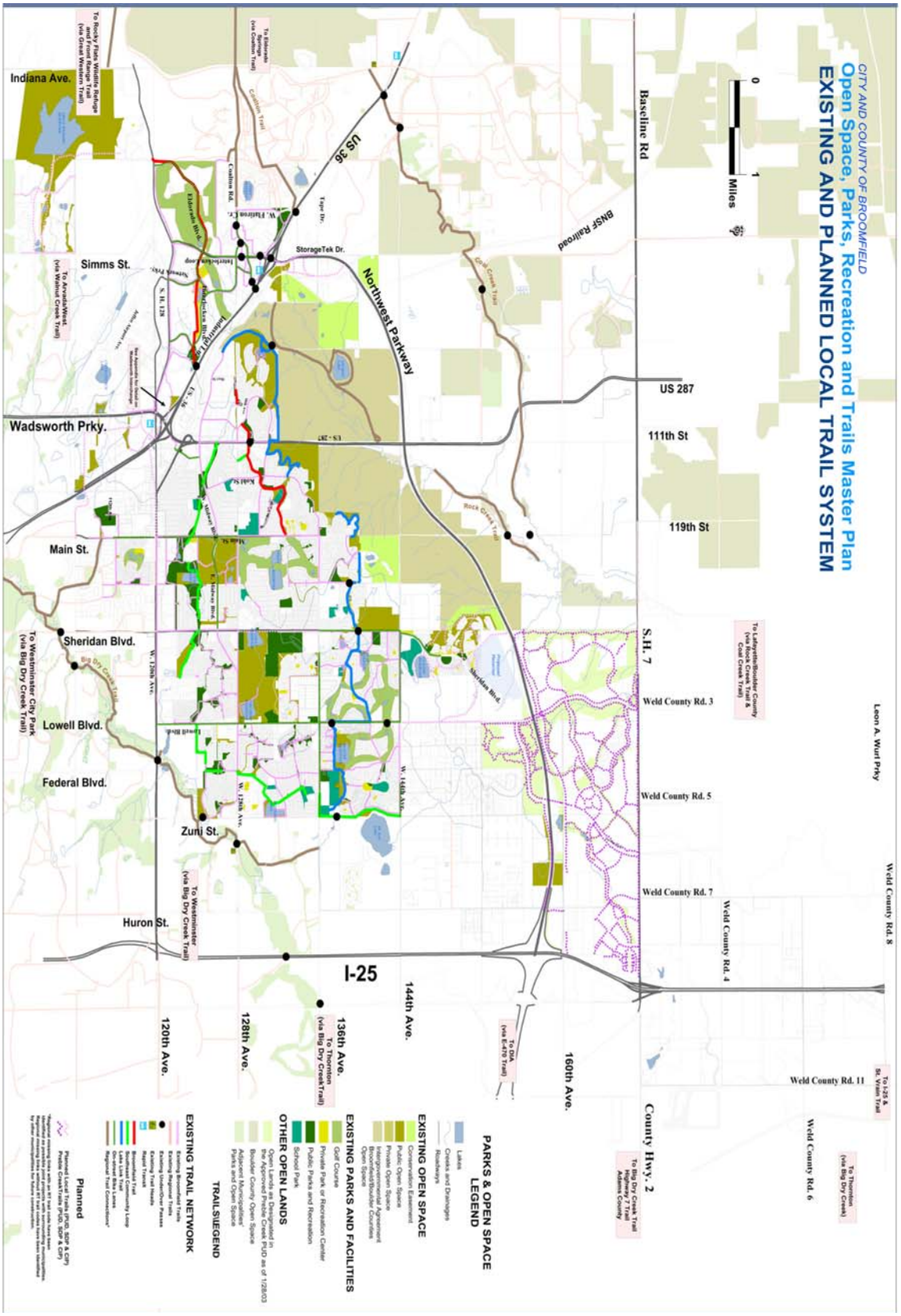
Connecting It All Together

A second priority strongly and consistently voiced by the Broomfield community is the need to develop a well-connected trails network to create a "walkable" community. The biggest challenges to completing this network are in older developed areas where missing links are difficult to build due to the location of existing homes and other improvements. Until the mid-1980s, new developments often were not required to provide trails. The majority of the existing trail network has been built since the mid-1980s.

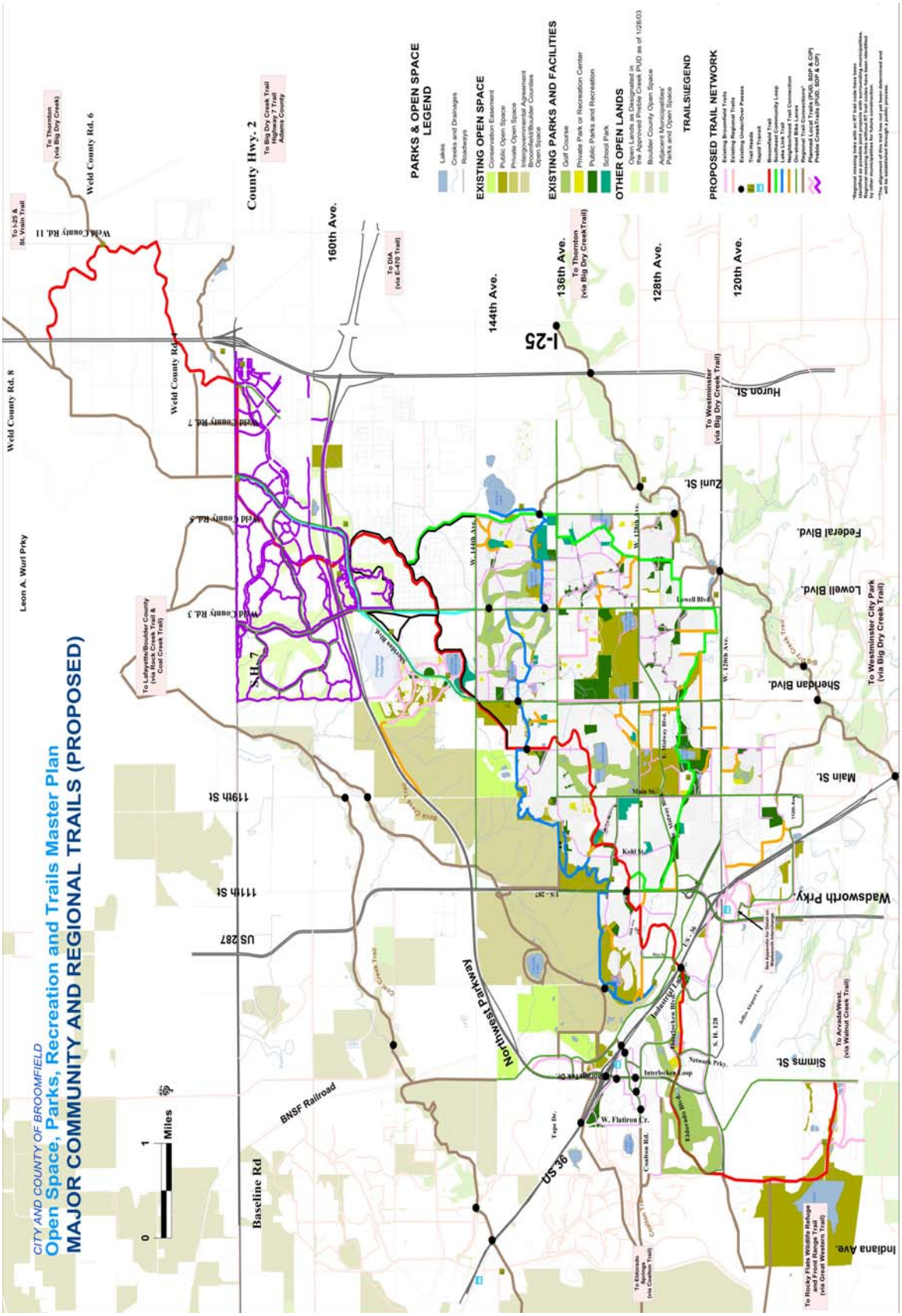
Addressing this need presents an opportunity to provide for biking and walking, alternate modes of transportation that link key public areas together. Trail connectivity provides an opportunity for citizens to walk and ride to many destinations instead of relying solely on the automobile to meet transportation needs. Currently, there are 36 miles of multi-use concrete trails, approximately 5-plus miles of soft surface trails, 36 miles of 8-foot detached sidewalks and 17 miles of on-street bike lanes. The OSPRT plan includes a full analysis of the "missing links" needed to complete a comprehensive trail network through Broomfield.

[1] The planning area includes all of Broomfield County and lands covered by the Broomfield/Boulder County IGA, and encompasses 23,917 acres.

[2] Includes land under contract or negotiation and a proposed reservoir.



Map 13: Existing and Planned Local Trail System



Map 14: Major Community and Regional Trails (Proposed)

Providing for Diversity and Access

A third priority identified by Broomfield citizens is to fulfill a need for more large parks and athletic fields and otherwise promote a better balance of large and small parks. While Broomfield generally has an adequate supply of small and neighborhood parks, there is a demand for larger parks, a greater diversity of recreation programming and programming geared to young adults.

Broomfield County Commons, a 346-acre community park, ball field and open space area, upon completion will provide for a large park within the core residential area. However, as defined in the OSPRT Plan, Broomfield is deficient in meeting some of its goals and performance standards for proximity of larger parks for some key residential areas.

Paying for It All

Achieving a goal of 40 percent open lands in Broomfield is no small task. After accounting for the acres of open lands designated in recently approved PUDs (Planned Unit Developments) and as part of the reservoir project on the Hoopes property, approximately 2,000 acres remain at present to be preserved or acquired to meet the overall open lands goal.

Approximately 2,700 undeveloped acres of high- and moderate-value open lands are available within Broomfield to meet this goal, but these lands are facing competing pressures from development, and their continued availability cannot be taken for granted. The OSPRT Plan has proposed a revised parkland dedication requirement that is projected to yield approximately 360 acres of parkland and open space. Projected sales tax revenues are estimated to provide for approximately 770 acres of open space and 50 acres of parkland. Together, the revised public land dedication requirement and projected sales tax revenues, coupled with open lands acquired to date or projected to be acquired in the immediate future, will allow Broomfield to achieve 87 percent of the overall open lands goal. Achieving the remainder of the goal will require evaluating and implementing other strategies.

In addition to the challenges and costs of acquisition, other financial impacts include the operation and maintenance costs and improvements along open lands' frontages, borne by Broomfield rather than by a developer.

Goal OP-A: Forty percent Open Lands

Provide 40 percent of Broomfield's planning area as open lands.

Rationale:

Open lands in all their facets (open space, parks, recreation areas, etc.) play a key role in shaping Broomfield's community form and land use pattern. Specifically, this occurs through ongoing efforts to establish an interconnected system of open lands comprised of significant open land parcels within the community and the preservation of a community buffer commonly known as the "Green Edge."

Because it is not necessarily practical nor fully desirable to preemptively designate specific parcels for future open land conservation, generalized open lands areas instead are designated on the Land Use Plan and within the OSpRT Master Plan. In 1995, the Broomfield Master Plan Land Use Map designated 40 percent of the planning area (which includes the adjacent Boulder County Carolyn Holmberg Preserve at Rock Creek Open Space)[3] as open lands. The 1995 Land Use Map was arrived at through careful analysis of Broomfield's available land and overall planning goals for various land uses and community form characteristics. During the OSPRT Plan preparation process, additional analysis was undertaken to ensure that the goal of 40 percent open lands still was valid. The OSPRT process reviewed current community goals, current open space and recreation levels of service and available land for potential open lands uses and determined that it was both desirable and reasonable to maintain the 40 percent goal.

The establishment of this goal to provide 40 percent of Broomfield's planning area as open lands enables the community to achieve its desired open land vision in balance with the need to accommodate appropriate and desirable development and other fiscal considerations.

[3] An approved Intergovernmental Agreement with Boulder County allows Broomfield residents perpetual use of these open lands because Broomfield was instrumental in funding the purchase of these open lands.

Policies and Action Steps:

Policy OP-A.1: Develop and maintain an integrated and comprehensive system to inventory, evaluate and prioritize potential open lands for purchase and/or preservation.

> **Action Step OP-A.1.1:** Maintain and update the OSPRT Master Plan's inventory of prioritized potential open space and parklands.
>
> **Action Step OP-A.1.2:** Prepare an annual Implementation Progress Report to inform the community regarding future open lands funding and/or acquisition strategies by summarizing progress toward open land goals. The report also would detail the acres of open lands obtained from dedications, existing sales tax acquisitions and other sources and means.

Policy OP-A.2: Expedite the preservation and/or acquisition of high-valued open space, parks properties and trail easements, while achieving the overall open lands goal by strategically applying a full range of acquisition, preservation and financing options.

> **Action Step OP-A.2.1:** Prepare and consider revisions to the Broomfield Municipal Code to facilitate the acquisition and/or preservation of desirable open lands per the Comprehensive Plan Land Use Map and OSPRT Master Plan. The OSPRT Master Plan identifies such potential revisions as establishing criteria for clustered development and a transferable development rights (TDR) program.
>
> **Action Step OP-A.2.2:** Acquire or otherwise conserve high-priority open lands using a variety of dedicated local funding sources. A compilation of potential dedicated funding sources is identified within the OSPRT Master Plan.

Action Step OP-A.2.3: Establish a foundation or partner with an existing foundation to assist with the purchase and/or conservation of open lands.

Action Step OP-A.2.4: Expand partnerships with neighboring jurisdictions to include Intergovernmental Agreements (IGAs), as well as project-specific affiliations for joint acquisition and management, and with other organizations within the community to leverage Broomfield resources to acquire and/or preserve desired open lands.

Action Step OP-A.2.5: Actively solicit property donations of priority open lands in exchange for tax benefits for the property donor.

Action Step OP-A.2.6: Analyze the viability of using a Transfer of Development Rights program to conserve open land in Broomfield as an alternative to acquiring open land properties.

Action Step OP-A.2.7: Prepare and consider revisions to expand the criteria in the Broomfield Municipal Code by which to evaluate the appropriateness of accepting cash-in-lieu of land dedication. The OSPRT Master Plan identifies potential conditions for when this mechanism may be appropriate.

Action Step OP-A.2.8: Analyze the viability of using cluster zoning as a means to acquire open lands.

Goal OP-B: Connected Public Spaces

Create connected public spaces in order to provide continuous green space throughout the community benefiting wildlife, enhancing recreational experiences and increasing Broomfield's walkability.

Rationale:

Parks, open space and other open land properties should be connected physically to provide continuous green space throughout the community, maximizing value to wildlife and, where appropriate, to recreational users. Parks and open space properties should be linked to the community trails system to further enhance Broomfield's walkability. Significant community barriers, such as regional roadways, rail lines, etc., that hinder direct and continuously connected open lands and trail corridors, should be overcome by using such facilities as underpasses and bridges. The creation of an interconnected open lands system will enable children to walk or bike safely from home to school and to play.

Policies and Action Steps:

Policy OP-B.1: Design trail connections to link open space, parks, recreation facilities and other public places (such as schools, libraries or employment areas) into an integrated system. The trail system should connect recreational opportunities, support a variety of uses, enhance community image, overcome such community barriers as regional roadways and rail lines and offer alternatives to motor vehicle travel and commuting.

> **Action Step OP-B.1.1:** Prioritize and develop the key missing links and needed facilities to overcome community barriers in Broomfield's trail system.
>
> **Action Step OP-B.1.2:** Extend the Broomfield Trail through the length of the planning area generally following the Community Ditch corridor.

Policy OP-B.2: Use existing natural or man-made corridors (drainage-ways, ditch corridors, utility corridors) to support connections.

Policy OP-B.3: Where off-street trail connections are not feasible, ensure that safe, user-friendly, on-street connections are provided that maximize separation between pedestrians/cyclists and vehicles, and that make arterial street crossings safe and provide a pleasant experience.

Policy OP-B.4: Acquire parks and open space that provide physical connections to adjacent open lands and that fill in missing components of the overall system, such as certain park types (i.e., neighborhood or regional parks) in specific areas of Broomfield.

> **Action Step OP-B.4.1:** Prepare and consider revisions to the Broomfield Municipal Code to include development standards for parks and open space that address how parks and open space should be organized to create integrated systems that connect adjacent land uses.
>
> **Action Step OP-B.4.2:** Working in concert with broader land use objectives, identify infill sites that can support parks that fill gaps in the system and meet the goal of increasing the community's walkability.

Policy OP-B.5: Partner and coordinate with municipal, county, state and local neighbors to complete intercommunity and regional connections.

Policy OP-B.6: Face greenways that extend through residential neighborhoods with active uses, front doors, open fences and/or local streets in order to maintain safety within these areas. Avoid lining greenway systems that extend through residential neighborhoods with solid fences.

Goal OP-C: Community Image and Identity

Use open space, parks, trails and recreational facilities to establish a strong community image and identity.

Rationale:

A community's parks, open space and trails can define clearly its identity if valuable and significant properties are preserved as open space and if high-quality parks and trails facilities are developed. The qualities that residents value provide direction regarding the types of properties that should be acquired in the future and the care with which they should be developed. The following concepts represent just some of the ways open lands can shape community image, form and identity:

- Creating park sites for the celebration of community events, such as Midway Park for Broomfield Days;
- Preserving farmland that reminds the community of Broomfield's agricultural history;
- Protecting natural features that are landmarks for the community, such as large cottonwood trees along Community Ditch, or the view to Long's Peak from Kohl Street by Water Tank Park;
- Incorporating public art into parks and trail locations to reflect Broomfield's appreciation of artistic expression. Suitable locations for public art must enhance the park or trail site and also not impact wildlife, critical habitat areas or recreational activities in a negative manner;
- Distinguishing Broomfield's boundaries and entries with open lands to allow for a visual break in development; and
- Creating an interconnected system of parks, open space and trails within easy walking distance of residential neighborhoods to underscore the value placed on community health and walkability by offering residents the opportunity to:
    - enjoy the beauty of open lands,
    - cross paths with other residents,
    - have space for reflection, and
    - participate in passive or active recreation.

Policies and Action Steps:

Policy OP-C.1: Develop and implement evaluation criteria for assessing potential acquisitions that capture important community values: views, ability to experience natural areas and wildlife "close to home."

Policy OP-C.2: Acquire and/or develop "signature" facilities or properties that become important landmarks for the community. These may include premium open space properties, developed parkland and a well-connected trails system. Examples include The Field, Broomfield County Commons and the proposed reservoir along Lowell Boulevard.

> **Action Step OP-C.2.1:** Develop off-leash dog parks and alternative approaches to their management.

Policy OP-C.3: Acquire and/or develop properties that are physically contiguous and form a connected system. A well-connected "green space" system will help establish a strong community identity, as well as strengthen the "green edge" buffer between Broomfield and adjacent communities.

> **Action Step OP-C.3.1:** Prepare and consider amending the Municipal Code regarding

parks and open space to encourage the dedication of compact and useable shaped open space or parkland parcels.

Policy OP-C.4: Establish design standards for parks, trails and facilities that encourage durability, are responsive to unique site conditions and, generally, that promote sound stewardship of Broomfield's natural resource areas.

Action Step OP-C.4.1: Prepare and consider design standards for park construction addressing size, location, typical facilities, parking and amenities.

Action Step OP-C.4.2: Prepare and consider design standard modifications to Broomfield's *Standards and Specifications* for trails, bike lanes and walkways.

Policy OP-C.5: Employ a consistent identity and signage program that allows residents and visitors to easily recognize Broomfield properties and facilities and that provides effective way-finding.

Action Step OP-C.5.1: Prepare and consider an educational program regarding trail and recreational facility use etiquette.

Policy OP-C.6: Incorporate distinctive public art into parks and trail corridors.

Goal D: Stewardship

Maintain sound stewardship of open lands.

Rationale:

Broomfield has and will continue to put forth considerable effort, time and financial resources toward creating a great open lands system. In order to maximize the value of these resources, becoming good stewards of our open lands system is critical. As such, Broomfield should adopt best practices, standards and guidelines for the following:

- acquiring and preserving open lands and trails,
- managing public use in a manner that is not harmful to underlying resource values,
- designing sites and buildings to be environmentally sustainable, and
- managing the development review process to ensure that valued resources are preserved in open space areas and that high-quality parks facilities are provided.

One particular issue related to the stewardship of Broomfield's open lands is the need to develop a public review process to address potential future requests that may arise to change the use of open space or park land. Currently, Broomfield has a regulation in its Municipal Code that requires approval by registered electors during a regular or a special election to dispose of city-owned open space land. However, Broomfield currently does not have a policy or a rule to govern the process for a change in use, trade or lease of open space or park land. Furthermore, the existing rule does not apply to park land.

Policies and Action Steps:

Policy OP-D.1: Develop and implement a variety of tools and strategies to creatively protect and preserve significant open lands and wildlife habitat.

Action Step OP-D.1.1: Prepare and consider revisions to the Municipal Code to encourage the use of naturally sloped and vegetated swales for stormwater conveyance in lieu of storm sewers.

Action Step OP-D.1.2: Prepare and consider revisions to the Municipal Code to promote the protection of ridgelines, high points within the community and scenic views.

Policy OP-D.2: Establish clear guidelines for public use of open space areas that are grounded in their inherent natural resource values and that provide for public enjoyment that does not compromise these inherent qualities.

Action Step OP-D.2.1: Prepare and consider amending the Municipal Code to update the Open Space Zone District provisions to be consistent with the intent and recommendations provided by the OSPRT Master Plan, and update the Zoning Map to ensure that all city-owned and dedicated properties are zoned as open space.

Policy OP-D.3: Develop area management plans for open space areas of a significant size that define appropriate and allowable uses, management strategies and restoration or remediation activities needed to enhance the health and the functioning of the resource.

Policy OP-D.4: Encourage environmentally sustainable site and building design.

Action Step OP-D.4.1: Strive to incorporate Green Building Council guidelines when developing or renovating park, recreation or trail facilities.

Policy OP-D.5: Develop environmental quality protection standards that can be implemented in conjunction with Broomfield's development review process to provide additional protections for valued open space, parks and recreational and trail resources.

Action Step OP-D.5.1: Prepare and consider amending the Municipal Code to identify the types of natural areas and features that should be conserved through the open space public land dedication requirements for new residential development.

Action Step OP-D.5.2: Prepare and consider amending the Municipal Code to stipulate that parkland should meet the specific program and environmental criteria defined in the OSPRT Master Plan.

Action Step OP-D.5.3: Prepare and consider amending the Municipal Code to better ensure that stormwater detention areas provide truly useable parkland or open space exhibiting a natural character before they may be credited toward a project's public land dedication requirements.

Action Step OP-D.5.4: Prepare and consider developing management and maintenance guidelines to promote better stewardship of community open lands.

Policy OP-D.6: Address the process for any proposed change of use, trade or lease of any open land property that is owned as fee simple by the City and County of Broomfield.

Action Step OP-D.6.1: Prepare and consider options to establish criteria and procedures for evaluating and approving the possible future disposal, change-in-use, trade or lease of designated open lands. Any such devised process should provide substantial opportunities for public input.

Policy OP-D.7: Expand partnerships with neighboring jurisdictions and other organizations within the community to promote stewardship

programs and volunteer initiatives and to implement the OSPRT Master Plan's goals and objectives.

Action Step OP-D.7.1: Work with existing environmental education programs, such as the volunteer-based Broomfield Nature Program, to develop brochures, programs and educational programs (classes, tours) to promote stewardship of open space lands and compliance with established rules and conservation design guidelines.

Action Step OP-D.7.2: Adopt a leadership role in promoting volunteer activities that benefit open space, trails and parks.

Goal OP-E: Meeting Future Needs

Develop a proactive approach to meeting future needs.

Rationale:

This goal is designed to ensure that facilities and programs are developed proactively, in advance of population growth and changing community demographics, rather than simply reacting. The goal also addresses the need to accommodate yet-unknown future recreational desires and preferences within the community.

Policies and Action Steps:

Policy OP-E.1: Regularly analyze the service capabilities in terms of access and acreage of Broomfield's recreational facilities and programs against generally recognized established measures to identify areas for improvement. Regularly update buildout projections and locations for residential growth to update projected needs for facilities.

Action Step OP-E.1.1: Prepare and consider a facility program for a new recreation center, and evaluate the suitability of alternative potential locations for the center within the community.

Action Step OP-E.1.2: Periodically analyze resident participation in organized athletic leagues and league utilization of Broomfield facilities to ensure that an appropriate level of facilities and programs is provided.

Action Step OP-E.1.3: Periodically analyze other communities' participation in Broomfield-sponsored leagues and out-of-community utilization of Broomfield facilities to develop reimbursement policies that ensure that out-of-community utilization of Broomfield facilities is accompanied by appropriate compensation.

Action Step OP-E.1.4: Update and evaluate existing teen programs and facilities to meet the needs of the community.

Policy OP-E.2: Establish strategic partnerships with surrounding communities to provide for shared facilities and "specialized use" facilities that may serve the entire region.

Policy OP-E.3: Incorporate established service standards for parks and open space as public land dedication requirements that are part of the Municipal Code. The OSPRT Master Plan identifies potential service standards for open space, parks and public land dedications.

Action Step OP-E.3.1: Prepare and consider modifications to Broomfield's service standards for each type of park facility to ensure that the mix of park types reflects the community's needs and expressed values.

Policy OP-E.4: Establish guidelines for accommodating emerging recreational needs and preferences into existing community lands and on lands that may be provided by private partners.

Action Step OP-E.4.1: Prepare and consider revisions to the Broomfield Municipal Code to establish design standards for such items as amenities, furniture, etc., for parks, open space and trails provided by developers. The OSPRT Master Plan identifies potential quality and quantity standards.

Action Step OP-E.4.2: Explore the feasibility and the community desire for an aquatic center.

Goal OP-F: Distribution of Facilities

Promote the equitable distribution of open space, parks, recreational and trail facilities.

Rationale:

This goal is intended to provide all residential areas of Broomfield with comparable access to open lands, parks and recreation facilities and programs and trails. In already developed areas, it is acknowledged that meeting these goals will be subject to the availability of potential infill parks/facilities sites, as well as to considerations of other economic uses for these properties.

Policies and Action Steps:

Policy OP-F.1: Promote access for populations with special needs to appropriate recreational and trail facilities in compliance with applicable federal accessibility requirements.

Action Step OP-F.1.1: Prepare and consider accessibility standards and/or guidelines for appropriate recreational and trail facilities.

Policy OP-F.2: Regularly analyze the service capabilities in terms of access and acreage to Broomfield's recreational facilities and programs against established measures for major geographic areas of the city. Those areas falling below 50 percent of the established service standard should be targeted for improvements.

Action Step OP-F.2.1: Prepare and consider amending the Municipal Code regarding parks to encourage that parks are accessible, secure and visible to the residents they are intended to serve.

Action Step OP-F.2.2: Provide a park within one-fourth mile of every home where feasible.

Policy OP-F.3: Promote accessibility to facilities and programs for residents regardless of income level.

Action Step OP-F.3.1: Evaluate and adjust as necessary Broomfield's existing recreation program participation and facility admittance fee assistance programs.

Economic Development Vision

Promote the economic vitality of Broomfield through attraction, retention and expansion of business activity.

Current Situation and Future Trends

The downturn in the high-technology sector painfully highlighted the importance of a diversified economy — both on a regional and a local level. In particular, the U.S. 36 corridor suffered sizable job losses and resultant real estate vacancies. Broomfield's future economic sustainability will depend on economic development efforts that encourage diversity and balance with respect to job growth.

Broomfield has ample opportunity to compete effectively for both residential and commercial development growth within the north metro area. The community's challenge will be to shape, rather than attract, growth. Careful monitoring of the balance between residential and commercial development and development patterns in surrounding communities will be required.

The largest-growing industry in the world is tourism. In its purest form tourism represents any visitor to a community, whether traveling several hundred miles or driving across a municipal boundary. "Tourists" can include short-term visitors to the community or long-term visitors, such as employees who work but don't live in the community. While Broomfield currently doesn't have what people think of as tourist "attractions," it does have facilities that attract substantial numbers of visitors throughout the year. FlatIron Crossing is not only a destination for visitors to Broomfield, but it also is a generator of tourist revenues (Cherry Creek Mall annually has the highest number of visitors to Denver of any tourist "attraction"). Tourist revenues commonly are viewed as revenues for which minimal services have to be provided.

Being situated adjacent to a regional airport and a highly sophisticated business park means there is a large potential of wealthier visitors associated with businesses who will look elsewhere for entertainment and leisure if they don't find them directly adjacent. They will pass through Broomfield unless they find something of interest. There is great potential in developing amenities that can catch business visitors' attention, as well as serve the local population.

Rocky Flats has become a National Wildlife Refuge, and this will generate a new market of non-local visitors to the southwest area of Broomfield. There is a group proposing a Cold War Museum for the west entrance to the park. This is just one example of an entrepreneurial approach to a new opportunity.

City and County Scale

Just as regional malls are somewhat fragile in the face of new competition, community commercial retail centers are, as well. The impacts of these centers, whether aging or struggling in the face of new competition, are felt much more acutely at the neighborhood level. Over the past decade (1995-2005), Broomfield has witnessed what many suburban Denver communities have — new centers "cannibalizing" existing older centers. While this development pattern has resulted in growth in sales tax revenues, it has been to the detriment of neighborhoods that are served by existing centers. Generally, new neighborhoods receive new retail centers, while older neighborhoods lose existing retail centers.

Finding a balance between Broomfield's ability to revitalize older centers and anticipate the decline of existing newer centers, while still promoting new retail development, is a substantial economic development challenge. The success of such an effort will depend on the extent to which Broomfield anticipates market and economic trends and retail development cycles.

Neighborhood Scale

It is at the neighborhood scale that individual businesses and services are most scrutinized by residents and provide the opportunity to directly support the local community. Larger community scale commercial uses usually are oriented toward auto pass-by traffic and, therefore, franchises thrive due to quick brand recognition. In the public outreach process of this Plan updating there were sentiments expressed toward encouraging locally owned businesses. Some of these are non-retail and service that are to be located in specialized industrial and commercial areas separate from the residential neighborhoods.

Goal ED-A: Adequate Tax Base

Provide an adequate property and sales tax base to support quality city services, facilities and amenities as identified within the Long-Range Financial Plan.

Rationale:

Broomfield and other communities are highly dependent on property and sales taxes to generate revenue for the provision of services to their residents. The quality of these services has a significant impact on the decision of businesses and residents to locate in Broomfield, instead of elsewhere. Also, the ability of Broomfield to ensure its long-term fiscal health is dependent upon an appropriate mix of specific land uses.

Broomfield has adopted and will continue to update a Long-Range Financial Plan, which includes a fiscal analysis and a financial model, predicated on a set of specific land uses as generally depicted in the previous Master Plan Land Use Map. The conclusion of the report was that at buildout, the ratio of revenues to expenditures was sufficient to ensure the delivery of services, facilities and an adequate surplus to sustain a high quality of community services.

Policies and Action Steps:

Policy ED-A.1: Maintain and adjust, as necessary, the balance of land uses within the community to support the fiscal objectives of the Financial Master Plan, as well as the community values (e.g., the provision of open space).

Policy ED-A.2: Retain existing and recruit new retail businesses and developments that contribute positively to Broomfield's financial structure, in cooperation with the Broomfield Economic Development Corporation (BEDC), property owners and developers.

Goal ED-B: Regional Shopping

Enhance and expand regional shopping opportunities in Broomfield.

Rationale:

As with other communities throughout the Denver Metropolitan area and the State of Colorado, Broomfield is highly dependent on tax revenue to pay for the cost of providing services to its residents. Because neighboring communities are in the same fiscal position, there is fierce competition for revenue-generating development. While Broomfield has emerged in the north metro area as a competitive force for this type of development, a keen awareness of market forces will help keep Broomfield at the leading edge of economic growth. In the long term, regional solutions for sales tax competition may be necessary.

Two sites at the northeast and southwest edges of Broomfield are appropriate areas for regional commercial uses. The southern area — South 96th Street Sub-Area, including FlatIron Crossing shopping district — has been mostly developed, although scattered parcels of small-to-moderate size remain. As of this writing, the district, which includes approximately 2 million square feet of retail, has been open for five years and continues to show conservative, but steady, sales growth. An additional 1 million square feet of development is possible in the district. Its location adjacent to U.S. 36 and the Northwest Parkway is ideal — providing access to the northwest Denver-Boulder market area. The challenge will be to introduce new supportive land uses, such as residential and entertainment, and periodic updating of the physical and the merchandising elements of the district.

The northeastern area shares the attribute of excellent access because it is adjacent to Interstate 25, the Northwest Parkway and State Highway 7. The northern metro region, centered along I-25, is the primary corridor for new development in the region. While the reasons for growth are varied, the result is a very strong market demand for regional retail merchants. This area has a larger inventory of underutilized and vacant land for development. The challenges in this area are the provision of infrastructure in a timely fashion and strong competition from adjacent communities, which may result in saturation of the market. Several projects currently are in the planning and development stages.

Policies and Action Steps:

Policy ED-B.1: Actively recruit new retail tenants and users in cooperation with the Broomfield Economic Development Corporation (BEDC), property owners and developers.

Policy ED-B.2: Actively engage existing retail tenants and users, in cooperation with the BEDC, property owners and developers, to identify targeted strategies and incentives for business retention and expansion.

Policy ED-B.3: Encourage continued private reinvestment through continued public investment in these areas — as identified in the Rationale section above.

Action Step ED-B.3.1: Utilize the sub-area planning process to identify the vision, appropriate physical improvements, policies and political commitment to the development/redevelopment of these retail districts.

Goal ED-C: Employment

Build a strong and diversified employment base in Broomfield that minimizes cyclical impacts of market changes and that provides job opportunities for Broomfield residents of all skills.

Rationale:

In a global economy, it is believed that the only sustainable jobs are those tied directly to the local economy. These include hospitality, government, some service and retail sectors — those activities that require face-to-face interaction. Virtually all other jobs are susceptible to relocation as the market seeks cost efficiencies.

Broomfield's economy is somewhat diversified, with significant employment in manufacturing, services, retail and wholesale trade, government and construction. In the last several years, Broomfield has experienced a significant increase in high-tech and retail jobs through the attraction of many high-tech firms and the development of new retail centers. More than half of all jobs in Broomfield and Boulder Counties are in high-technology manufacturing. These high-tech and manufacturing jobs are the most vulnerable to displacement because they can and are being performed virtually anywhere. Further, Broomfield is not an isolated community; our fortunes rise and fall with the rest of the metropolitan region.

While large firms constitute the majority of jobs, it also is generally recognized that firms with fewer than 30 employees seem to generate the majority of employment growth in most communities.

Taken together, these elements provide the basis for several strategies. Proximity to major educational institutions, such as the University of Colorado at Boulder; the education and skill level of area residents; and the quality of schools, generally, also are factors that attract or discourage business retention and attraction.

Policies and Action Steps:

Policy ED-C.1: Encourage and support partnerships with institutions involved in the education/reeducation and training/retraining of Broomfield's youth and workforce.

Policy ED-C.2: In cooperation with BEDC, encourage the retention and the attraction of entrepreneurial firms, including nonprofits, through an array of financial and regulatory incentives and strategies that provide flexibility and access to capital and facilities.

Policy ED-C.3: Create a quality working environment to include amenities (such as urban villages, telecommunications and transportation infrastructure, mobility options and recreational opportunities).

Policy ED-C.4: Maintain and promote effective commerce by assisting new and existing businesses with governmental regulations, reviews and approvals. An emphasis will be placed on customer service and a business-friendly attitude.

Policy ED-C.5: Ensure an adequate supply of appropriately zoned land for a diversified mix of manufacturing, services and business support services.

Action Step ED-C.5.1: Use zoning and land use controls to maintain existing industrially zoned properties, and discourage the conversion of such land to other uses.

Action Step ED-C.5.2: Investigate methods, such as land banking or restrictive zoning, to provide an adequate supply of industrial land.

Goal ED-D: Commercial Vitality

Maintain and enhance the vitality of existing neighborhoods and commercial areas.

Rationale:
The decline of retail areas may not signal the decline of adjacent residential areas; however, it is seldom the case that declining residential areas will support vibrant retail districts. Successful retail depends on successful residential neighborhoods. Encouraging continued private investment into residential areas is crucial to the health of the city. The city cannot afford to expand into new, peripheral areas leaving older residential districts to their own resources. Over time the decline of these areas will result in higher public service costs and reduced property tax revenues. The city must continually review and encourage efforts to revitalize and renew residential and commercial areas.

Finding a balance between Broomfield's ability to revitalize older neighborhood commercial centers, anticipating the decline of existing newer centers and promoting new retail development are substantial economic development challenges. The success of such efforts will depend on the extent to which Broomfield anticipates market trends and retail development cycles.

Just as regional malls are somewhat fragile in the face of new competition, community commercial retail centers are, as well. The economic health of these centers, whether aging or struggling in the face of new competition, is felt much more acutely at the neighborhood level. Over the past decade, Broomfield has witnessed what many suburban Denver communities have — new centers "cannibalizing" existing older centers. While this development pattern has resulted in growth in sales tax revenues, it has been to the detriment of neighborhoods that are served by existing centers. Generally, new neighborhoods get new retail centers, while older neighborhoods lose existing retail centers.

Policies and Action Steps:

Policy ED-D.1: Encourage private investment through continued public investment in facilities, infrastructure and services, such as parks, roadways and improved police patrols. Focus policies and programs to direct capital funds and improvements into targeted residential and commercial areas.

Policy ED-D.2: Encourage and create opportunities for expanding homeownership in existing older residential neighborhoods.

Policy ED-D.3: Encourage a mix of densities, types and cost of housing in or near older commercial and residential areas.

Policy ED-D.4: Encourage mixed-use, residential and office development on appropriate sites in or near older commercial and residential areas.

Policy ED-D.5: Develop policies that encourage reinvestment and redevelopment of older residential neighborhoods and that respect and maintain the physical character of those areas.

Policy ED-D.6: Actively recruit, in cooperation with the BEDC, appropriate users, new and/or existing, to locate in and revitalize older or underutilized commercial centers.

Goal ED-E: Tourism

Develop a program to enhance/build on existing regional tourism.

Rationale:
Tourism represents the largest-growing industry statewide, as well as in the world. The definition of tourist has expanded to include short-term visitors to the community or long-term visitors, such as employees who work but don't live in the community. In that respect, FlatIron Crossing is not only a destination for visitors to Broomfield, but it also is a generator of tourist revenues, much like Cherry Creek Mall in Denver.

Policies and Action Steps:

Policy ED-E.1: In cooperation with BEDC, the Chamber of Commerce and others, identify local attractions and assist in marketing these assets where appropriate.

Community Services & Facilities Vision:

To provide quality services and facilities within our neighborhoods that reflect our commitment to making worthy investments in our community, that are examples of proactive and innovative government, and that empower all our citizens to increase their quality of life while ensuring that we care for those in need.

Current Situation and Future Trends:

Broomfield's community services and facilities directly contribute to the quality of life enjoyed by Broomfield's residents. Broomfield strives to ensure that not only do its services and facilities adequately meet current needs and desires, but that they are poised to respond to the community's anticipated future needs and desires.

Maintaining desired levels of service in the face of continued growth and new state and federal mandates is a continual challenge. In response to these challenges, Broomfield continually seeks to develop means and methods to integrate the departments, agencies and facilities serving the community in order to uphold the highest standards of quality, character, support and efficiency.

Service Center

The Norman Smith Service Center, located north of West 124th Avenue and east of Lowell Boulevard, is the operations center for Street, Utility, and Park Maintenance. The Fleet Maintenance Division also is located at this site. Vehicles, equipment, materials, and supplies used in maintenance operations are stored at this site. Significant increases in the number of employees and vehicles and equipment have occurred in recent years in order to maintain service levels for a growing population. The present facility is overcrowded and in need of expansion so the divisions operating out of this facility can continue to work efficiently in providing quality services to the community.

Senior Facilities

The number of elderly persons living in Broomfield is increasing due to the combination of increased life spans and in-migrations of senior citizen

residents. The increased number of elderly citizens results in increasing demand for care facilities, better transit, better overall community mobility and walkability, and more housing that both meets the special needs of the elderly and is affordable to seniors on fixed incomes.

Broomfield provides senior services through Health and Human Services and a community senior center. However, there currently is a lack of assisted-living or adult care facilities in Broomfield and limited senior programs. As the elderly population increases, expanded programs and services are needed to better serve a more diverse set of demands, thereby impacting the type and the amount of senior facility space required.

Adult Care

There is a lack within the community of daily senior care facilities and facilities that provide for day care for adults with physical and developmental disabilities.

Child Care

There is a need for a greater number and variety of child care options in the community in terms of variety of setting, affordability and curricula. Those facing the greatest challenges to finding appropriate child care are working mothers, young families and families in need of assistance.

Health and Human Services

Most counties in Colorado and across the nation have individual, separate social welfare agencies and departments that are headed by elected administrators. In contrast, Broomfield has organized its governmental structure differently by creating a Department of Health and Human Services (HHS) that acts as an umbrella for these agencies and services. This integration should serve as a model for all of Broomfield's departments and be an example to other communities.

Broomfield currently offers a range of health and human services. HHS provides a one-stop shopping set of interrelated services. However, additional contemplated services and programs may have facility implications (e.g., providing a resource center, visitation space and/or public health clinics). The current facility is unable to accommodate these additional space demands.

The HHS department services encompass child welfare, child placement, child adoption, child protection, conflict resolution, restorative justice, out-of-home child placement, family preservation, youth in conflict, abuse issues, food stamps, Temporary Assistance for Needy Families (TANF) and Older Americans Act, to name but a few of the programs that support families, adults of all ages and children. The department also is responsible for child support enforcement, family support registry and other programs that try to ensure the responsible support of children.

HHS also assists citizens who are unemployed and trying to reenter the workforce. The Workforce Development Center provides job searches, unemployment insurance registration, training programs and other services to help those attempting to return to the workforce with renewed pride.

Public health and environmental services also fall into the domain of HHS and include health promotion programs, public health nursing and environmental health. The environmental health area covers disease surveillance/epidemiology, health inspections, hazardous waste and emergency preparedness.

The HHS department also is responsible for the Colorado State University cooperative extension, veteran services, county burial assistance and services for persons with developmental disabilities.

Education

The breadth of educational opportunities available to all Broomfield residents includes a diversity of institutions and organizations, such as public school districts, private schools, continuing education programs, job and skill development programs, etc.

There are concerns in the community about consistent quality of education for all of Broomfield's school-aged children. Broomfield is served by several school districts. What occurs in these districts, with respect to their facilities, directly impacts the Broomfield school-age population. All districts serving the Broomfield community, with the exception of the Boulder Valley School District, are experiencing significant growth in enrollment. Not all districts experiencing this growth have the same capabilities and/or resources to respond to this growth as efficiently, or perhaps as appropriately, as do other districts. Some facilities are experiencing low enrollment, deterioration and other issues that will drive facility decisions affecting Broomfield schools. The strength of the community, including its economic future, is dependent on high-quality schools throughout the entire community.

Libraries

Broomfield has a full-service main library. Potential areas of service expansion include additional training and educational programs. These and population increases will drive demand for an expansion of library services and facilities. Currently, potential future expansion of the main library and the addition of a branch library in the northern areas of new development are being considered.

Hospitals/Clinics

Broomfield relies on hospital and clinic facilities in neighboring communities in the region. There are currently only limited routine and urgent care facilities in Broomfield. Public input has identified this as a critical community issue. However, opportunities exist to provide additional, or otherwise increase access to, hospital/clinic facilities that serve the Broomfield community.

Civic and Cultural Facilities

Since the 1998 Strategic Plan led to the development of a multi-cultural events and performing arts center, Broomfield has refined further its cultural planning with the creation of the 2001 Creative Broomfield Plan. The majority of the principal objectives of that plan have been integrated into this 2005 Comprehensive Plan.

Broomfield has several cultural/civic venues, including a multiuse auditorium and an outdoor amphitheater. There also are a number of independent organizations in the community that support the arts and that are cultural resources. The facility and program shortfalls currently being evaluated include the need for a larger performing arts space, increased visual art space and greater support of the arts for all ages and artists in the community. Arts in the community can become a focal point of civic pride and community identity.

Public Safety Facilities

Broomfield has three police facilities — the main police headquarters within the Municipal Center, a police substation in the FlatIron Crossing Business District and a detention facility west of Jefferson County Airport. A future police substation is under consideration for the northeast areas that are experiencing continued population growth. Police Department growth is more directly tied to population growth than are many functions. It is critical to maintain response times, driving the need for additional facilities as Broomfield expands geographically, as well as in population.

The North Metro Fire Rescue District provides fire protection and related services to Broomfield. The district covers 115 square miles and includes the City of Northglenn, the City and County of Broomfield and portions of unincorporated Adams, Jefferson, Weld and Boulder Counties.

The North Metro Fire Rescue District operates six stations serving Broomfield. Two additional stations are planned to support Broomfield's population growth and development. One is planned at State Highway 7 and Interstate 25. A second is planned to service the area around FlatIron Crossing, near 96th Street.

The North Metro Fire Rescue District provides full fire protection and service coverage throughout Broomfield and will maintain this coverage with the addition of stations in areas of growth.

Courts

There are a number of trends that are impacting court services and facilities today. Some are related to technology. As in other areas of government, court systems increasingly are utilizing the Internet to provide information and services for the public. In addition, there is increased use of electronic means of doing business internally for purposes of record-keeping, court processes and communications. This increased integration of technology into services and operations creates additional infrastructure and hardware requirements for court facilities. Other trends impacting court facilities include: increasing use of ADR (Alternative Dispute Resolution), such as mediation, which requires more meeting and office space than traditional court facilities provide; and more sophisticated security systems that can impact both interior and exterior facility requirements.

Broomfield has a combined courts facility located at 17 DesCombes Drive that houses municipal, county and district courts. The combined courts are in close proximity to the Police Department and house the District Attorney's office, as well as the 17th Judicial District's Probation Department. Some related services in the community, provided by other agencies or nonprofits, include Court Appointed Special Advocates (CASA), Boulder County Safehouse and the Adams County Project Safeguard.

Current facility planning anticipates there may be a need for expansion of the existing courts and detention facilities within the next five years.

Future Plans

To achieve these goals, Broomfield needs a comprehensive program of facilities inventory, planning, maintenance and replacement in which to offer the variety of services required for its citizens. Planning for the adequate provision of public facilities is intended to promote planned, balanced and affordable investments so residents are ensured equal and adequate services. Maintaining a balance between neighborhood and community services and facilities is critical to building a strong community that is accessible to all residents regardless of their mobility, age or needs.

Goal CS-A: Decentralized Facilities and Services

Distribute community facilities and services throughout the community to provide neighborhood-based assets that contribute to Broomfield's sense of place and identity, simplify access to these facilities and their services, and create a more adaptive and responsive facilities network.

Rationale:

Distributing facilities and services at the neighborhood level offers a more adaptable and community-based model. These smaller, distributed facilities can minimize the unintended consequence of centralized facilities, where there can be a concentration of impacts, such as traffic, large expanses of asphalt parking areas, etc., in one location. Also, the distributive model spreads these elements across the community in a more equitable manner.

While it is recognized that some facilities and services are better suited in a centralized facility due to their functional and/or physical requirements, such as the Public Works service center, locating community facilities and services within neighborhoods increases the public's access to these amenities, which, in turn, strengthens the sense of connection and civic pride within the Broomfield community.

An effective opportunity to decentralize community facilities and services is to locate them within new or existing structures, such as commercial storefronts. In these storefront facilities the public can access a full array of services at the individual neighborhood level.

Another opportunity and scale by which Broomfield can more effectively distribute the reach of community facilities and services is through partnering with nonprofit organizations, faith-based initiatives and other organizations. Through these partnerships, Broomfield can aid the provision of a variety of beneficial services that are either not provided by government or that government is unable to provide due to fiscal constraints. Providing space within existing and new facilities for nonprofits is one effective method Broomfield can use to facilitate such partnerships.

Policies and Action Steps:

Policy CS-A.1: Locate community facilities within community and neighborhood centers to create walkable destinations within neighborhoods.

> **Action Step CS-A.1.1:** Determine the best location(s) within existing and future neighborhoods for community facilities and/or neighborhood centers.

Policy CS-A.2: Use technology to facilitate the distribution of services and facilities throughout the community.

Policy CS-A.3: Provide space that is not committed to specific uses (i.e., unprogrammed space) within publicly developed or controlled facilities for use by nonprofits, youth and other local groups that benefit the community.

> **Action Step CS-A.3.1:** Maintain an inventory of unprogrammed space in each neighborhood that is available to the public and community groups.

Policy CS-A.4: Support the development of flexible, shared office space for use by local nonprofit organizations.

Goal CS-B: Facility and Service Inventory and Renewal

Strengthen neighborhood and community assets to include facilities, organizations and programs to sustain neighborhood and overall community health and to encourage maintenance and investment.

Rationale:

Developing and strengthening those key assets that contribute to Broomfield's neighborhoods, from physical facilities and structures, to social organizations and programs, are important to maintaining Broomfield's sense of place and identity. An important step in strengthening the community's sense of place and identity involves the inventorying of each neighborhood's assets to include: neighborhood groups and organizations, buildings, equipment and other resources.

Community assets should be identified and catalogued regardless of their source (nonprofit, government, faith-based) and type because they represent significant concentrations of resources for community-building purposes. Creative community leaders have a stake in the well-being of the Broomfield community by contributing to the social, physical and economic health of our neighborhoods.

Renewal and replacement programs are designed to maintain buildings and systems to allow them to serve their function for their designed service life. However, these systems should be scheduled for replacement at the most cost-effective time to do so, or when the existing facility no longer can provide the necessary services. Governmental infrastructure (streets, land use) also must be maintained at a high level to encourage private investment.

Broomfield needs to establish and maintain an inventory of facilities and services that is accessible by citizens in order to maintain its small-town roots that connect residents to one another and that strengthen families and the community. Such a resource also is important for people and businesses that have an interest in relocating to Broomfield.

Policies and Action Steps:

Policy CS-B.1: Develop and maintain public neighborhood facilities at a high standard in order to serve as a catalyst for private investment.

Policy CS-B.2: Promote a blend of community assets (facilities, programs, organizations, etc.) within existing and new neighborhoods that responds to a variety of local needs and functions.

> **Action Step CS-B.2.1:** Develop and maintain an inventory of community assets (facilities, programs, organizations, etc.) by neighborhood to inform residents as to the availability of community assets within their neighborhood.
>
> **Action Step CS-B.2.2:** Develop and consider community development programs aimed at supporting and strengthening neighborhood and community assets.

Policy CS-B.3: Leverage activities, investments and resources from outside the community to support asset-based, locally defined development.

Goal CS-C: Cultural Arts

Ensure citizens have access to a variety of venues for participating in the arts, both as audience and as artists.

Rationale:

Participation in the arts by Broomfield citizens is increasing, as are the quality and the type of offerings available. The Broomfield Auditorium has attracted new audience members, both from within Broomfield and from the larger Denver metropolitan area. It also has provided much-needed performance space for Broomfield-based arts groups. However, cultural groups have expressed a continuing need for a space more suitable for theater-type performances, as well as space in which to create and display visual arts. Also, occasionally some performance groups need a space that will accommodate larger audiences than the current Broomfield Auditorium allows.

The Broomfield Cultural Council's *Creative Broomfield: A Master Plan for Cultural Development* articulates an overall vision for the arts and cultural environment and identifies specific short-, mid- and long-term strategies to achieve that vision. The plan is designed as a tool to guide the community in sustaining and expanding Broomfield's arts and cultural resources.

Policies and Action Steps:

Policy CS-C.1: Promote a variety of venues and opportunities for citizens to integrate art and culture into their lives.

> **Action Step CS-C.1.1:** Encourage the inclusion and/or expansion of art exhibition and performance space in new and existing developments, including outdoor venues.
>
> **Action Step CS-C.1.2:** Maintain a current directory readily available to local artists and arts groups of existing available art exhibition and performance space and of cultural and scientific activities and programs.
>
> **Action Step CS-C.1.3:** Identify opportunities to partner with existing facilities, particularly schools, churches and nonprofits, to make their facilities available for civic and cultural purposes.

Policy CS-C.2: Promote the display of art in public facilities.

Policy CS-C.3: Promote the development of dual or multipurpose facilities within recreational and other community facilities that integrate areas for such purposes as artists' studios, art classes, etc.

Policy CS-C.4: Create a central cultural district in or near the Civic Center complex with a wide variety of cultural offerings in proximity to other regional activity districts, such as FlatIron Crossing shopping district.

> **Action Step CS-C.4.1:** Expand the current Broomfield Auditorium to more easily accommodate dramatic and dance performances and to increase seating capacity.
>
> **Action Step CS-C.4.2:** Develop a set of potential economic incentives that can be used to encourage supporting businesses within the district (e.g., coffee houses, art galleries, bookstores, etc.).

Policy CS-C.5: Revitalize and strengthen existing historic preservation efforts.

Policy CS-C.6: Create a new or expanded multipurpose events and performing arts center/ theater and exhibition hall in or near the FlatIron shopping district.

Policy CS-C.7: Create a series of public art programs throughout the community.

Policy CS-C.8: Use cultural programs and activities to integrate new residents into the Broomfield community.

Policy CS-C. 9: Develop level of service standards to help program civic and cultural events and amenities.

Policy CS-C.10: Promote programs and amenities for lifelong access to the arts.

> **Action Step CS-C.10.1**: Develop programs to provide low-income residents affordable access to the arts.

Policy CS-C.11: Participate with regional arts organizations to develop opportunities to integrate Broomfield cultural arts programs with other regional efforts.

Goal D: Education

Support a diverse range of educational opportunities to ensure that Broomfield remains a community of well-educated and highly skilled people.

Rationale:

The availability of lifelong quality education, training, and skills development for all citizens is crucial to providing adults with basic life skills, employment skills, and the ability to participate effectively in our democracy and civic life. Providing these opportunities is the responsibility not only of our public school system, but also of the entire community. Education is linked directly to the economic and civic well-being of the community.

Education available to Broomfield's citizens is provided through a variety of institutions. These include numerous preschool programs, a variety of public and private K-12 schools, home-schooling situations, Front Range Community College, a variety of vocational/technical schools and nearby state universities, as well as other opportunities, including online courses.

It is not in Broomfield's current financial capacity or best political interests to create a new unified public school district. Broomfield instead will support all of its K-12 students by advocating in those districts serving Broomfield for consistently high levels of achievement and safe learning environments. Through these efforts, not only will the quality of the collective education system be improved, but the system also will unite Broomfield's youth by fostering a broader and stronger community identity.

Education does not stop at political boundaries. Broomfield should promote the sharing of educational and other resources and facilities with surrounding communities to cut costs and enhance learning for Broomfield's citizens.

Policies and Action Steps:

Policy CS-D.1: Promote an education ethic within the community by advocating for a consistently high level of achievement for all K-12 students, safe learning environments and opportunities for lifelong learning.

Action Step CS-D.1.1: Participate in developing an educational symposium/ summit involving educational institutions' administrators, educators and the community to exchange ideas, information, resources, etc.

Action Step CS-D.1.2: Develop and maintain a publicly available inventory of educational resources, to include public and private schools, trade schools, day care facilities and adult education programs, as an informational resource to direct citizens to the appropriate resources to address their educational needs.

Action Step CS-D.1.3: Encourage city-wide academic programs for students such as art shows, science fairs and other competitions and award programs.

Action Step CS-D.1.4: Encourage and support educational institutions to provide programs within the community, including:

- educational programs for developmentally disabled and special needs students;
- early childhood educational programs;
- educational programs in the arts;
- math and science educational programs;
- English as a Second Language programs; and
- life skill educational programs, such as child care/parenting classes for teen parents, health and financial planning.

Action Step CS-D.1.5: In cooperation with local schools, develop a service learning program within Broomfield to provide students with practical experience and education regarding careers in local government.

Policy CS-D.2: Support the use of technology to raise the level of training and education provided to citizens.

Policy CS-D.3: Use incentives, grants, land dedications and fees to support the development of community educational facilities and programs throughout Broomfield.

Goal E: Communication

Facilitate a culture of open and effective communication of ideas and information within Broomfield.

Rationale:

The communication of information and ideas between citizens and their government is key to achieving meaningful civic participation that, in turn, results in a more effective representative government. Therefore, the means of communication among the public, Broomfield City and County staff, service agencies and elected and appointed officials must continuously be reviewed and improved to ensure that people's daily routines and access to ever-changing technologies is effectively taken into account.

Greater use of technology and marketing is a logical next step in keeping with Broomfield's history of listening to and responding to its citizens. These methodologies will serve to reach citizens even as demographic patterns change. The enhanced communication techniques also will encourage citizen involvement in civic, social, and cultural activities.

Policies and Action Steps:

Policy CS-E.1: Encourage civic participation by providing effective and open access to the City and County of Broomfield staff, service agencies and elected and appointed officials.

> **Action Step CS-E.1.1:** Continuously review and improve the means of communication to match people's lifestyles and reflect available technologies. This should include consideration of how best to overcome communication barriers within the community due to differences in language, culture and age.
>
> **Action Step CS-E.1.2**: Continue to enhance Broomfield's web presence. This should include a link to an inventory of services and facilities available within the community.
>
> **Action Step CS-E.1.3**: Provide strategically located kiosks around Broomfield to enhance awareness and presence of information and services as part of the neighborhood or retail identity.
>
> **Action Step CS-E.1.4:** Prepare and consider means by which to evaluate the effectiveness of and response to Broomfield's communications efforts.
>
> **Action Step CS-E.1.5:** Expand community participation in the Citizens' Academy by including youth.

Goal CS-F: Public Safety

Create an environment in which the people of Broomfield feel safe by providing the best fire, police and emergency services.

Rationale:

Broomfield's incorporation as a County has resulted in an expansion of services that includes emergency management. Concern over world events, natural hazards and technological hazards has created renewed interest in the need to prepare for events of consequence. Therefore, it is the responsibility of all departments of government, citizens, businesses and stakeholders to take the appropriate measures to mitigate hazards, prepare disaster plans, identify resources and plan for recovery.

The Broomfield Police Department provides law enforcement services to Broomfield. The department's employees and police officers provide not only traditional police services, but also county-related services, such as the detention center, courthouse security and emergency management.

Broomfield is one of the safest communities in Colorado, and its residents have come to expect high-quality police services. With this in mind, the Police Department continues to implement policing strategies consistent with the community-oriented policing philosophy developed by the department over the past decade.

The Broomfield Police Department's method of providing both municipal and county law enforcement services has created significant operational efficiencies that have contributed to a streamlined process for developing public safety policy and reducing the overall rate of crime. As a result, the policing strategies developed in Broomfield continue to serve the community well, and it is believed that Broomfield will remain a safe community for all who live, work or visit here.

Policies and Action Steps:

Policy CS-F.1: Ensure that the City and County of Broomfield develops the capability to direct, control and coordinate emergency response and recovery operations.

> **Action Step CS-F.1.1:** Develop a City and County of Broomfield Emergency Management Program that complies with applicable legislation, regulations, directives, policies and codes of practice.
>
> **Action Step CS-F.1.2:** Implement a strategy for addressing legislative and regulatory revisions for Emergency Management Programs that evolve over time.

Policy CS-F.2: Support crime prevention through environmental design.

> **Action Step CS-F.2.1:** Consider police protection issues as part of the development review process.

Policy CS-F.3: Provide quality police services for public health, safety and welfare within the City and County of Broomfield.

> **Action Step CS-F.3.1:** Prepare and consider facility and staff planning for a police substation in northeast Broomfield and an expanded detention facility.
>
> **Action Step CS-F.3.2:** Develop contingency plans for special events to ensure adequate police protection and overall public safety.

Policy CS-F.4: Encourage volunteer efforts such as Neighborhood Watch.

Policy CS-F.5: Support and cooperate with federal, state and local public safety agencies.

Policy CS-F.6: Support a community-oriented, problem-solving policing philosophy that engages residents and businesses proactively in addressing community policing issues.

Policy CS-F. 7: Ensure that quality fire protection, rescue and emergency medical services are provided within Broomfield.

> **Action Step CS-F.7.1:** Maintain and enforce construction standards, and adopt fire protection codes that are consistent with National Fire Protection Association (NFPA) standards.
>
> **Action Step CS-F.7.2:** Coordinate with North Metro Fire District to achieve the highest Insurance Services Organization (ISO) rating.

Goal CS-G: Justice System

Promote an integrated justice system that focuses on prevention, early intervention, diversion, personal accountability and reducing recidivism in order to promote community involvement and reduce the costs of providing a safer community.

Rationale:

The four components of Broomfield's justice system, the Police Department, the Court System, the 17th Judicial District and the Health and Human Services Department, operate within a common ethic built upon the tenets of crime prevention, early intervention and personal accountability that combine to reduce the occurrences of recidivism. It is critical that the components that comprise Broomfield's justice system work together seamlessly to provide a system that results in a safe community. There are a number of trends that are impacting court services and facilities today. Some of these are related to technology. As in other areas of government, the various components of the justice system increasingly are utilizing the Internet to provide information and services for the public. Therefore, there should be a common database of the programs that each of these areas can contribute to the total picture. There are some duplicate services and training that can share both resources and people. Such an effort also could involve sharing volunteers for similar services.

Broomfield should maintain and expand its practice of providing alternatives to courts and sentencing, as well as advocacy programs to assist the citizens and youth of Broomfield in having every opportunity to repair the harm done by their actions without going to court or to jail. This has been done in the community through programs that include: Court Appointed Special Advocates[1] (CASA), Victim Advocate, Juvenile Municipal Probation program (JUMP)[2] and others.

Another successful intervention program is the Restorative Justice Program, which provides an opportunity for victims, offenders and representatives of the community to communicate about an offense and how to repair the harm caused. Victim participation is encouraged, though only on a voluntary basis, and offenders need to have admitted some responsibility for the harm they have caused. This can lead to the offender making reparation — either to the victim, if the victim wishes, or to the broader community, for example, by repairing property, cleaning premises and removing graffiti. Restorative Justice programs can give victims a greater voice in the criminal justice system, allowing victims to impress upon the offender the real impact of their actions and receive an explanation and more meaningful reparation. Such programs should be expanded, and similar programs should be initiated.

[1] Court Appointed Special Advocates (CASA) of Adams and Broomfield Counties is a nonprofit organization that trains and supervises community volunteers who are advocates for the abused and neglected children in court.

[2] The JUMP program provides direct care services, such as case management and assessment, substance abuse evaluation, anger management and decision-making services to Broomfield youth placed on probation by the Municipal Court.

The most effective intervention with juveniles in trouble is to share information and coordinate efforts to ensure that we are intervening early and at the most appropriate level and means for each child. All community stakeholders responsible for our juvenile offenders should share information and work together in this effort. These stakeholders include law enforcement, the courts, prosecutors, probation departments, schools, social services, mental health agencies and assessment centers.

Policies and Action Steps:

Policy CS-G.1: Integrate the resources, programs, training and policies of the various departments and agencies that comprise the justice system associated with crime prevention, early intervention, diversion, personal accountability and the reduction of recidivism.

Action Step CS-G.1.1: Conduct periodic assessments of Broomfield's criminal justice system to identify opportunities to enhance and/or integrate programs addressing prevention, early intervention, diversion, personal accountability, life skills and recidivism.

Action Step CS-G.1.2: Maintain a centralized database of justice issues, detention facilities and crime prevention programs. Create an inventory of volunteers and training programs that provide services to Broomfield in an integrated manner.

Action Step CS-G.1.3: Redirect a portion of current justice system-related funding, and seek new funding for training, expansion and integration of prevention and diversion programs.

Action Step CS-G.1.4: Evaluate and strengthen the liaison process between the justice system and our local public schools on decisions regarding juvenile crime prevention.

Action Step CS-G.1.5: Develop and implement methods to identify "at-risk" youth for appropriate intervention.

Action Step CS-G.1.6: Expand the Restorative Justice Program to elementary schools and to adult cases referred by the Police Department or the court system.

Policy CS-G.2: Increase public awareness regarding justice issues, detention facilities and crime prevention programs.

Action Step CS-G.2.1: Periodically evaluate and revise Community Policing programs to enhance citizens' cooperation and involvement with local policing strategies.

Action Step CS-G.2.2: Collaborate with community-based services to provide community education about the justice system and related services, and create accessible ways for communities to be involved in the design, implementation and monitoring of all programs.

Policy CS-G.3: Support early intervention programs that teach individuals to better understand the consequences of their actions and to make better decisions in order to divert them from the justice system's courts, sentencing and detention programs.

Policy CS-G.4: Protect the rights of victims by improving their interactions with the justice system, and facilitate victims' involvement in the cases against those who perpetrated the crimes. The input of victims' groups is critical to the success of these improvements.

Goal CS-H: Library System

Support a library system that meets information and research needs, fulfills community interest in books and other media, addresses the need to read and acquire information skills and functions as a community gathering place.

Rationale:

Broomfield's Mamie Doud Eisenhower Public Library has become more than just a place to check out books. It is a meeting place in the community and a source of educational programming for all ages — infant through adult. It is a place in which Broomfield citizens can find a community, whether there are non-English speakers participating in English conversation groups, seniors volunteering with the Library Friends or young parents meeting other young parents in the children's library.

Expansion of library facilities and services is needed. The best way to provide these services effectively and efficiently is to concentrate most services in the current library building.

Policies and Action Steps:

Policy CS-H.1: Support and enhance library facilities and services.

> **Action Step CS-H.1.1:** Prepare and consider facility plans to expand the current library building in order to efficiently increase the library services provided.
>
> **Action Step CS-H.1.2:** Prepare and consider facility plans to establish a branch library in the northeast portion of Broomfield. This could be located in a shared use facility and would allow the library to realize considerable savings, as well as increased traffic from patrons who come to use other parts of the shared use facility.
>
> **Action Step CS-H.1.3:** Evaluate establishing computer kiosks that would connect with the current library catalog and databases at city buildings throughout Broomfield.
>
> **Action Step CS-H.1.4:** Expand the availability of Internet access within the library system.

Policy CS-H.2: Continue to expand library service program offerings. Recommendations for these expanded services are provided in the library's Strategic Plan.

> **Action Step CS-H.2.1:** Promote more contact and joint projects with other cultural groups.

Policy CS-H.3: Encourage the use of the library as a social gathering place.

Goal CS-I: Health Care, Public Health and Human Services

In partnership with the community, promote innovative and exceptional health care, public health and human services.

Rationale:

The promotion of innovative and exceptional health care, public health and human services is one of Broomfield's most important responsibilities. Yet the challenge to respond effectively to the needs and demands within Broomfield for these services is significant due to their variety and extent.

The demands upon all agencies and associated facilities providing health care, public health and human services within Broomfield are, in fact, increasing due to the demographics of a population that is growing rapidly, has proportionately increased numbers of older and younger residents and that is becoming more culturally diverse. Additionally, the complex and minimum service levels mandated by the state and federal governments contribute to the challenge of providing these services.

Providing innovative and exceptional health care, public health and human services involves a variety of elements. The City and County of Broomfield cannot solely respond to the full extent and variety of these needs and demands. Integrating the efforts and resources of the City and County, private interests, nonprofits, the faith community and other institutions is critical to achieving this goal. Effective delivery of these services, particularly those dealing with the social needs of the community, requires personal interaction with the citizen when help is needed.

The diversity of services also has made predicting resource and space needs a challenge. Efficient and effective delivery of services also depends upon sound understanding of the costs and the effects of providing these services, measured against the consequences of not providing the services. The delivery of these services should be flexible so the future growth of the community and the changing needs of its citizens can be anticipated. Delivery of these services should include adapting to ways in which services could be delivered more efficiently, which might include utilizing decentralized facilities, contracted services, advanced technology and other means.

Policies and Action Steps:

Policy CS-I.1: Promote the integration among the City and County of Broomfield, private interests, nonprofits and other institutions to provide health care, public health and human services within the Broomfield community.

> **Action Step CS-I.1.1:** Maintain a current inventory of services and programs available within Broomfield to help direct citizens to the appropriate agency or agencies to address their health care and social services needs.
>
> **Action Step CS-I.1.2:** Participate in periodic assessments of the community's health care and human service needs in order to evaluate the effectiveness of the services and programs available within the community and to identify any potential enhancements or increased efficiencies that may be obtained.
>
> **Action Step CS-I.1.3:** Participate in developing and implementing programs to better disseminate public health information and deliver human services to minority populations with cultural and/or language barriers.
>
> **Action Step CS-I.1.4:** Participate in developing and conducting an ongoing series of forums, similar to the Citizens' Academy, with clubs, church groups and other community organizations to exchange information regarding health, social and occupational opportunities and concerns.

Action Step CS-I.1.5: Participate in periodic assessments of workforce development services and programs within the community in order to evaluate their effectiveness and to identify any potential enhancements or increased efficiencies that may be obtained.

Policy CS-I.2: Continue to enhance the integration of the various public health, environmental and human services provided by the City and County of Broomfield in order to increase the effectiveness and efficiency of these services.

Action Step CS-I.2.1: Review periodically the various City and County-provided public health, environmental and human services, and evaluate potential enhancements or increased efficiencies that may be obtained.

Action Step CS-I.2.2: Prepare and consider employee education programs on the variety of services and programs provided by the City and County of Broomfield to better assist citizens seeking assistance.

Action Step CS-I.2.3: Integrate into Broomfield's development review process senior-friendly design guidelines for active adult or independent senior living developments.

Action Step CS-I.2.4: Develop and implement programs to increase community awareness of cooperative extension programs and services.

Policy CS-I.3: Continue to develop a strong focus on the interpersonal aspects of providing HHS services.

Policy CS-I.4: Promote services, programs and opportunities that proactively enhance personal responsibility, wellness, self-sufficiency and overall quality of life.

Action Step CS-I.4.1: Develop and implement programs to increase community awareness of health and wellness promotions that address prevention and education, such as smoking cessation, alcohol abuse, drug abuse, obesity, nutrition and exercise.

Policy CS-I.5: Promote better access to a full range of health care facilities and services.

Action Step CS-I.5.1: Participate in evaluating the regional health care system's ability to provide Broomfield citizens efficient access to essential heath care facilities and services. If necessary, encourage and support health care providers to improve Broomfield residents' access to these facilities and services.

Action Step CS-I.5.2: Participate in evaluating the need for hospice care in Broomfield and, if necessary, encourage and support additional hospice care facilities.

Action Step CS-I.5.3: Participate in evaluating the need to develop a trauma clinic in Broomfield that would provide around the clock medical care and, if necessary, encourage and support the development of such a facility.

Action Step CS-I.5.4: Encourage the location of new adult care facilities within Broomfield, such as respite care and day care for adults with physical and/or mental disabilities.

Policy CS-l.6: Promote more choices for those seeking child care services, including a variety of settings and distribution across the community, types of programs, access to specialized child care, infant care and affordable child care.

Action Step CS-I.6.1: Maintain a current inventory of child care services available within Broomfield to help direct citizens to the appropriate service or agency to address their child care needs.

Amendment 20
Exhibit A

CITY AND COUNTY OF BROOMFIELD

Sustainability Plan

An Update to the Environmental Stewardship Section of the 2005 Comprehensive Plan

January 2011
Created by
the Members of the Broomfield Sustainability Task Force

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The Citizens of the City and County of Broomfield

This project was supported in part through contributions to the National Civic League of Colorado from:
FlatIron Crossing, MWH Global, Inc., McWhinney, Urban Frontier, and the Wal-Mart Foundation.
Thank you!

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Introduction/Background

A. Purpose of the Plan

In September 2008, Broomfield Council requested a status report on the Environmental Stewardship Chapter of the 2005 Comprehensive Plan. Substantial progress has been made towards the 2005 goals. As a result Council directed staff to update the Environmental Stewardship section with respect to the triple bottom line aspects of environmental, economic and social sustainability. An agreement was executed with the National Civic League (NCL) and the University of Colorado Denver (UCD) to assist Broomfield in a rigorous public process to define sustainability and develop a Sustainability Plan specific to Broomfield.

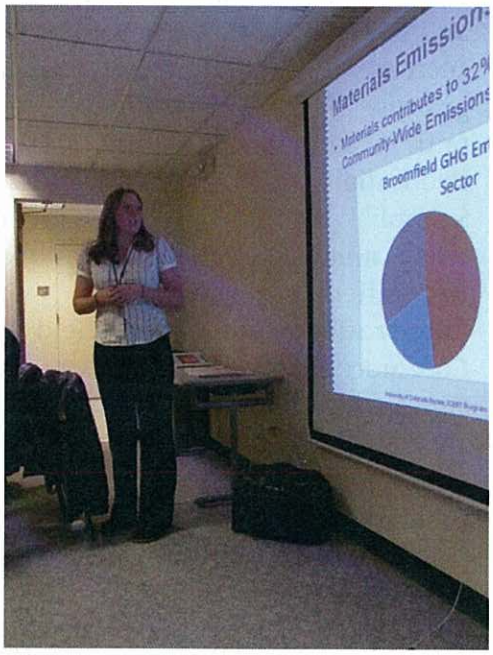
B. Process

With UCD's expertise and guidance, the process began with four focus groups. Residents and local business representatives were brought together in focus groups and surveyed to gauge the public's knowledge of sustainability issues and to begin to identify areas of interest for the community with regard to sustainability. UCD's survey questions were developed to indentify not only areas of community interest, but also to identify who should be responsible for providing programs and services, and who should pay for programs and services.

In parallel with the focus group efforts, an extensive community wide recruitment process began to solicit residents and representatives from the local business community for a Sustainable Community Task Force. The recruitment included newspaper and web solicitations, as well as letters to many sectors of the community including service groups, health professionals, academia, the faith community, and students from Broomfield High School and Legacy High School. Members were also solicited from small, medium and large local businesses. The Broomfield Economic Development Corporation and Broomfield Chamber of Commerce were asked to help recruit business representatives and also to provide representatives for their organizations. Broomfield's standing advisory committees including Health and Human Services Advisory Committee, Senior Resources, Open Space and Trails Advisory Committee, Land Use Review Committee, Parks and Recreation Advisory Committee, and the Library Board were each asked to select a representative from their respective committee or board to serve on the Task Force. Council was asked to designate two official members to the Task Force and all members were encouraged to participate in the process. In addition to the Mayor and two councilmember representatives, each councilmember was asked to appoint a representative from their ward.

After the application process and interviews in March 2009, a 30 member Sustainable Community Task Force was convened to participate in an eighteen month public process to the update of the Environmental Stewardship section of the 2005 Comprehensive Plan.

The National Civic League provided assistance to the Task Force by facilitating the meetings and setting them on the right track to write the plan. The University of Colorado Denver's Center for Sustainable Urban Infrastructure provided technical assistance on definitions of sustainability, the meaning of greenhouse gases and climate change,



conducted greenhouse gas accounting of the community, and provided options and recommendations of possible action steps to the Task Force. UCD also summarized and provided the focus group and survey results to inform the Task Force. The Task Force goal was to define sustainability, develop a Sustainability Plan with goals, policies and actions steps to address sustainability in the community, and submit the Plan to City Council for adoption.

A Sustainability web page was created to inform Broomfield residents about the progress of the Task Force. The web page encouraged residents to register to participate on-line as virtual committee members. Approximately 30 virtual members participated by taking surveys and providing email comments.

The public process was documented in video segments that are aired frequently on the local government access channel each month. All of the videos will be dovetailed into a final video at the conclusion of the project. The videos include interviews with Task Force members, focus group members, staff, and members of the public who attended the Open House.

C. Plan Organization

The Sustainability Plan contains the following sections

- Introduction/Background
- Vision
- Description of Rating System for Implementation Matrix
- Resource Conservation-Goals, Policies and Action Steps
- Energy Efficiency/Alternative Energy-Goals, Policies and Action Steps
- Community Education-Goals, Policies and Action Steps
- Economic Development-Goals, Policies and Action Steps
- Transportation-Goals, Policies and Action Steps
- Appendices A - Implementation Matrix sorted from Highest to Lowest priority
- Glossary of Terms

D. Relationship to Comprehensive Plan

The 2005 Comprehensive Plan is the official statement of Broomfield's vision and is intended to serve as the principal planning document addressing Broomfield's goals and policies for key community issues. The Sustainability Plan is an update of the Environmental Stewardship Chapter of the 2005 Comprehensive Plan. The Sustainable Community Task Force reviewed the status of each of the previous Goals, Policies and Action Steps in the Environmental Stewardship Chapter at the beginning of the public process. They brainstormed what a "Sustainable Broomfield" would look like and developed recommendations for the City Council to consider in the areas of Environmental Sustainability, Energy, Alternative Energy, Community Education, Transportation and Economic Development. The Sustainability Plan is a significant re-write of the Environmental Stewardship Chapter and will replace that chapter of the Comprehensive Plan. The language in the Environmental Stewardship Chapter, including goals, policies and action steps, that remain relevant and applicable, was carried forward in the Sustainability Plan.

As used previously in the 2005 Comprehensive Plan and for the purposes of this Sustainability Plan the following concepts and terminology apply:

Goal: A goal is an end toward which efforts is directed and that provides the community with direction. A goal is a desired ideal and a value to be sought.

Policy: A policy is a statement of principle or a course of action that provides a broad framework for guiding governmental action and decision making.

Action Step: Action Steps are specific actions necessary to implement or support the specific, identified policy.

Vision

In order for the Task Force to make recommendations for community sustainability, the group needed to agree on the definition of sustainability and develop a vision statement of what their ideal community would look like. UCD provided technical information to the Task Force from the focus groups and surveys conducted in the community, as well as, many examples of definitions of sustainability from cities all across the country. UCD also prepared Broomfield's greenhouse gas accounting. This accounting is a typical factor in measuring progress towards sustainability. A summary of the greenhouse gas accounting was presented to the Task Force as Broomfield's baseline to compare against other cities and counties of the same size, and to measure progress into the future.

Based on the information provided, sustainability for Broomfield was defined as *"Integrating the economic, social and environmental objectives of society in order to maximize well-being in the present while ensuring the ability of future generations to meet their own needs."* With this definition and after deliberating on what issues the members find important in their community, the following vision statement was developed:

Vision Statement for a Sustainable Broomfield:

> *Broomfield enjoys prosperity as an environmentally, economically, and socially sustainable community. We protect and preserve our social and physical environment and ecosystems through education, community engagement, conservation, and cultural opportunities supported by economic strength and diversity.*

The vision statement makes reference to environmental, economic and social sustainability. The Sustainability Task Force discussed and felt it necessary to address all three legs of a sustainability model in the Vision Statement. It is hoped that the Vision Statement will guide future efforts in sustainability planning to address all three legs of the model.

The charge from the City Council to the Sustainability Task Force was to update the Environmental Stewardship Chapter of the 2005 Broomfield Comprehensive Plan. Remaining true to the City Council's charge, the Task Force focused mainly on the environmental area of sustainability. Recognizing that it was impossible and not necessarily advisable to totally separate the three legs, the Task Force did include some recommendations regarding economic and social sustainability in this proposed plan amendment. For example, green jobs and enhancing community education about the environment are included.

It should be noted that the 2005 Comprehensive Plan does address and include many goals and action statements regarding social and economic sustainability. These are titled throughout the document under a variety of headings.

Future sustainability efforts should update and enhance the Comprehensive Plan for economic and social initiatives for the community's future success.

Implementation Rankings

The measure of the success of the Sustainability Plan is the ability to implement the Plan's vision, goals, and policies. One way to accomplish this aim is through the implementation of the Plan's Action Steps. The Task Force utilized a ranking system to prioritize the Action Steps. The action steps with the highest overall score are considered potential early action items for implementation. The recommended early action steps are highlighted in green in the Plan.

Implementation Considerations

The Sustainability Plan includes specific action items that were discussed and proposed by those that participated in the Task Force. These action items are not mandates. Broomfield has a legacy of implementing its plans in partnership with its residents, businesses and institutions. In furthering the partnership, the Plan places substantial importance on community education.

This amendment to the Broomfield Comprehensive Plan is, as is the entirety of the Plan, a policy document that serves as a guideline for decision making. Implementation of the Plan, will remain, as it does for the entirety of the Comprehensive Plan, the purview of the Broomfield City Council. In exercising its purview, the City Council must approve any action item before it is implemented. In considering implementation proposals, the City Council will receive additional analysis and presentation, including cost/benefit analysis that shows direct and indirect costs, as well as maintenance costs and to the extent possible, an estimate of "cascading costs". The City and County of Broomfield government will lead by example in implementing this Plan.

THE CITY AND COUNTY OF BROOMFIELD SUSTAINABILITY PLAN

CURRENT SITUATION AND FUTURE TRENDS

While there is much debate about global and national environmental issues, on a regional and local scale people express concerns over resource conservation - including the loss of habitat for a variety of plant and animal species, the increasing demand for water in a semiarid climate, and the need for energy conservation and development of renewable energy alternatives. Other concerns are the impacts of air and water pollution, municipal solid waste and toxins in the environment. Having an action plan to address these environmental elements is important to facilitate Broomfield becoming a more sustainable community.

Broomfield defines sustainability as "*integrating the economic, social and environmental objectives of society in order to maximize well-being in the present while ensuring the ability of future generations to meet their own needs.*"

Residents of Broomfield, like many other Coloradans, value the natural environment as a primary factor contributing to their quality of life. Historically, Broomfield has developed a strong record of environmental compliance with national, state and regional environmental laws and policies. Broomfield prides itself in its compliance efforts. Broomfield is active in national and state pollution prevention programs, stormwater and air quality programs, watershed protection efforts and the monitoring of Rocky Flats remediation efforts.

Broomfield has developed local recycling and environmental education programs to promote environmental stewardship among its citizens.

Since Broomfield became a county in 2001, additional resources have been allocated to County functions, thus allowing the community to become more proactive in environmental health efforts aimed at pollution prevention, pollution monitoring and hazardous chemical clean-up. Efforts also are underway to create a "wellness collaboration" promoting "healthy community initiatives" and an overall active community life for Broomfield residents and employees.

The Broomfield Open Space, Parks, Recreation and Trails Master Plan (OSPRT) establishes a vision for acquiring, developing and managing open lands (parks and open space). The Comprehensive Plan has a separate chapter dedicated to these issues. The OSPRT plan dedicates its efforts to the public (and publicly accessed) land resources Broomfield owns or will obtain in the future; this section on Sustainability focuses on the other aspects of the physical community and its natural environmental health.

Broomfield has made many strides in protecting its environment. However, as the community continues to grow, efforts to be good stewards of environmental, social and economic resources will continue to be challenging. The creation of Broomfield City and County has established finite boundaries and, therefore, a finite set of natural resources.

Broomfield can shelter, protect and enjoy. Development, however, will place increasing pressure on these natural resources. Growing residential and business populations will require greater resources and efforts to educate these populations regarding sustainability goals and challenges. The

purpose of the Sustainability Plan is to establish a vision with a series of goals, policies and action steps that will help guide Broomfield to become a great steward of its environmental, social and economic resources.

The Sustainability Plan is grouped into five major focus areas: Resource Conservation, Renewable and Alternative Energy, Community Education, Economic and Financial Sustainability and Transportation. The plan defines and presents a vision, goals, policies and action steps for each of the focus areas. The ratings shown in the table's four right hand columns are defined in the introduction and described in detail in Appendix A. The ratings were used at the end of the process to help prioritize items for implementation. A three is the highest, and a one is the lowest achievable score. The ratings are provided for comparison within each subject group. Please see Appendix A for a full explanation of the rating system and a sorted list of the highest priority action items.

SECTION A:

RESOURCE CONSERVATION

Resource Conservation Vision
Broomfield is developed in a manner that limits demands and impacts on the quality of natural resources and wildlife. Land usage is planned and land is developed to protect it from contamination and degradation. All resources, wildlife and air and water quality are managed in a manner that preserves the ability of future generations to use and enjoy them for their own needs.

GOALS-A.I: RESOURCE CONSERVATION

Protect the environment through the preservation of wildlife, reduction of waste, conservation of water, and enhancement of land, water and air quality

Policy S-A.1: Establish and use standards, policies and practices that encourage and support the protection of wildlife.

Action Step S-A.1.1: Whenever feasible, humanely relocate displaced wildlife during the development of undeveloped property. When relocation is not an option, then euthanasia should be done humanely whenever possible.

Action Step S-A.1.2: Consider revision of the Municipal Code to establish requirements for a Wildlife/Environmental Analysis and methods to mitigate wildlife impacts for proposed development projects.

Action Step S-A.1.3: Implement the OSPRT Master Plan's baseline management plan for each open space property to assess the quality of vegetation, wetlands, wildlife habitat and waterways for potential enhancement and restoration. Plans address critical habitat areas and steps to protect these areas.

Action Step S-A.1.4: Define and implement open space maintenance requirements.

Policy S-A.2: Establish and use standards, policies and practices that encourage and support the reduction of waste.

Action Step S-A.2.1: Maintain and strengthen household hazardous waste pickup programs in Broomfield. Ensure that the program expands as households in Broomfield grow.

Action Step S-A.2.2: All licensed trash haulers in Broomfield will be encouraged to provide curbside recycling programs to residents and businesses.

Action Step S-A.2.3: Continue to improve operations of the Broomfield Recycling Center. Ensure that the Center's capacity grows proportionate to Broomfield's population and business community.

Action Step S-A.2.4: Periodically review the Broomfield Recycling Ordinance for new development projects (Chapter 17-34-060 Broomfield Municipal Code) to determine its effectiveness in encouraging increased recycling efforts, and institute necessary changes to strengthen its effectiveness as necessary.

Action Step S-A.2.5: Explore partnering with local retailers and advocacy groups to encourage businesses to reduce the use of plastic shopping bags and other non-recyclable, non-compostable, and non-reusable containers.

Action Step S-A.2.6: Investigate alternatives for reducing waste.

Action Step S-A.2.7: The city and County of Broomfield will request data from the trash haulers to evaluate the effectiveness of waste reduction policies and programs and establish a baseline for waste and recyclables collected in Broomfield.

Action Step S-A.2.8: Maintain and strengthen Broomfield City and County government recycling efforts to act as a role model for the rest of the community.

Action Step S-A.2.9: For all planned construction or demolition of structures, encourage contractors to reuse or recycle as much construction and demolition debris as practical in order to divert materials from the landfill.

Action Step S-A.2.10: Encourage builders of new construction and renovations to utilize concrete made with recycled concrete aggregate, fly ash or other industry best practice.

Policy S-A.3: Establish and use standards, policies and practices that encourage and support water conservation.

Action Step S-A.3.1: Encourage water conservation through program(s) that promote and/or reward citizens to use water-efficient appliances, etc.

Action Step S-A.3.2: Encourage water conservation and energy efficiency at Broomfield's wastewater treatment facilities by maximizing the Energy Star rating in the Energy Star Portfolio Manager.

Action Step S-A.3.3: Establish minimum water conservation standards for both public and private landscape and irrigation systems to further minimize water usage. Include drought tolerant plant material and efficient irrigation practices such as rain sensors with irrigation systems as suggestions.

Action Step S-A.3.4: Adopt existing "green building" standards at or above national model codes that encourage water efficiency for all new construction and developments.

Action Step S-A.3.5: Encourage proposed developments to utilize Broomfield's reuse water system whenever possible.

Action Step S-A.3.6: Continue to review and develop water conservation practices for use during drought conditions, for government residents and businesses, which are implemented either on a voluntary or a mandatory basis, depending on the severity of drought conditions and available water supply.

Action Step S-A.3.7: Consider revising the Municipal Code to require, at time of installation, the use of 3 cubic yards of Class 1 compost per 1000 square feet of landscaped area for homeowners and government commercial properties, homeowner association common areas, and all other landscaped areas.

Action Step S-A.3.8: Encourage water conservation by determining best practices and investigating alternative rate structures.

Action Step S-A.3.9: Create incentives for the use of drought resistant grasses in lieu of traditional turf to encourage water conservation.

Action Step S-A.3.10: Coordinate with surrounding communities and the region to conserve water.

Policy S-A.4: Establish and use standards, policies and practices that encourage and support the preservation and enhancement of land.

Action Step S-A.4.1: Encourage developments to minimize grading by avoiding steep slopes and planning roadways and lots that work within the existing topography.

Action Step S-A.4.2: Encourage development to avoid excessive site grading and unnecessary grade changes between new and existing development.

Action Step S-A.4.3: Encourage compact development that preserves larger tracts of undeveloped natural areas.

Action Step S-A.4.4: Consider requirements for new development to protect mature trees, identify potential impacts on trees and provide implementation measures for protecting existing valuable trees.

Action Step S-A.4.5: Prepare and consider an amendment(s) to the Municipal Code to enhance riparian corridor protection by addressing specific setback requirements.

Action Step S-A.4.6: Prepare and consider revisions to the Municipal Code to establish requirements for restoring native vegetation in disturbed areas.

Action Step S-A.4.7: Encourage quality drought resistant landscaping through the development review process.

Action Step S-A.4.8: Encourage the protection and preservation of lands called for in the Land Use Map and OSPRT Master Plan.

Action Step S-A.4.9: Adopt guidelines for open space management that encourage integrated chemical, biological and mechanical weed control (Integrated Pest Management practices).

Action Step S-A.4.10: Ensure that open space, parks, recreation and trails planning and development consider and are coordinated with similar efforts in adjacent communities to take full advantage of the benefits of integrating these efforts.

Action Step S-A.4.11: Use OSPRT Master Plan's suitability criteria for open space and park lands as a guide for land acquisitions.

Action Step S-A.4.12: Within the parameters of the DRCOG Urban Growth Boundaries, strive to provide municipal water and sewer service to all citizens in an attempt to discourage long-term use of septic systems, and work in the immediate term to hook up homes within Broomfield's city limits that are on domestic wells whose water quality does not meet drinking water standards.

Action Step S-A.4.13: Implement a combined public and private effort and establish annual goals for new drought resistant trees and shrubs to be planted in both established areas of Broomfield and in new development projects. Trees: provide shade that encourages walkability, improve home values, reduce storm flows, lower oil temperature to conserve water and reduce energy consumption.

Action Step S-A.4.14: Investigate barriers to community gardening and ways to break down these barriers.

Policy S-A.5: Establish and use standards, policies and practices that encourage and support the enhancement of water quality.

Action Step S-A.5.1: Continue to review and develop effective strategies and regulations to address storm-water and water pollution. Explore the use of natural biological and plant systems to treat urban stormwater runoff.

Action Step S-A.5.2: Continue to review and develop effective wastewater management strategies, which include treatment of pharmaceutical and oily wastes.

Action Step S-A.5.3: Continue to coordinate with neighboring communities and with regional planning forums to develop and implement effective watershed management strategies.

Action Step S-A.5.4: Continue to actively participate in regional and state-wide efforts concerning major environmental management issues, such as the development of solid waste disposal sites, wastewater treatment facilities, etc.

Action Step S-A.5.5: Coordinate with neighboring communities and with regional agencies to address water quality concerns, with particular focus on Big Dry Creek.

Action Step S-A.6.1: Continue to enforce appropriate BMPs for the control of fugitive dust caused by erosion from disturbed sites.

Action Step S-A.6.2: Evaluate and implement means to reduce stationary sources of air pollution emissions.

Action Step S-A.6.3: Coordinate air-quality planning efforts related to both mobile and stationary air pollution sources, and support such regional air-quality efforts as the Regional Air Quality Council.

Action Step S-A.6.4: Work with regional boards to achieve air-quality standards and develop local efforts to improve air quality within Broomfield.

Action Step S-A.6.5: Create incentives for residential homebuilders doing new construction to install high efficiency furnaces and water heaters and appliances with the "Energy Star" Rating.

Action Step S-A.6.6: Work with fleet operators that serve Broomfield to reduce vehicle emissions with an anti-idling campaign, diesel retrofits or other emerging technology.

Action Step S-A.6.7: Participate with other communities to mutually minimize carbon emissions measured in the city and County of Broomfield's greenhouse gas accounting summary completed in 2009.

Policy S-A.6: Establish and use standards, policies and practices that encourage and support the enhancement of air quality.

SECTION B:

RENEWABLE & ALTERNATIVE ENERGY

Vision Statement:
The City & County of Broomfield is empowered and enlightened. Broomfield ensures an adequate supply of reliable and affordable energy, utilizing new technologies, while minimizing environmental impacts by encouraging conservation and the responsible use of energy.

GOALS-B.I: CONSERVATION & ENERGY EFFICIENCY

The City & County of Broomfield will utilize technological solutions and provide education/outreach to encourage conservation of energy.

Policy S-B.1: Utilize incentives to encourage awareness and energy conservation efforts of Broomfield citizens and businesses, promote a reduction in consumption and use innovative technological solutions with all energy providers to achieve such reductions through community participation and programs.

Action Step S-B.1.1: Encourage energy efficiency through program(s) that encourage and/or reward citizens to use energy-efficient appliances, windows, etc.

Action Step S-B.1.2: Compile and distribute an energy section of the "Welcome Packet" given to new residents outlining our commitment to conservation and green initiatives. Make the same information available on the web page for all residents.

Action Step S-B.1.3: Create opportunities to make new technologies, such as visible energy meters, available to residents to increase awareness of in-home energy consumption.

Action Step S-B.1.4: Investigate methods for showcasing energy efficient homes and periodic walkthroughs for members of the community to create awareness of possible energy upgrades to homes.

Action Step S-B.1.5: Provide opportunities for guest speakers from Governor's Energy Office, Xcel, and other leading energy experts on renewable energy, to address the community on new energy legislation and the latest efficiency concepts for local governments.

Action Step S-B.1.6: The City & County of Broomfield will annually review existing programs and propose goals at a local level for energy conservation.

Action Step S-B.1.7: Participate in Regional Partnerships with neighboring municipalities, DRCOG, and the state in order to be included in energy related policies, programs, and legislation updates.

Action Step S-B.1.8: Create a bond or other appropriate program for Broomfield residents to receive home energy audits and make improvements to conserve energy, which will be repaid via property taxes imposed on the benefiting homeowner.

Policy S-B.2: Establish and use standards, policies and practices for new development and redevelopment that encourage and support conservation, use of alternative energy resources, water conservation and pollution prevention/reduction.

Action Step S-B.2.1: Broomfield will strive to establish an Energy Star rating on all new City and County construction and significant renovations.

Action Step S-B.2.2: Request baseline data for energy use in Broomfield buildings to measure against future buildings energy use data. Preserve anonymity of properties in establishing this baseline.

Action Step S-B.2.3: Continue to enforce the International Energy Conservation Code.

Action Step S-B.2.5: Encourage large development projects to participate in energy efficiency and environmental design programs as appropriate.

Action Step S-B.2.6: Prepare and consider developing programs that encourage energy-efficient "green building" practices.

GOALS-B.II: DEVELOPMENT of ALTERNATIVE ENERGY TECHNOLOGY

Serve as a role model to the community by evaluating and utilizing alternative energies and emerging technologies.

Policy S-B.3: The City and County of Broomfield will lead by example and serve as a role model by utilizing new and emerging technologies.

Action Step S-B.3.1: The City and County of Broomfield will continually review and recommend new energy technologies.

Action Step S-B.3.2: The City and County will consider all alternative energy technologies to supplement power.

Action Step S-B.3.3: Encourage the use of future monitoring technologies to guide and conserve usage and other practices that allow for conscientious decisions about energy consumption via adjusting and monitoring devices (i.e. Demand Side Management).

Policy S-B.4: Continue to monitor environmental regulations to assure compliance with all relevant federal, regional and local environmental laws, standards, policies and goals.

Action Step S-B.4.1: Maintain compliance with Federal energy mandates/legislation on new technologies; City & County will also advance these mandates to move quickly when feasible.

Action Step S-B.4.2: Consider the establishment of a municipally owned and operated electric utility service at the time of contract renewal (long-range goal of energy independence).

Action Step S-B.4.3: Explore sustainability criteria that should be met in order to be awarded an electrical service franchise or other program as research evolves.

Action Step S-B.4.4: Actively participate and engage in the national and statewide energy programs to help reach local level energy efficiency goals.

Action Step S-B.4.5: Investigate partnerships and participation in energy related policy with neighboring communities.

Action Step S-B.4.6: Encourage new development projects to incorporate distributed generation technology to diversify electricity sources.

GOALS-B.III: PROVISION of ELECTRICAL SERVICES

The City & County of Broomfield is committed to ensuring that reliable, affordable, and clean energy is available to all residential and commercial structures.

SECTION C: COMMUNITY EDUCATION

GOALS-C.I: COMMUNITY EDUCATION

Broomfield advances sustainability by educating and engaging our community in the implementation of environmentally, economically and socially sound practices.

Policy S-C.1: Community members understand the concept of sustainability and know they play a key role by the choices they make every day.

Action Step S-C.1.1: Provide educational activities to accommodate the schedules of community members.

Action Step S-C.1.3: Offer environmental education materials and training to hard to reach and multi-lingual audiences.

Action Step S-C.1.4: Create environmentally themed sustainability events, and include sustainability within other organized activities.

Action Step S-C.1.5: The City will provide an "Environmental Information Packet" to organizations interested in practicing sustainability for their activities and events at City and County facilities. Where feasible, encourage non-profits and other organizations that use city facilities to implement sustainable practices.

Action Step S-C.1.7: Utilize existing media to enhance education efforts regarding sustainability.

Action Step S-C.1.8: Connect and cooperate with other Broomfield education programs to integrate best practices of sustainability.

Policy S-C.2: The City and County of Broomfield recognizes individual citizens, businesses and non-profits for outstanding environmental behaviors and practices.

Action Step S-C.2.1: Develop citywide Sustainability Awards to inspire and provide models of sustainable practices for the community.

Action Step S-C.2.2: Develop a grant program to encourage citizens, businesses and non-profit organizations to participate in sustainable practices.

Policy S-C.3: The City & County will offer training opportunities and work projects to individuals and groups related to environmental stewardship.

Policy S-C.4: The City & County of Broomfield will provide specific resources to sustainability programs.

Policy S-C.5: Consistently monitor and periodically evaluate the progress of Broomfield toward becoming a "Sustainable Community."

Policy S-C.6: Make additional resources available to local public, private and home-schooled students to promote sustainability education for K-12.

Action Step S-C.6.1: Develop a grant program to fund sustainable projects, practices, and programs for students of all ages.

Action Step S-C.6.2: Develop programs on sustainability practices for use by students. The city will provide topic expert speakers as resources for the programs.

Policy S-C.7: Articulate the vision and goals of the other subcommittees as they relate to education.

Action Step S-C.7.1: Organize projects and events (Bulb-Board at Broomfield Days, Door-to-Door Campaigns, and Low-Income Energy Savings Outreach Program) for energy education of the community.

Action Step S-C.7.2: Create a Sustainability Clearinghouse on the City website with links to the Governor's Energy Office, United Power, Xcel, Energy Star, rebate information, etc. so residents can ask questions and get answers.

Action Step S-C.7.3: Continue to provide community education on the value and importance of human coexistence with wildlife.

Action Step S-C.7.4: Educate the public regarding the benefits of choosing non-motorized transportation.

Action Step S-C.7.5: Increase the number of "Walk to School" and "Bike to School" days, utilizing liaisons with the schools and police. Encourage community education at a young age. Encourage "walk to school" clubs or similar efforts.

Action Step S-C.7.6: Enhance community information and advocacy about the pedestrian, bike and off-street trail systems.

Action Step S-C.7.7: Include the Sustainability Impact on all council memos.

Action Step S-C.7.8: Develop educational programs for residents to use reusable shopping bags.

SECTION D: ECONOMIC & FINANCIAL SUSTAINABILITY

The Economic & Financial Sustainability group reviewed the Economic Development section of the 2005 Comprehensive Plan. The following are additions and/or revisions as pertaining to sustainability.

Vision Statement:
Broomfield promotes economic vitality through attraction, retention and expansion of business activities. This provides economic opportunities for residents to live, work and shop in Broomfield sustaining the quality of Broomfield for future generations.

GOALS-D.I: ADEQUATE TAX BASE

Provide an adequate property and sales tax base to support quality city services, facilities and amenities as identified within the Long-Range Financial Plan.

Policy S-D.1: Maintain and adjust, as necessary, the balance of land uses within the community to support the fiscal objectives of the Financial Master Plan, as well as the community values (e.g., the provision of open space).

Policy S-D.2: Adopt an industry cluster approach to encourage business growth.

Action Step S-D.2.1: Actively recruit new retail and business tenants.

Action Step S-D.2.2: Develop marketing materials to promote business attraction and retention that emphasize best and next practices in business development.

Action Step S-D.2.3: Attract higher density in-fill development, reducing land consumption, increasing multi-modal transportation use and creating support of local businesses.

Action Step S-D.2.4: Develop assistance programs for resource appropriate businesses to encourage the retention, expansion and attraction of businesses valued by the community. Financial and technical support as well as potential changes to codes and policies should be provided.

GOALS-D.II: LOCAL & REGIONAL SHOPPING:

Enhance and expand local and regional shopping opportunities in Broomfield.

Policy S-D.3: Actively engage our existing business community through the development of a Broomfield Business Team that meets with Broomfield businesses to better understand practices that help attain sustainability.

Policy S-D.4: Implement a "Hometown Broomfield" branding strategy in partnership with the City and County of Broomfield, the Broomfield Chamber of Commerce and the Broomfield Economic Development Corporation. The branding program should include a buy local component for business to consumers and encourage local business-to-business cooperation to reduce transportation of goods, minimizing the environmental footprint.

Policy S-D.5: Utilize our sub-area planning process in conjunction with market trends to be more responsive to opportunities.

Action Step S-D.5.1: Adopt policies and programs that promote rehabilitation and revitalization of "weary" and "dated" shopping areas promoting cluster and other re-investment tools encouraging "in-fill" businesses.

Action Step S-D.5.2: Develop and implement strategies that encourage all businesses to support multimodal transportation strategies.

GOALS-D.III: SUSTAINABLE BUSINESS PRACTICES

Action Step S-D.5.3: Utilize area research institutes to attract and retain businesses developing clean energy technologies.

Action Step S-D.5.4: Encourage local businesses to minimize energy consumption with best and next practices as described by the Renewable and Alternative Energy section of this Sustainability Plan.

Action Step S-D.5.5: Promote opportunities for incubator development that encourages sustainable businesses.

Action Step S-D.5.6: Evaluate present countywide operating strategies against the Long Range financial Plan and consider actions to create alternative sustainable revenue generation opportunities.

GOALS-D.IV: EMPLOYMENT

Build a strong and diversified employment base in Broomfield that minimizes cyclical impacts of market changes and that provides job opportunities for Broomfield residents of all skills.

Policy S-D.6: Encourage and support partnerships with institutions involved in the ongoing education/reeducation and ongoing training/retraining of Broomfield's youth and workforce to support evolving business needs and best and next practices in sustainability.

Policy S-D.7: In cooperation with BEDC, encourage the retention and the attraction of entrepreneurial firms, including nonprofits, through an array of financial and regulatory incentives and strategies that provide flexibility and access to capital and facilities. Create additional incentives to promote sustainable and environmentally friendly business ventures as well as sustainable improvement efforts for existing businesses.

Policy S-D.8: Create a quality, working atmosphere to include amenities such as urban villages, telecommunications and transportation infrastructure, mobility options, urban agriculture gardens, open space and recreational opportunities.

Policy S-D.9: Maintain and promote effective commerce by assisting new and existing green and clean businesses with governmental regulations, reviews and approvals. An emphasis will be placed on customer service and a business-friendly attitude.

Policy S-D.9: Ensure an adequate supply of appropriately zoned land for a diversified mix of manufacturing, services and business support services.

Action Step S-D.9.1: Use zoning and land use controls to maintain existing industrially zoned properties, and discourage the conversion of such land to other uses while promoting sustainable use of the land.

Action Step S-D.9.2: Investigate methods, such as land banking or restrictive zoning, to provide an adequate supply of industrial land.

GOALS-D.V: COMMERCIAL VITALITY

Maintain and enhance the vitality of existing neighborhoods and commercial areas.

Policy S-D.10: Encourage private investment through continued public investment in facilities, infrastructure and services, such as parks, roadways and improved police patrols. Develop policies and programs to direct capital funds and improvements into targeted residential and commercial areas.

Policy S-D.11: Encourage and create incentives for redevelopment opportunities in existing older residential neighborhoods that reinvent neighborhoods and apply mixed-use development strategies that utilize next and best sustainability practices.

Policy S-D.12: Encourage a mix of densities, types and cost of housing in or near older commercial and residential areas to allow residents to walk to services and provide additional customers to the commercial areas. Promote the application of mixed-use sustainable development strategies for enhancing tax base both commercial and residential.

Policy S-D.13: Develop policies that encourage reinvestments and redevelopment of older residential neighborhoods and that respect and maintain the physical character of those areas.

Policy S-D.14: Actively recruit, in cooperation with the BEDC, appropriate users, new and/or existing, to locate in and revitalize older or underutilized commercial centers.

SECTION E: TRANSPORTATION

The Transportation group reviewed the Transportation section of the 2005 Comprehensive Plan and recommended the following additions and/or revisions that pertain to sustainability. The full Transportation Master Plan is available at www.broomfield.org.

Vision Statement:
Provide an efficient and well-maintained multi-modal transportation system that serves all segments of the population, effectively accommodates the demands of growth, facilitates convenient internal and regional accessibility, minimizing environmental impacts, and reduces dependence on the automobile.

Supply multiple modes of educational materials to inform public concerning the diversity of transportation options. Encourage use of telecommuting and other electronic systems to deliver information, goods, and services, thus reducing the load on the physical transportation network.

GOALS-E.I: ROADWAY CAPACITY:

Provide additional multimodal transportation capacity on roadways and trails to handle existing and projected traffic.

Policy S-E.1: Seek regional and state funding for multimodal transportation capacity improvements. (Including car, bike, bus, pedestrian, and other modal capacity improvements).

Action Step S-E.1.1: Continue to seek regional funding to upgrade 144th between Zuni and the Northwest Parkway as a multimodal corridor.

Action Step S-E.1.2: Encourage carpool and ride share programs such as provided by DRCOG or private sector.

GOALS-E.II: ALTERNATIVE MODES:

Promote and develop practical transportation alternatives to reduce dependence on the automobile. Ensure that multimodal and alternative transportation solutions make it easier for people to move around and within Broomfield. Ensure that Broomfield's multimodal and alternative transportation systems are efficiently connected to regional transit and multimodal systems.

Action Step E.1.3: Continue relationships the city has made with regional and national transportation bodies and encourage Broomfield staff and officials to take even more leadership roles in regional transportation issues.

Action Step E.1.4: Evaluate opportunities to improve efficiencies and use of local transit systems.

Action Step E.1.5: Evaluate opportunities to encourage the use of alternative vehicles such as electric neighborhood vehicles, electric bicycles and other technologies.

GOALS-E.III: INTERCONNECTED BIKE and PEDESTRIAN SYSTEM

Policy S-E.2: Complete "missing links" in the bike and pedestrian infrastructure. Enhance and maintain the bike and pedestrian infrastructure

Action Step S-E.2.1: Advance increased local funding for alternative transportation improvements.

Action Step S-E.2.2: Pursue grant and/or other outside funding for the alternative transportation improvements.

Action Step S-E.2.3: Enhance regional trail connectivity.

Policy S-E.3: Alternative transportation improvements (i.e., trails and bike lanes) should be designed to connect to other improvements to form a coherent alternative transportation network (rather than "simply" recreational trails). Those who build new roads (including developers) shall be encouraged to plan and construct alternative transportation improvements in addition to the new roads. The city shall consider alternative transportation improvements and project feasibility as the infrastructure requirements are established.

Glossary of Terms

At the request of the Sustainability Task Force and Broomfield City Council, the applicable glossary of terms are integrated into the Sustainability plan adopted in January 2011.

Alternative Modes of Transportation: Any and all transportation types other than the single-occupant motor vehicle. Alternative modes of transportation include bicycles, buses, car pools, vanpools, pedestrians and passenger railroads.

Build out: The point at which a community's land has been fully developed with desired uses (including open space).

Cluster Development: A method of land development designed to preserve open space. Given a fixed number of dwelling units allowed on a specific property, cluster development allows the fixed number of dwelling units to be concentrated in one area of the property as opposed to evenly distributed, creating a separate larger public space rather than a group of small private spaces within individual lots.

Commercial areas: In this plan, commercial areas include areas with various types of businesses as well as industrial areas.

Compost: A combination of decomposed plant and animal and other organic materials that are being decomposed largely through aerobic decomposition into a rich black soil. Compost can be used as a fertilizer on home gardens and can have larger industrial applications.

Comprehensive Plan: A comprehensive long-range plan intended to guide the growth and development of a community that includes analysis, recommendations and proposals for such topics as the community's population, economy, land use, housing, transportation and community facilities. Such plans may also be referred to as Master Plans.

Density: The ratio of residential units on an acre of land. Thus, a permitted density of eight (8) dwelling units per acre for a property that has an area of two (2) acres would allow 16 dwelling units.

Denver Regional Council of Governments (DRCOG): A nonprofit organization of 52 cities and nine counties around the Denver region. DRCOG functions as the Metropolitan Planning Organization for the Denver region, among other planning responsibilities.

Distributed generation technology: The term is used to refer to generation units that are connected to the distribution network rather than to the high voltage transmission grid. There is not yet a well recognized definition of the term, but it usually refers to small scale electricity generation such as photovoltaic, fuel cells, wind power, bio-fuels, micro-generation, energy storage, etc.

Energy Star Rating: Energy Star is a government-backed labeling program that helps people and organizations save money and reduce greenhouse gas emissions by identifying factories, office equipment, home appliances and electronics that have superior energy efficiency. The standards themselves are set by governmental agencies. Energy Star

labels, for instance, are only awarded to homes that have been independently verified to be at least 15% more efficient than the standard mandated by the relevant state or local energy codes in a given area.

FasTracks: A comprehensive plan by the Regional Transportation District (RTD) for expanded rail and bus transit throughout the Denver region.

Green house gases (GHG): Any of the atmospheric gases that contribute to the greenhouse effect by absorbing infrared radiation produced by solar warming of the Earth's surface. They include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (NO_2), and water vapor. Although greenhouse gases occur naturally in the atmosphere, the elevated levels especially of carbon dioxide and methane that have been observed in recent decades are directly related, at least in part, to human activities such as the burning of fossil fuels and the deforestation of tropical forests.

Household Hazardous Waste (HHW): HHW are common household chemicals and substances for which the owner no longer has a use. These substances exhibit many of the same dangerous characteristics as fully regulated hazardous waste due to their potential for reactivity, ignitability, corrosivity, toxicity, and persistence. Examples include drain cleaners, oil point, motor oil, antifreeze, fuel, poisons, pesticides, herbicides and rodenticides, fluorescent lamps, smoke detectors, medical waste, some types of cleaning chemicals, and consumer electronics (such as televisions, computers, and cell phones).

Business incubators (Incubator development): are programs designed to accelerate the successful development of entrepreneurial companies through an array of business support resources and services, developed and orchestrated by incubator management and offered both in the incubator and through its network of contacts. Incubators vary in the way they deliver their services, in their organizational structure, and in the types of clients they serve. Successful completion of a business incubation program increases the likelihood that a start-up company will stay in business for the long term: Historically, 87% of incubator graduates stay in business.

Industry Cluster: A geographic concentration of interconnected businesses, suppliers, and associated institutions in a particular field. Industry clusters help to perpetuate innovation and collaboration to drive competition and long-term economic vitality.

International Energy Conservation Code (IECC): a building code created by the International Code Council in 2006. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency.

Leadership on Energy and Environmental Design (LEED): A voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

Multimodal Transportation: The availability of transportation options using different modes within one system or corridor.

Reuse Water System: The use of "grey" water on public parks and golf courses as a way to conserve limited water resources. Grey water comes from the wastewater treatment process and some of it is put back into the system to be used only as irrigation in the summer months.

Sustainability: "Integrating the economic, social and environmental objectives of society in order to maximize well-being in the present while ensuring the ability of future generations to meet their own needs" – Adapted from the Organization for Economic Cooperation Development.

Telecommuting: In a telecommuting arrangement, the employee works from a home office for either a portion of or all of the work week. He or she maintains a presence in the office electronically via phone, fax, pager and e-mail and is usually, at a minimum, required to participate in some quarterly, monthly or weekly meetings at the work location.

Vehicle miles traveled (VMT): This is a measurement of the number of miles that residential vehicles are driven. This may be expressed as a total number or as an average per household.

Housing Vision

Promote a balanced mix of housing types that will meet both current and future residents' changing needs and conditions and that will support the community's overall economic development goals.

Current Situation and Future Trends

Addressing housing needs, concerns, issues and opportunities is a complex and often emotional task. Efforts to achieve a more balanced mix of housing types within Broomfield are anticipated to garner increased focus and efforts in the near future. The housing goals, policies and action steps identified within this Plan provide a foundation for these future efforts.

In 2003, Broomfield conducted a Housing Needs Assessment to provide baseline information to better understand housing needs within the community. Some of the key findings and observations identified included the following:

- Broomfield's mix of housing types is comprised mostly of single-family residences, though it is anticipated that future residential development will moderately increase the relative proportion of multifamily units.
- There is a need within Broomfield for rental units that are affordable/attainable for very low-income households.
- There is a need within Broomfield for transitional housing and group homes for the physically and developmentally disabled, seniors and young people attending school.
- There is a shortfall within the community housing supply serving the highest income levels.

Mix of Housing Types

Broomfield's mix of residential housing types will continue to be primarily single-family residential. As shown in the following chart, single-family homes currently make up nearly 70 percent of all

unit types; apartment units are at 18 percent; mobile homes are at 5 percent; and senior facilities, condominiums and townhomes each represent approximately 3 percent.

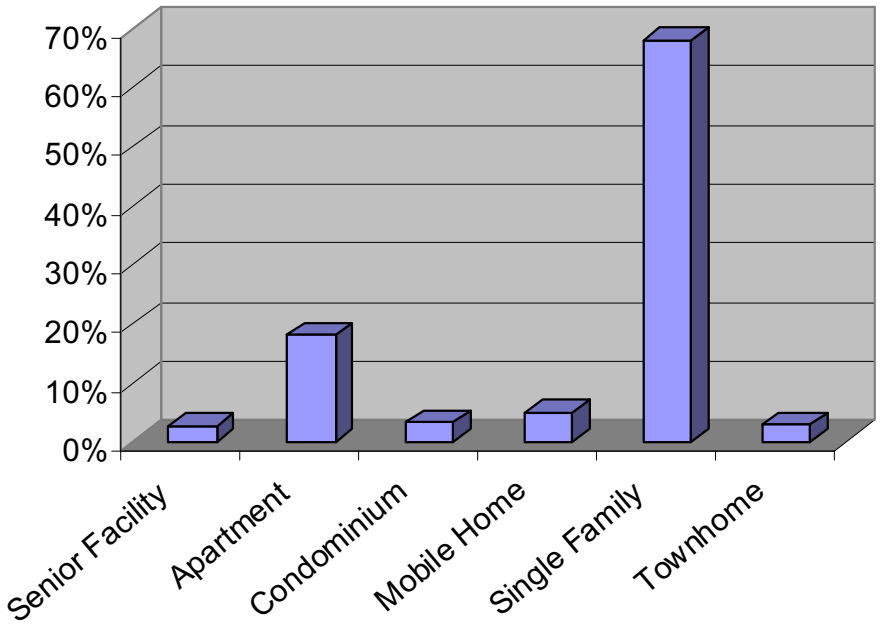


Chart 5: Broomfield Existing Housing Types
Source: Broomfield Housing Needs Assessment; Broomfield Planning Division

It is anticipated that the relative proportion of multifamily units (condominiums, townhomes and apartments) will increase with future development. The types of residential units planned within the new development areas north of State Highway 7 and those adjacent to future transit within the U.S. 36 corridor are primarily multifamily.

Housing Affordability/Attainability

Discussions regarding housing often involve the correlation between the availability of housing at different price points and what is perceived as being "affordable/attainable" for the various household income levels within the community. Housing commonly is defined as "affordable" or "attainable" when a household spends no more than one-third of its gross income on housing. Given Broomfield's estimated annual median income (AMI) of $64,500 per household,[1] this affordability rule of thumb as depicted in Table 10 on the following page yields the rough approximations for a purchase price that would be affordable/attainable to different Broomfield households:

While Broomfield generally can be described as a fairly affluent community, approximately 20 percent of Broomfield households have incomes at or below the low-income level of $38,699. Chart 6 on the following page depicts the distribution of Broomfield households falling within different household income levels.

[1] Average Median Income as determined using Colorado Housing and Finance Authority (CHAFA) estimate for an Adams County three-person household.

Household Classification	Annual Household Income	For Sale Home Price or Rent Payment (AMI x 3)
Middle Income	80% to 120% AMI ($51,600 to $77,400)	$170,200 to $255,420 - (purchase price)
Moderate Income	60% to 79% AMI ($38,700 to $51,599)	$127,710 to $168,151 - (purchase price)
Low Income	30% to 59% AMI ($19,350 to $38,699)	$537 to $1,057 - (monthly rent payment)
Very Low Income	Less than 30% AMI ($19,350)	Less than $536 - (monthly rent payment

Table 10: Potential Housing Affordability/Attainability
Source: Broomfield Planning Division; CHAFA

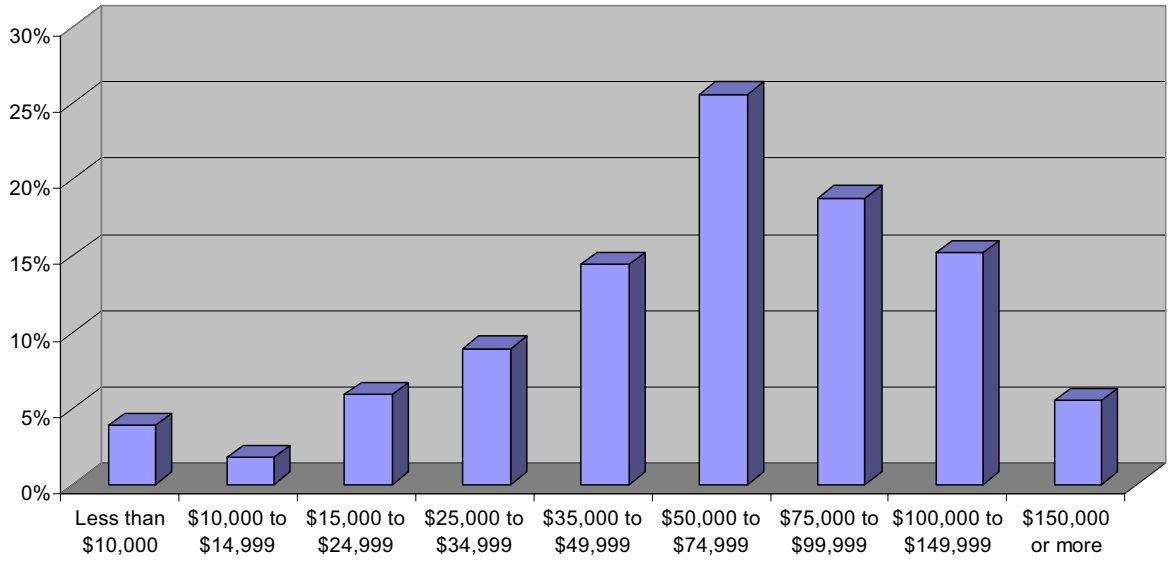


Chart 6: Broomfield Household Income Distribution
Source: Broomfield Housing Needs Assessment; Broomfield Planning Division

Rental Housing

The Housing Needs Assessment compared household income with rental rates and found that the bulk of the rental units in Broomfield are affordable/attainable for low- to moderate-income households. The availability rental units that are affordable/attainable to those households at the lowest end of the income spectrum represent one of the most significant needs within the community not being adequately met. Rental housing at this lower rent price level requires substantial subsidies, and they are not often achieved without federal housing programs. A portion of this need within Broomfield is currently being met through the use of Section 8 rental assistance vouchers.

The comparison of income and rent levels also identified a lack of higher-priced rental units for households earning $50,000 or more. In recent years a few rental projects meeting this particular demand have been developed that help to fill this gap. In addition, the recent historically low interest rates may have encouraged some of these potential rental households to instead become homeowners.

For Sale Housing

The supply of "for sale" housing generally is well balanced to the demand of middle-income buyers. In addition, as shown in Chart 7 below, 11 percent of Broomfield's for sale housing is valued at $170,000 or less, providing a segment of more affordably priced single-family homes. Many of these homes are purchased by first-time homebuyers and consist of previously owned houses and townhomes.

Lastly, examination of the housing supply serving the highest-income levels (i.e., over $100,000 annual income) also identified a shortfall for higher-priced, executive housing in Broomfield. The provision of higher-end housing can play an important economic development role by attracting higher-wage employers. It is anticipated that current and future residential developments in northern Broomfield will provide a significant supply of this type of housing.

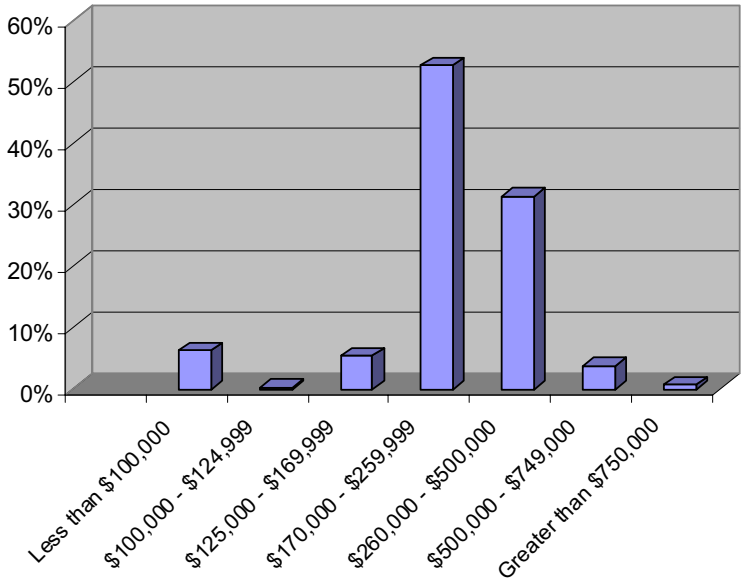


Chart 7: Distribution of Broomfield's Assessed Home Values
Source: Brooomfield Housing Needs Assessment; Broomfield Planning Division

Past new construction in Broomfield mostly has served a "move-up" type of homebuyer (i.e., those looking to increase the size/amenities/value of their home). In general, as lower-priced homes become available, more renters are able to become homeowners. This is evident, as noted in the Broomfield Housing Needs Assessment report, "Broomfield boasts one of the highest percentages of ownership rates in the area: 77% of residents own their home compared to approximately 70% in Adams County and 65% in Boulder County."

Special Needs Housing

Many of Broomfield's special needs residents have limited incomes and are a part of the demand for the community's existing subsidized rental housing. In addition to this need for low-priced rental units is a need for accessible rental units. The Housing Needs Assessment noted that Broomfield's Health and Human Services Department has encountered difficulties locating apartments that are accessible to persons with special needs and that are ADA (Americans With Disabilities Act)-compliant.

The Housing Needs Assessment also reported that senior housing is a continuing need within Broomfield. The wait for admittance at many of Broomfield's senior housing facilities has been reported as being four to five years. A need also exists for assisted-living units.

Existing and Planned Income-Restricted Housing

There is a limited supply of existing and planned affordable/attainable housing for low- and very low-income households in Broomfield. The current attainable housing efforts in Broomfield consist of projects and programs provided by a combination of public, nonprofit and private agencies. The Boulder County Housing Authority, the Jefferson County Housing Authority and the City of Boulder Housing Authority administer a number of Section 8 Rental Assistance Vouchers to households in Broomfield. Additionally, the majority of multifamily projects and some single-family landlords accept Section 8 voucher tenants in Broomfield.

Goal HO-A: Existing Housing

Encourage private investment aimed at maintaining, rehabilitating and enhancing Broomfield's older existing housing.

Rationale:

Broomfield's existing older residential neighborhoods are the foundation of the community. In order to ensure that these neighborhoods remain vital and great places to live, continued private investment in the individual residences should be encouraged. The promotion of various programs and other efforts aimed at encouraging this private investment in the form of maintenance, rehabilitation and enhancement will preserve the overall livability and, consequently, the economic value of these residences. Such efforts and programs also often increase individual homeowner pride, which can translate into increased feelings of connectedness to one's neighborhood and to the larger community. Home maintenance and improvement also have a reciprocal effect of encouraging others to make similar efforts and investments.

For some homeowners, their existing 1950s and 1960s era housing often requires extensive alterations to meet the changing needs of today's families. Such enhancements should be encouraged to ensure that these neighborhoods continue to provide desirable places for Broomfield citizens to live.

Policy HO-A.1: Encourage private investment in Broomfield's older existing neighborhoods, such as maintenance, rehabilitation and enhancement of individual residences.

> **Action Step HO-A.1.1:** Prepare and consider a housing rehabilitation program for single-family and multifamily housing.
>
> **Action Step HO-A.1.2:** Prepare and consider various means by which private and public investments can be leveraged to contribute to housing rehabilitation.
>
> **Action Step HO-A.1.3:** Support community organizations involved in housing rehabilitation activities.
>
> **Action Step HO-A.1.4:** Promote programs aimed at informing new homeowners, renters and landlords as to the community's expectations for the maintenance and upkeep of residences within Broomfield's existing older neighborhoods.
>
> **Action Step HO:A.1.5:** Maintain and enhance public infrastructure and amenities within older existing neighborhoods.

Policy HO-A.2: Encourage new development and redevelopment within existing neighborhoods that increase the livability and economic value and that preserve the existing neighborhood character.

Goal HO-B: Maintaining Housing Affordability/ Attainability

Encourage an adequate supply of affordable/attainable housing for lower-income households.

Rationale:

Encouraging an adequate supply of affordable/ attainable housing for lower-income households also works to address a variety of important community issues, such as:

- encouraging a diverse community;
- matching anticipated demand resulting from future increases of service and manufacturing jobs with affordable/ attainable housing;
- increasing opportunities to live and work within the community; and,
- enhancing overall housing choice for new and existing residents.

Housing values in Broomfield generally are higher than those in surrounding Adams County communities and are trending toward the higher cost of homes found in some neighboring Boulder County communities. Broomfield employment projections indicate a large amount of retail and service job growth. As a result, it is likely Broomfield will experience a greater demand for rental housing due to the lower wages earned by employees in these industries.

Broomfield recently has activated a Housing Authority to address attainable housing needs for low-income residents.

Policies and Action Steps:

Policy HO-B.1: Promote housing that is affordable/ attainable for the workforce and special populations.

Action Step HO-B.1.1: Clarify specific targets and definitions associated with attainable housing.

Action Step HO-B.1.2: Prepare and consider housing programs to meet identified housing targets.

Policy HO-B.2: Plan for future affordable/attainable housing to meet the need of anticipated commercial and residential growth.

Action Step HO-B.2.1: Identify possible regulatory modifications that may be appropriate to promote attainable, sustainable and quality housing for lower-income households. This may include evaluating residential design standards, review procedures, permit fees, density requirements, etc.

Action Step HO-B.2.2: Locate affordable/ attainable housing proximate to transit and community services and within mixed-income neighborhoods.

Policy HO-B.3: Use the Broomfield Housing Authority to administer housing programs aimed at increasing the supply of attainable housing.

Action Step HO-B.3.1: Facilitate partnerships between public and private-sector organizations to create housing developments that are suitable and attainable.

Goal HO-C: Diversity of Housing Types and Ownership Options

Encourage a diversity of populations by providing a variety of housing types that serve a broad spectrum of households.

Rationale:

Privately initiated development projects do not ensure that an adequate supply of diverse housing products will be provided, absent public regulatory intervention. Efforts should be made to encourage future development to strengthen the diversity of the community by providing a variety of housing types that serve a diverse population. Careful consideration should be given to balancing the number and type of housing units with the number and wages of jobs being created within the community. Most new housing is developed by production homebuilders that specialize in a limited product range on large tracts of land. A better mix of housing types within a development that meets the housing needs of different segments of the community is desired to create more interesting and integrated neighborhoods.

Policies and Action Steps:

Policy HO-C.1: Encourage opportunities for homeownership.

> **Action Step HO-C.1.1:** Support homebuyer education and training opportunities for Broomfield residents and employers.

Policy HO-C.2: Promote a diversity of housing types, styles and price-points within individual neighborhoods to accommodate a range of affordability, while generally maintaining the single-family character of the community.

> **Action Step HO-C.2.1:** Evaluate and establish potential locations for different housing types to provide a full spectrum of housing options.

> **Action Step HO-C.2.2:** Identify potential gaps in the current and projected housing supply, and develop and consider programs to address these gaps.

> **Action Step HO-C.2.3:** Determine the appropriate amount of housing for upper-income residents to support existing and new businesses.

> **Action Step HO-C.2.4:** Enhance existing programs aimed at assisting senior residents to retain and maintain their homes to enable these Broomfield residents to remain in Broomfield through the duration of their lives.

Goal HO-D: Special Needs and Services Housing

Increase the supply of housing that is accessible and functional for seniors, single-parent households and other residents with special needs.

Rationale:

Many of Broomfield's special needs residents have limited incomes and comprise a vulnerable component of the demand for Broomfield's existing subsidized rental housing supply. Three principal special needs resident groups are those with physical and/or mental disabilities, seniors and single-parent households. There is a significant need for affordable/attainable accessible rental units. Broomfield's Housing Needs Assessment notes there is a limited supply of apartments that are accessible to persons with special needs and that are ADA[1]-compliant.

Senior housing is also a continuing need within Broomfield. According to the Broomfield Housing Needs Assessment, the waiting lists at several of Broomfield's senior housing facilities are four to five years. A need also exists for senior assisted-living units.

Additionally, the Housing Needs Assessment identified the need for housing that responds to the unique circumstances of single-parent households, which often are underestimated or overlooked. Housing that minimizes time, money and effort in terms of maintenance and upkeep, while being easily accessible to transit, day care, health facilities and shopping, can ease the challenges faced by many single-parent households.

Policies and Action Steps:

Policy HO-D.1: Support housing that meets the health, access, child care, transit and social needs of households with special considerations, such as senior single-parent families and persons with special needs.

Policy HO-D.2: Encourage measures to streamline processes for proposed developments and redevelopments that would provide housing for seniors and/or those residents with special needs.

[1] Americans with Disabilities Act

Goal HO-E: Residential Housing Design

Promote quality in terms of design, livability, aesthetics and construction in all housing types.

Rationale:

Promoting quality residential development beyond simply minimum building code requirements to address design, livability and aesthetics ensures that Broomfield's housing stock will act as an enduring investment in the community's economic health. Promoting high-quality housing facilitates great neighborhoods and contributes to Broomfield's sense of community and identity.

Policies and Action Steps:

Policy HO-E.1: Promote residential development that is constructed of quality building materials, incorporates good architectural and site design and reflects good land planning.

Action Step HO-E.1.1: Encourage new residential developments to provide diversity in design.

Action Step HO-E.1.2: Prepare and consider community-wide residential design guidelines that address such elements as:

- materials;
- scale and massing;
- site design;
- accessory structures; and,
- landscaping

Utilities Vision

Provides a utility infrastructure system representing state-of-the-art equipment, construction, management and conservation techniques.

Current Situation and Future Trends

Infrastructure for utilities (water, power, waste disposal, storm drainage, telecommunications and reuse water) is provided by or in coordination with the City and County of Broomfield to serve the basic needs of the community's residents and businesses; to serve the needs incurred by a growing population; and to respond to legal mandates of legislation at federal, state and local levels. The City and County of Broomfield has an extensive infrastructure system in place, and the maintenance of this system is critical to Broomfield's ability to meet utility services demands.

Growth will continue to strain utility infrastructure within Broomfield and the Front Range region. The challenge is to maintain an appropriate and affordable level of services for all members of the community. Broomfield currently enjoys a strong financial position, adequate existing infrastructure and a broad commercial tax base. Continued growth will provide new opportunities for Broomfield, but it also will require extensive capital improvements or joint service agreements with developers to put necessary services in place. New technologies and changes in local and regional policies may present opportunities to diversify approaches to meeting the needs of the community in increasingly sustainable ways.

Broomfield builds, owns, operates and maintains its own water, re-use water and wastewater systems. Broomfield's stormwater system is a combination of public and private improvements, with ownership, construction responsibility and maintenance also being a combination of the City and County of Broomfield, private developers and the Urban Drainage and Flood Control District. Electricity, gas, cable and telephone are all supplied

by the private sector through Xcel Energy, United Power, Comcast and Qwest Communications.

Based upon community surveys and interviews with key Broomfield managers and stakeholders, the following infrastructure issues have been identified to be important within the community:

- The severe drought in 2003-2005 exposed the challenges associated with water supply in arid climates and heightened the awareness of the need to create new efforts for water conservation.

- Broomfield residents currently enjoy a high level of service relating to infrastructure, and there is a concern that additional development may tax the capacity of the systems and diminish the quality of life. Consequently, it will be important to evaluate the demands of future development and provide service in a manner that does not reduce service levels or increase costs.

- Smart growth practices should be employed within Broomfield whereby infrastructure is installed in a sustainable manner commensurate with the ability to finance the required improvements.

Existing Utility Master Plans

The City and County of Broomfield currently has three utility master plans. The Water and Re-Use Water Master Plans will need to be updated and finalized after completion of this 2005 Comprehensive Plan. The Wastewater Utility Plan was completed in June 1999 and also will need to be updated after this Comprehensive Plan is adopted. Updates of these three plans will examine the utility systems to ensure that existing and planned infrastructure is adequate to handle future growth.

Water Supply Considerations

Like most communities within the Western United States, Broomfield's water supply must be viewed in terms of its physical availability, legal right to usage and delivery system for treatment, storage and transportation. Along the Front Range there is a finite supply of surface and groundwater that must be managed. Water rights further complicate the delivery of water in the region because the point of diversion, consumptive use credits and return flow requirements create constraints and require expert management to ensure that water is available under dry year conditions. The ability to treat, store and deliver potable water is at the essence of a community system.

Broomfield currently receives water from four sources:

1. The Northern Colorado Water Conservation District and its Municipal Subdistrict;

2. Denver Water Department;

3. Reclaimed (treated) wastewater; and,

4. Raw Water from water rights owned by Broomfield.

The Northern Colorado Water Conservation District provides up to 8,172 acre-feet of untreated surface water from the Windy Gap and Colorado/Big Thompson Projects. Additionally, Broomfield can purchase up to 6,500 acre-feet of potable water from the Denver Water Department. The combined 14,672 acre-feet of potable water will support a base of 26,676 tap equivalents. Based on projected residential and commercial development, it is estimated that 36,105 tap equivalents will be needed at buildout. Broomfield does hold water rights within the Windy Gap system to adequately serve these estimated future needs. Once the Windy Gap Reservoir is constructed, an additional 11,000 tap equivalents will be secured through the reservoir's storage capacity, meeting build-out demands.

Non-potable water supplies also are an important element of a sustained community water supply. Broomfield's re-use system will provide up to 3,100 acre-feet of treated effluent (reclaimed water) from its wastewater treatment plant for irrigation of open space areas. This approach ostensibly "stretches" available water supplies by freeing up potable water supplies to serve new users. The reclaimed wastewater may be used to irrigate about 1,275 acres of land.

Broomfield also currently supplies water to the Jefferson County Airport and the Mile High Water Company, although it is not the City and County's policy to extend water supply services to additional areas outside Broomfield.

Water supplies must continue to be developed to match growth projections for Broomfield. Options include, but are not necessarily limited to, acquisition of additional water rights for the re-use system, groundwater development, increased storage and expanded use of reclaimed wastewater.

Storage, Treatment and Distribution

Broomfield's water treatment plant currently meets all Safe-Drinking Water Act requirements promulgated by the U.S. Environmental Protection Agency; however, there may be a need to provide for additional chlorination facilities within the delivery system to maintain residuals as the system expands further to the north and east. The system currently has 15 million gallons (mg) of potable water storage and is capable of delivering water with pressures ranging from 60 to more than 100 psi. The distribution network south of 144th Avenue is nearly complete, although significant expansion will be needed to serve the northern areas of the City.

Broomfield currently has a water license fee per tap equivalent. The water license fee is structured to pay existing water debt and to acquire water rights and build such system-wide improvements as reservoirs, treatment facilities and transmission works. The water license fee is reviewed annually to ensure that Broomfield will have adequate funds to pay for water rights through buildout.

Wastewater Treatment Considerations

Broomfield recently completed an expansion of the Wastewater Treatment Plant, which resulted in a capacity of 8 million gallons per day (mgd). Continued expansion of treatment capacity will be needed to support buildout of the community, and Broomfield is evaluating the potential to expand its current Big Dry Creek facility or options for participating in a regional system with other communities. The current plant location offers the advantage of minimized water rights impacts and maximum opportunities for expansion of reclaimed water use.

A disadvantage of the continued expansion to the Big Dry Creek facility is that it would require multiple lift stations to bring flows upstream to the plant. Broomfield also is considering other opportunities to build satellite plants or to participate in regional planning with the community of Northglenn or the Metropolitan Wastewater Reclamation District (Metro), which provides service to multiple users within the South Platte River system.

Being a fairly new facility, the Wastewater Treatment Plant has up-to-date technologies that allow high-efficiency operations that effectively meet all state and federal regulations for treatment of effluent.

Drainage and Flood Control

Drainage and flood control is an important component of Broomfield's infrastructure system. Broomfield largely resides on higher ground that drains to the Big Dry Creek major drainage way. A small portion of Broomfield drains to Rock Creek to the north.

Most of Broomfield is within the Urban Drainage and Flood Control District (UDFCD), the exception

being those areas within Weld County annexed into the City and County of Broomfield. With regard to the UDFCD's Outfall Systems Master Plan, Broomfield has and will continue to work with developers within these drainage basins to implement the plan. Many of the drainage improvements constructed within Broomfield are related to development projects and are funded in part by private developers.

Broomfield is part of the recently enacted Phase 2 National Pollution Discharge Elimination System (NPDES). The NPDES program requires communities to assess water quality opportunities and to establish a framework for future water quality programs.

Franchise Utilities and Private Services

Franchise utilities are essential to maintain a high and consistent level of service for residents' quality of life, as well as to attract quality and high-technology industries. Gas and electric services currently are provided by United Power and Xcel Energy. A telecommunications franchise currently is maintained by Qwest, and the cable TV services franchise is held by Comcast. Several wireless telephone companies own and operate cellular towers, facilitating wireless services in Broomfield.

Goal UT-A: Utility Planning

Adequately plan so that utilities are reliable and support existing developed areas and future growth.

Rationale:

An important goal of this 2005 Comprehensive Plan is to maintain and enhance existing neighborhoods and businesses. A key component to maintaining quality neighborhoods and commercial areas is having efficient, reliable and up-to-date utility infrastructure servicing those areas. Analysis and good advance planning of the current situation in established neighborhoods and commercial areas are keys to identifying and financing future construction efforts. Broomfield's Water and Sewer Funds' Capital Improvement Programs (CIP) operate on a 10-year planning cycle, with annual allocations. Adequate advance utility planning will allow Broomfield to finance, through its Water and Sewer Funds, utility improvements and upgrades in developed areas.

Utility infrastructure also is an important consideration in land use planning and the management of growth. Ideally, communities such as Broomfield systematically plan and install (or work with developers to install) infrastructure as part of a long-term capital improvement program that balances expenditures with available funding. The challenge to this approach, however, is that major capital expenditures may be required to serve remote areas or where there is inadequate capacity to meet the demands of incremental growth. Also, infrastructure that is constructed too far in advance of demand will result in higher finance costs and more difficult maintenance conditions. Conversely, infrastructure that lags behind demand may produce service constraints and inhibit the competitiveness of Broomfield to attract new residences and businesses. Accurate and up-to-date utility plans can help solve the dilemma. The existence of quality infrastructure planning allows Broomfield to support and direct future residential and economic growth.

Policies and Action Steps:

Policy UT-A.1: Review and update utility plans on a regular basis for existing and new growth areas within Broomfield (and in other areas where prior service agreements exist).

> **Action Step UT-A.1.1:** Update the Broomfield Wastewater and Water Systems utility master plans, incorporating the goals, policies and final Land Use Map of this 2005 Comprehensive Plan.
>
> **Action Step UT-A.1.2:** Continue maintenance and infrastructure evaluation

of developed areas to determine infrastructure needs, and prepare and implement a short- and long-term plan for improving utilities where needed.

Policy Ut-A.2: Develop and manage all utility systems to increase reliability on a daily basis and in times of need (i.e., drought).

Action Step UT-A.2.1: Continue working with all applicable utility providers to increase reliability by under-grounding above-ground existing utilities.

Action Step UT-A.2.2: Build the Broomfield Reservoir to increase Broomfield's water storage capacity.

Action Step UT-A.2.3: Aggressively maintain and upgrade utilities to ensure reliability of service.

Action Step UT-A.2.4: Work with area utility providers to develop systems that will minimize or prevent service interruptions.

Policy UT-A.3: Seek out new and innovative technologies to improve utility system planning, construction and maintenance.

Policy UT-A.4: Use utility franchises agreements to support and implement Broomfield's goals and policies.

Policy UT-A.5: Use Broomfield's approval mechanisms to ensure that the efforts of metropolitan districts support the community's overall goals regarding the provision of utilities.

Goal UT-B: Financing Utilities for Buildout

Ensure that the long-term cost of developing utility infrastructure to serve Broomfield can be met.

Rationale:

The cost of providing quality and reliable utilities and the revenue stream to finance and maintain those services (whether public or private) should match. To meet the needs of an expanding population and to provide for a high level of service, a number of funding mechanisms will be required. These may include a combination of water and sewer licenses, development impact fees, Urban Drainage and Flood Control funds, state and federal funds and grants, special improvement districts, special assessments, Title 32 Metropolitan District financing and reimbursement agreements with individual parcel owners.

Dry utilities, such as electric, cable and telephone, are funded through private development and are not the City and County's responsibility to install and maintain. Dry utilities generally are installed with new development at the developer's expense. Upgrading existing utilities occurs on a planned basis according to the supplying company.

Policies and Action Steps:

Policy UT-B.1: Continue annual financial planning to ensure that utility services are maintained and/or constructed to an acceptable level of service.

Action Step UT-B.1.1: Annually review financial commitments necessary to maintain Broomfield's water system, and adjust water licenses rates, consumption rates or alternative sources to accommodate long-term growth projections.

Action Step UT-B.1.2: Continue to explore alternative long-term financial sources for providing, maintaining and upgrading all utility services (public and private).

Action Step UT-B.1.3: During Water and Sewer Fund CIP Program updates, budget to ensure that infrastructure needs for growing and future planned areas where

Broomfield has financial commitments to provide utilities can be met.

Policy UT-B.2: Continue to establish private/public partnerships to build municipal infrastructure by negotiating with developers to implement the long-term water, wastewater and storm drainage master plan.

Policy UT-B.3: Continue to establish cost-sharing and cost-recovery mechanisms that encourage private investment and enable infrastructure to be built as development occurs, thereby achieving maximum cost efficiencies and savings.

Policy UT-B.4: Continue to use improvement and urban renewal districts to manage implementation of local infrastructure programs. This may include the issuance of bonds or other debt instruments to build infrastructure. Use of these techniques should consider potential impacts on future residents and businesses.

Policy UT-B.5: Phase infrastructure to match the rate of development, while avoiding excessive debt expense and negative fiscal impacts.

Policy UT-B.6: To the extent possible (i.e., where other agreements are not already in place), new development should pay its own way with regard to provision of utilities.

Policy UT-B.7: In the establishment of metro districts, evaluate the varying impacts from neighborhood to neighborhood, with the overall goal of protecting the community as a whole.

Goal C: Sustainable Utilities Contributing to Overall Quality of Life

Provide environmentally sustainable and efficient utility systems that protect Broomfield's and the region's natural resources and contribute to overall quality of life.

Rationale:

Utility planning, design, construction and maintenance provide Broomfield with a great opportunity to be a leader in demonstrating environmental stewardship and utilizing new technology. In order to protect, preserve and enhance our natural resources, we need to develop in a sustainable manner with a focus on the conservation and the restoration of our community's resources.

The benefits of and uses for utility infrastructure can extend far beyond their primary purpose. For example, detention ponds can be combined with parks, and open space, trails, urban design improvements and public art to change a simple utility into a great community amenity with multiple purposes. Multiple uses also afford the opportunity for additional funding sources in building utility infrastructure and the ability to meet multiple master plan goals.

Policies and Action Steps:

Policy UT-C.1: Design storm water detention ponds to maximize opportunities for wetlands and other native plant materials, thereby creating natural water quality filtering and native plant and wildlife habitat.

Policy UT-C.2: When financially practical, use state-of-the-art technologies and practices in utility design, construction and maintenance.

Action Step UT-C.2.1: Explore and implement new techniques and technologies for pond management to eliminate such issues as fish kills, odors and mosquitoes.

Policy UT-C.3: Whenever feasible, utility facilities should preserve natural features.

Policy UT-C.4: Use non-potable water systems (re-use or Raw Water) for irrigation whenever possible.

Policy UT-C.5: Continue work with Farmers Reservoir Irrigation Company (FRICO) regarding re-vegetation efforts along irrigation ditch corridors controlled by FRICO.

Policy UT-C.6: Develop storm water facilities, particularly those associated with residential projects, with useable recreation components above the 10-year storm capacity.

Policy UT-C.7: In coordination with the Environmental Stewardship "Education" goal, make Broomfield wastewater and stormwater facilities available for educational programs. Educational components also should be considered in the design of such facilities.

Policy UT-C.8: Explore and encourage such alternative renewable energy sources as solar, wind and water.

Policy UT-C.9: Work with Broomfield utility franchises and metropolitan districts to ensure that their efforts support Broomfield's sustainability goals.

Goal UT-D: Community Aesthetics

Utility infrastructure should contribute to overall positive community aesthetics.

Rationale:

Every part of our built environment contributes to a positive and/or negative community image. Utilities are no exception. Overhead utility lines, buildings enclosing utility infrastructure, water towers, reservoirs and detentions ponds, for example, can have a dramatic impact on overall community aesthetics. The need for utilities and the nature of utility design means that they will impact pristine areas, ridgelines and highpoints, and all types of development, including commercial, residential and industrial areas.

Historically, the high cost of providing utilities lends itself to not giving priority to aesthetics in their design. This trend, however, has changed dramatically over the last decade. Communities such as Broomfield have modified their focus to include attractive design components in the design and construction of utilities. This goal establishes a set of policies to help contribute to Broomfield's efforts to design utility systems that contribute to overall positive community aesthetics.

Policies and Action Steps:

Policy UT-D.1: Consider community aesthetics as a priority in planning, siting and financing utility infrastructure.

> **Action Step UT-D.1.1:** Utility building design should give priority to architectural character and aesthetics and should not create an "eyesore" for the community. Rather, the design either should blend into the surroundings or stand out as a quality community feature.
>
> **Action Step UT-D.1.2:** Continue working with Xcel Energy and United Power on siting utility boxes/cabinets, and to under-ground existing utilities through replacement programs.

Action Step UT-D.1.3: Investigate new opportunities for screening, sculpture and other urban design solutions for hiding and/or disguising cell towers.

Policy UT-D.2: Utility infrastructure (including but not limited to buildings, stormwater ponds/detention areas and reservoirs) should be maintained in a manner that does not degrade the appearance of the community.

Policy UT-D.3: Work with Broomfield utility franchises to ensure that their efforts support the 2005 Comprehensive Plan goals.

Goal UT-E: Communications Infrastructure

Facilitate the construction of state-of-the-art communications infrastructure.

Rationale:

The continued evolution and expansion of e-commerce and the high-tech industry will increase the demand for faster and more reliable Internet service, as well as for new and unforeseen technological services. Residents increasingly are expecting access to new technologies and high-speed data services. Similarly, the business community demands a cutting-edge communications infrastructure to keep it competitive in the local and global marketplace. In order for Broomfield to sustain a well-educated and satisfied population, and to be competitive in industry, a prolific high-tech communications infrastructure system should be implemented.

Further, as the telecommunications industry continues to mature, there will be more definition to the advantages and disadvantages of different networks for TV, phone and the Internet. The competition among these modes occurs at a very large scale, and Broomfield should maintain as many viable options as possible to supply these services to its residents and businesses.

Policies and Action Steps:

Policy UT-E.1: Develop a means of implementing state-of-the-art, high-tech communications facilities throughout Broomfield.

Action Step UT-E.1.1: Create an action plan for constructing a comprehensive state-of-the-art communications system(s) in Broomfield, including undertaking an inventory of existing residential and commercial areas to determine what communication infrastructure/facilities are available, and what facilities are needed.

Goal U-F: Public Health and Provision of Utilities

Enhance the public health of the community through the provision of adequate, clean, safe and reliable utilities.

Rationale:

The premise behind this goal is that public health concerns (i.e., water and soil contamination from failing septic systems) should be given high priority in planning utility infrastructure and requiring utility services. Broomfield soils typically are not suited to long-term use of septic systems. Also, as densities increase and land uses transition away from a rural character, the potential for contaminating groundwater resources increases dramatically. As Broomfield continues to grow and densify, careful attention must be paid to public health issues with respect to water and sewer provisions.

Efforts will be made to ensure that in the long term, all residents and businesses will be connected to the public utility system. It is worth noting, however, that in the short-term, trade-offs may be necessitated by financial considerations or by previous annexation agreements. Additionally, some appropriate rural densities (large lots and few lots) may lend themselves to either temporary or long-term use of septic system and/or water well use.

Policies and Action Steps:

Policy UT-F.1: Eliminate existing and potential water wells and septic systems that negatively impact public health.

Action Step UT-F.1.1: With regard to public health concerns, evaluate developed areas not currently on public water and sewer. Determine short- and long-term plans for including these areas in the public utility system.

Action Step UT-F.1.2: Continue to apply and refine criteria for future development (i.e., minimum lot sizes and uses) where septic systems may be allowed. These criteria should be used to protect public health, as well as to discourage (or disallow) large subdivisions that will not provide public utilities (water and sewer).

Goal UT-G: Regional Coordination

Influence and implement regional utility planning efforts to be environmentally, economically and functionally advantageous to Broomfield.

Rationale:

Most utilities are related either directly or indirectly to natural resources that for the most part are not constrained by political boundaries. Therefore, working with regional agencies is critical to achieving a well-balanced utility system. Such efforts also provide opportunities for outside funding. Broomfield has been committed to working with its regional agencies and will continue to do so. However, where it is not economically or environmentally advantageous, Broomfield will work to eliminate reliance on other communities.

Policies and Action Steps:

Policy UT-G.1: Continue working with Broomfield's neighbors on the Windy Gap/Colorado Big Thompson northern water supply system.

Policy UT-G.2: Continue to work with Urban Drainage Flood Control District (UDFCD) on updating the Outfall Systems Master Plan.

Policy UT-G.3: Continue to explore opportunities for joint use of regional utility infrastructure that will provide more cost-effective means of servicing Broomfield.

The measure of the 2005 Comprehensive Plan's success is its ability to direct and bring about actions that implement the Plan's articulated vision, goals and supporting policies. The most direct means by which to accomplish this aim is through implementation of the Plan's Action Steps. The 1995 Master Plan included an accompanying Strategic Plan that served as the implementation program to achieve the goals of the Master Plan. With this 2005 Comprehensive Plan, the implementation is included as an integral component to the plan.

The following implementation matrix identifies the relative scale of each Action Step in terms of the amount of effort that each item will take to complete. These classifications do not reflect each Action Step's perceived relative importance toward furthering the Plan's implementation, nor do they imply a sequence or timeline. The three primary categories used are: big, medium and small items. These three categories were chosen to maintain consistency with the classifications used during the 2005 City Council goal-setting session.

In addition to these three categories, the "ongoing" Action Steps have been separated out. Ongoing Action Steps do not call for a specific, singular action, such as to conduct a study, build a facility or create a program, nor do they typically require a start-up or completion schedule. These Ongoing Action Steps instead are characterized by a sustained or ongoing action that Broomfield will apply on a continual basis. They also include Action Steps that occur only as needed when a specific events allows or calls for its implementation.

It is important to recognize that the timing for the implementation of these Action Steps is ultimately subject to financial and personnel constraints, unforeseen opportunities or challenges or changing community values. The matrix's basic practical application is to provide a reference for use by City Council, City and County staff and the overall Broomfield community to ensure that these Action Steps are implemented in an advantageous and effective manner. It is intended that the Implementation Matrix will augment other inputs and considerations evaluated by City Council during its annual goal-setting process.

Big, Medium and Small Items	
Growth, Population and Change	**Category:** Big, Medium or Small
Action Step GP-A.2.2: Prepare and adopt land use, urban design or other sub-area plans for specific areas of Broomfield ready for growth and/or change.	Big
Action Step GP-B.1.1: Designate additional DRCOG urban activity centers adjacent to State Highway 7 west of Interstate 25 and within the Interlocken and FlatIron regional commercial and employment areas.	Small
Action Step GP-B.1.2: Incorporate the additional land area that was annexed into Broomfield County from Weld County as part of the DRCOG regional growth boundary.	Small
Land Use	**Category:** Big, Medium or Small
Action Step LU-C.1.1: Review existing neighborhoods to determine if adequate neighborhood activity centers exist. Where none exists, determine the feasibility and the desire within the neighborhood to create a neighborhood activity center. For existing neighborhood activity centers, determine the need to enhance these areas with such improvements as landscaping, benches, signage, etc.	Big
Action Step LU-C.1.2: Revise the zoning standards and development review procedures to address the location and the development of religious institutions.	Medium
Action Step LU-C.8.1: Explore strategies for adding trees along streets in existing neighborhoods.	Medium
Action Step LU-C.8.3: Evaluate protecting existing rural residential neighborhoods from redevelopment or infill, and define their relationship to adjacent developing neighborhoods.	Medium
Action Step LU-D.1.1: Complete the Original Broomfield Sub-Area Plan to finalize areas designated TOD and mixed use.	Medium
Action Step LU-D.1.2: Ensure that the future planned commuter rail stop at approximately W. 116th Avenue in the Original Broomfield neighborhood is included in the Final Environmental Impact Statement for the U.S. 36 Corridor.	Medium
Action Step LU-E.7.2: Create a high-quality regional shopping districts at the State Highway 7 and Interstate 25 interchange.	Big

Action Step LU-G.1.1: Use the W. 120th Sub-Area Plan as a guide for development of the Civic Center property.	Big
Action Step LU-G.1.2: Bring local transit to and through the Civic Center property to strengthen the area as a hub for activity by bringing residents from surrounding neighborhoods.	Medium
Action Step LU-G.1.3: Prioritize desired public improvements at the Civic Center property, such as the expansion of the amphitheater, construction of formal gardens and inclusion of public art and memorials.	Medium
Action Step LU-G.1.4: Ensure that the Civic Center development plans integrate commercial uses or the potential for commercial uses in the future.	Medium
Action Step LU-H.1.1: Evaluate the potential benefits and costs within the development review process of community-wide minimum development standards that are aimed at providing increased certainty and consistency of requirements versus flexible development standards. Consider standards for such things as architectural design, landscape, desired patterns of land use, site planning and urban design.	Big
Action Step LU-H.1.2: Evaluate the usefulness and appropriateness of the existing Sub-Area Plan design standards to determine if these various design standards can and should be consolidated.	Medium
Action Step LU-H.1.3: Evaluate the cost and benefits of existing design and development guidelines and standards upon housing affordability to identify possible modifications that would lessen the economic impact of the enforcement of these provisions without significantly compromising their intent or objectives.	Medium
Action Step LU-H.1.4: Consider implementing environmental standards as part of the development review process (such as tree protection requirements, green build programs, energy-efficient site design requirements, inclusion of transit, etc.).	Medium
Action Step LU-H.1.5: Develop community-wide minimum landscaping standards that are more appropriate for Broomfield's arid climatic conditions yet that maintain the community's aesthetic expectations.	Medium
Action Step LU-H.2.1: Review existing design guidelines and standards and refine and/or codify where necessary.	Big
Transportation	**Category: Big, Medium or Small**
Action Step TS-A.1.1: Work with the community to identify priorities for improvement.	Big

Action Step TS-C.1.2: Work with the Colorado Department of Transportation (CDOT), RTD and private developers to plan efficient and adequate roadway access to park-n-Rides.	Medium
Action Step TS-C.3.1: Work with RTD and other transit providers to assure continuing call-n-Ride services and Access-a-Ride. Advocate for expansion of call-n-Ride services, which serve both the general and the special needs populations.	Medium
Action Step TS-C.3.2: Continue to finance and expand such city services as "Easy Ride," providing transportation for elderly and special needs residents.	Small
Action Step TS-C.4.2: Broomfield will consider a pilot project to encourage and support employee use of alternative modes, telecommuting and flexible work schedules.	Small
Action Step TS-C.4.3: Consider reducing parking requirements for businesses instituting Transportation Demand Management policies and actions.	Small
Action Step TS-D.1.3: Evaluate how to provide accessibility and infrastructure that supports the use of electric carts for the elderly and the special needs population.	Small
Action Step TS-D.3.1: Implement way-finding signage for trails to increase understanding and ease of use.	Small
Action Step TS-E.6.2: Maximize the capacity and functioning of the existing transportation system by timing traffic signals to facilitate smooth traffic flow and adding right- and left-hand turn lanes.	Big
Community Form and Identity	**Category:** **Big, Medium or Small**
Action Step CF-A.1.1: Develop design standards for all major roadways that use a similar or consistent palette of streetscape elements (e.g., landscape materials, architectural elements, lighting standards, paving patterns, crosswalks and signage), but in varied ways. Each hierarchy of street classification (i.e., Arterials, collectors, etc.) should have some similarity in design.	Medium
Action Step CF-A.2.1: Examine the feasibility and appropriateness of expanding the "Green Edge" concept (introduced in the 1995 Master Plan) around Broomfield's southern, eastern and northern boundaries.	Medium
Action Step CF-A.4.1: Inventory Broomfield's historic resources to create a registry of existing and potential historic sites, structures and/or districts.	Small

Action Step CF-A.4.2: Promote the development of programs aimed at enhancing the public's awareness of Broomfield's historic resources and any potential programs or other efforts to protect these resources.	Small
Action Step CF-A.4.3: Preserve, reuse, rehabilitate and/or enhance Broomfield's historic resources through the possible adoption of legislation, regulatory reform and/or financial incentives.	Medium
Action Step CF-A.5.1: Conduct a view corridor study that identifies significant view elements (man-made, natural, etc.); view corridors and panoramas; and view sites within the community for possible preservation.	Small
Action Step CF-B.2.1: Develop design guidelines or standards for livable streets, urban parks and plazas that define the quality of these areas.	Medium
Open Space, Parks, Recreation and Trails	**Category: Big, Medium or Small**
Action Step OP-A.1.2: Prepare an annual Implementation Progress Report to inform the community regarding future open lands funding and/or acquisition strategies by summarizing progress toward open land goals. The report also would detail the acres of open lands obtained from dedications, existing sales tax acquisitions and other sources and means.	Small
Action Step OP-A.2.1: Prepare and consider revisions to the Broomfield Municipal Code to facilitate the acquisition and/or preservation of desirable open lands per the Comprehensive Plan Land Use Map and OSPRT Master Plan. The OSPRT Master Plan identifies such potential revisions as establishing criteria for clustered development and a transferable development rights (TDR) program.	Medium
Action Step OP-A.2.2: Acquire or otherwise conserve high-priority open lands using a variety of dedicated local funding sources. A compilation of potential dedicated funding sources is identified within the OSPRT Master Plan.	Big
Action Step OP-A.2.3: Establish a foundation or partner with an existing foundation to assist with the purchase and/or conservation of open lands.	Small
Action Step OP-A.2.6: Analyze the viability of using a Transfer of Development Rights program to conserve open land in Broomfield as an alternative to acquiring open land properties.	Small

Action Step OP-A.2.7: Prepare and consider revisions to expand the criteria in the Broomfield Municipal Code by which to evaluate the appropriateness of accepting cash-in-lieu of land dedication. The OSPRT Master Plan identifies potential conditions for when this mechanism may be appropriate.	Medium
Action Step OP-A.2.8: Analyze the viability of using cluster zoning as a means to acquire open lands.	Small
Action Step OP-B.1.1: Prioritize and develop the key missing links and needed facilities to overcome community barriers in Broomfield's trail system.	Big
Action Step OP-B.1.2: Extend the Broomfield Trail through the length of the planning area generally following the Community Ditch corridor.	Big
Action Step OP-B.4.1: Prepare and consider revisions to the Broomfield Municipal Code to include development standards for parks and open space that address how parks and open space should be organized to create integrated systems that connect adjacent land uses.	Medium
Action Step OP-B.4.2: Working in concert with broader land use objectives, identify infill sites that can support parks that fill gaps in the system and meet the goal of increasing the community's walkability.	Big
Action Step OP-C.2.1: Develop off-leash dog parks and alternative approaches to their management.	Small
Action Step OP-C.3.1: Prepare and consider amending the Municipal Code regarding parks and open space to encourage the dedication of compact and useable shaped open space or parkland parcels.	Small
Action Step OP-C.4.1: Prepare and consider design standards for park construction addressing size, location, typical facilities, parking and amenities.	Medium
Action Step OP-C.4.2: Prepare and consider design standard modifications to Broomfield's *Standards and Specifications* for trails, bike lanes and walkways.	Medium
Action Step OP-C.5.1: Prepare and consider an educational program regarding trail and recreational facility use etiquette.	Small
Action Step OP-D.1.1: Prepare and consider revisions to the Municipal Code to encourage the use of naturally sloped and vegetated swales for stormwater conveyance in lieu of storm sewers.	Small
Action Step OP-D.1.2: Prepare and consider revisions to the Municipal Code to promote the protection of ridgelines, high points within the community and scenic views.	Medium

Action Step OP-D.2.1: Prepare and consider amending the Municipal Code to update the Open Space Zone District provisions to be consistent with the intent and recommendations provided by the OSPRT Master Plan, and update the Zoning Map to ensure that all city-owned and dedicated properties are zoned as open space.	Medium
Action Step OP-D.5.1: Prepare and consider amending the Municipal Code to identify the types of natural areas and features that should be conserved through the open space public land dedication requirements for new residential development.	Small
Action Step OP-D.5.2: Prepare and consider amending the Municipal Code to stipulate that parkland should meet the specific program and environmental criteria defined in the OSPRT Master Plan.	Small
Action Step OP-D.5.3: Prepare and consider amending the Municipal Code to better ensure that stormwater detention areas provide truly useable parkland or open space exhibiting a natural character before they may be credited toward a project's public land dedication requirements.	Small
Action Step OP-D.5.4: Prepare and consider developing management and maintenance guidelines to promote better stewardship of community open lands.	Medium
Action Step OP-D.6.1: Prepare and consider options to establish criteria and procedures for evaluating and approving the possible future disposal, change-in-use, trade or lease of designated open lands. Any such devised process should provide substantial opportunities for public input.	Medium
Action Step OP-E.1.1: Prepare and consider a facility program for a new recreation center, and evaluate the suitability of alternative potential locations for the center within the community.	Medium
Action Step OP-E.1.4: Update and evaluate existing teen programs and facilities to meet the needs of the community.	Small
Action Step OP-E.3.1: Prepare and consider modifications to Broomfield's service standards for each type of park facility to ensure that the mix of park types reflects the community's needs and expressed values.	Medium
Action Step OP-E.4.1: Prepare and consider revisions to the Broomfield Municipal Code to establish design standards for such items as amenities, furniture, etc., for parks, open space and trails provided by developers. The OSPRT Master Plan identifies potential quality and quantity standards.	Small
Action Step OP-E.4.2: Explore the feasibility and the community desire for an aquatic center.	Small

Action Step OP-F.1.1: Prepare and consider accessibility standards and/or guidelines for appropriate recreational and trail facilities.	Small
Action Step OP-F.2.2: Provide a park within one-fourth mile of every home where feasible.	Big
Action Step OP-F.3.1: Evaluate and adjust as necessary Broomfield's existing recreation program participation and facility admittance fee assistance programs.	Small
Economic Development	**Category: Big, Medium or Small**
Action Step ED-C.5.2: Investigate methods, such as land banking or restrictive zoning, to provide an adequate supply of industrial land.	Small
Community Services and Facilities	**Category: Big, Medium or Small**
Action Step CS-A.1.1: Determine the best location(s) within existing and future neighborhoods for community facilities and/or neighborhood centers.	Medium
Action Step CS-A.3.1: Maintain an inventory of unprogrammed space in each neighborhood that is available to the public and community groups.	Small
Action Step CS-B.2.1: Develop and maintain an inventory of community assets (facilities, programs, organizations, etc.) by neighborhood to inform residents as to the availability of community assets within their neighborhood.	Medium
Action Step CS-B.2.2: Develop and consider community development programs aimed at supporting and strengthening neighborhood and community assets.	Small
Action Step CS-C.1.2: Maintain a current directory readily available to local artists and arts groups of existing available art exhibition and performance space and of cultural and scientific activities and programs.	Small
Action Step CS-C.1.3: Identify opportunities to partner with existing facilities, particularly schools, churches and nonprofits, to make their facilities available for civic and cultural purposes.	Small
Action Step CS-C.4.1: Expand the current Broomfield Auditorium to more easily accommodate dramatic and dance performances and to increase seating capacity.	Big
Action Step CS-C.4.2: Develop a set of potential economic incentives that can be used to encourage supporting businesses within the district (e.g., coffee houses, art galleries, bookstores, etc.).	Medium
Action Step CS-C.10.1: Develop programs to provide low-income residents affordable access to the arts.	Small

Action Step CS-D.1.1: Participate in developing an educational symposium/summit involving educational institutions' administrators, educators and the community to exchange ideas, information, resources, etc.	Medium
Action Step CS-D.1.2: Develop and maintain a publicly available inventory of educational resources, to include public and private schools, trade schools, day care facilities and adult education programs, as an informational resource to direct citizens to the appropriate resources to address their educational needs.	Small
Action Step CS-D.1.5: In cooperation with local schools, develop a service learning program within Broomfield to provide students with practical experience and education regarding careers in local government.	Medium
Action Step CS-E.1.3: Provide strategically located kiosks around Broomfield to enhance awareness and presence of information and services as part of the neighborhood or retail identity.	Small
Action Step CS-E.1.4: Prepare and consider means by which to evaluate the effectiveness of and response to Broomfield's communications efforts.	Medium
Action Step CS-E.1.5: Expand community participation in the Citizens' Academy by including youth.	Small
Action Step CS-F.1.1: Develop a City and County of Broomfield Emergency Management Program that complies with applicable legislation, regulations, directives, policies and codes of practice.	Big
Action Step CS-F.1.2: Implement a strategy for addressing legislative and regulatory revisions for Emergency Management Programs that evolve over time.	Medium
Action Step CS-F.3.1: Prepare and consider facility and staff planning for a police substation in northeast Broomfield and an expanded detention facility.	Big
Action Step CS-F.7.2: Coordinate with North Metro Fire District to achieve the highest Insurance Services Organization (ISO) rating.	Medium
Action Step CS-G.1.2: Maintain a centralized database of justice issues, detention facilities and crime prevention programs. Create an inventory of volunteer and training programs that provide service to Broomfield in an integrated manner.	Small
Action Step CS-G.1.3: Redirect a portion of current justice system-related funding, and seek new funding for training, expansion and integration of prevention and diversion programs.	Medium
Action Step CS-G.1.4: Evaluate and strengthen the liaison process between the justice system and our local public schools on decisions regarding juvenile crime prevention.	Small

Action Step CS-G.1.5: Develop and implement methods to identify "at-risk" youth for appropriate intervention.	Medium
Action Step CS-G.1.6: Expand the Restorative Justice Program to elementary schools and to adult cases referred by the Police Department or the court system.	Small
Action Step CS-G.2.2: Collaborate with community-based services to provide community education about the justice system and related services, and create accessible ways for communities to be involved in the design, implementation and monitoring of all programs.	Small
Action Step CS-H.1.1: Prepare and consider facility plans to expand the current library building in order to efficiently increase the library services provided.	Big
Action Step CS-H.1.2: Prepare and consider facility plans to establish a branch library in the northeast portion of Broomfield. This could be located in a shared use facility and would allow the library to realize considerable savings, as well as increased traffic from patrons who come to use other parts of the shared use facility.	Medium
Action Step CS-H.1.3: Evaluate establishing computer kiosks that would connect with the current library catalog and databases at city buildings throughout Broomfield.	Small
Action Step CS-H.1.4: Expand the availability of Internet access within the library system.	Small
Action Step CS-I.1.1: Maintain a current inventory of services and programs available within Broomfield to help direct citizens to the appropriate agency or agencies to address their health care and social services needs.	Small
Action Step CS-I.1.2: Participate in periodic assessments of the community's health care and human service needs in order to evaluate the effectiveness of the services and programs available within the community and to identify any potential enhancements or increased efficiencies that may be obtained.	Small
Action Step CS-I.1.3: Participate in developing and implementing programs to better disseminate public health information and deliver human services to minority populations with cultural and/or language barriers.	Small
Action Step CS-I.1.4: Participate in developing and conducting an ongoing series of forums, similar to the Citizens' Academy, with clubs, church groups and other community organizations to exchange information regarding health, social and occupational opportunities and concerns.	Medium

Action Step CS-I.2.2: Prepare and consider employee education programs on the variety of services and programs provided by the City and County of Broomfield to better assist citizens seeking assistance.	Medium
Action Step CS-I.2.3: Integrate into Broomfield's development review process senior-friendly design guidelines for active adult or independent senior living developments.	Small
Action Step CS-I.2.4: Develop and implement programs to increase community awareness of cooperative extension programs and services.	Small
Action Step CS-I.4.1: Develop and implement programs to increase community awareness of health and wellness promotions that address prevention and education, such as smoking cessation, alcohol abuse, drug abuse, obesity, nutrition and exercise.	Medium
Action Step CS-I.5.1: Participate in evaluating the regional health care system's ability to provide Broomfield citizens efficient access to essential heath care facilities and services. If necessary, encourage and support health care providers to improve Broomfield residents' access to these facilities and services.	Medium
Action Step CS-I.5.2: Participate in evaluating the need for hospice care in Broomfield and, if necessary, encourage and support additional hospice care facilities.	Small
Action Step CS-I.5.3: Participate in evaluating the need to develop a trauma clinic in Broomfield that would provide around the clock medical care and, if necessary, encourage and support the development of such a facility.	Small
Action Step CS-I.6.1: Maintain a current inventory of child care services available within Broomfield to help direct citizens to the appropriate service or agency to address their child care needs.	Small
Sustainability Plan	**Category:** **Big, Medium or Small**
Action Step S-A.1.2: Consider revision of the Municipal Code to establish requirements for a Wildlife/Environmental Analysis and methods to mitigate wildlife impacts for proposed development projects.	Medium
Action Step S-A.1.3: Implement the OSPRT Master Plan's baseline management plan for each open space property to assess the quality of vegetation, wetlands, wildlife habitat and waterways for potential enhancement and restoration. Plans address critical habitat areas and steps to protect these areas.	Small

Action Step S-A.2.2: All licensed trash haulers in Broomfield will be encouraged to provide curbside recycling programs to residents and businesses.	Medium
Action Step S-A.2.5: Explore partnering with local retailers and advocacy groups to encourage businesses to reduce the use of plastic shopping bags and other non-recyclable, non-compostable, and non-reusable containers.	Small
Action Step S-A.2.6: Investigate alternatives for reducing waste.	Medium
Action Step S-A.2.7: The City and County of Broomfield will request data from the trash haulers to evaluate the effectiveness of waste reduction policies and programs and establish a baseline for waste and recyclables collected in Broomfield.	Medium
Action Step S-A.2.9: For all planned construction or demolition of structures, encourage contractors to reuse or recycle as much construction and demolition debris as practical in order to divert materials from the landfill.	Medium
Action Step S-A.2.10: Encourage builders of new construction and renovations to utilize concrete made with recycled concrete aggregate, fly ash or other industry best practice.	Big
Action Step S-A.3.1: Encourage water conservation through program(s) that promote and/or reward citizens to use water-efficient appliances, etc.	Small
Action Step S-A.3.2: Encourage water conservation and energy efficiency at Broomfield's wastewater treatment facilities by maximizing the Energy Star rating in the Energy Star Portfolio Manager.	Small
Action Step S-A.3.3: Establish minimum water conservation standards for both public and private landscape and irrigation systems to further minimize water usage. Include drought tolerant plant material and efficient irrigation practices such as rain sensors with irrigation systems as suggestions.	Small
Action Step S-A.3.4: Adopt existing "green building" standards at or above national model codes that encourage water efficiency for all new construction and developments.	Big
Action Step S-A.3.7: Consider revising the Municipal Code to require, at time of installation, the use of 3 cubic yards of Class 1 compost per 1000 square feet of landscaped area for homeowners and government commercial properties, homeowner association common areas, and all other landscaped areas.	Big
Action Step S-A.3.8: Encourage water conservation by determining best practices and investigating alternative rate structures.	Medium

Action Step S-A.3.9: Create incentives for the use of drought resistant grasses in lieu of traditional turf to encourage water conservation.	Small
Action Step S-A.4.4: Consider requirements for new development to protect mature trees, identify potential impacts on trees and provide implementation measures for protecting existing valuable trees.	Medium
Action Step S-A.4.5: Prepare and consider an amendment(s) to the Municipal Code to enhance riparian corridor protection by addressing specific setback requirements.	Medium
Action Step S-A.4.6: Prepare and consider revisions to the Municipal Code to establish requirements for restoring native vegetation in disturbed areas.	Medium
Action Step S-A.4.7: Encourage quality drought resistant landscaping through the development review process.	Big
Action Step S-A.4.9: Adopt guidelines for open space management that encourage integrated chemical, biological and mechanical weed control (Integrated Pest Management practices).	Big
Action Step S-A.4.13: Implement a combined public and private effort and establish annual goals for new drought resistant trees and shrubs to be planted in both established areas of Broomfield and in new development projects. Trees: provide shade that encourages walkability, improve home values, reduce storm flows, lower oil temperature to conserve water and reduce energy consumption.	Big
Action Step S-A.4.14: Investigate barriers to community gardening and ways to break down these barriers.	Medium
Action Step S-A.5.1: Continue to review and develop effective strategies and regulations to address storm-water and water pollution. Explore the use of natural biological and plant systems to treat urban stormwater runoff.	Small
Action Step S-A.5.2: Continue to review and develop effective wastewater management strategies, which include treatment of pharmaceutical and oily wastes.	Small
Action Step S-A.6.2: Evaluate and implement means to reduce stationary sources of air pollution emissions.	Medium
Action Step S-A.6.4: Work with regional boards to achieve air-quality standards and develop local efforts to improve air quality within Broomfield.	Medium
Action Step S-A.6.5: Create incentives for residential homebuilders doing new construction to install high efficiency furnaces and water heaters and appliances with the "Energy Star" Rating.	Medium

Action Step S-A.6.6: Work with fleet operators that serve Broomfield to reduce vehicle emissions with an anti-idling campaign, diesel retrofits or other emerging technology.	Small
Action Step S-A.6.7: Participate with other communities to mutually minimize carbon emissions measured in the City and County of Broomfield's greenhouse gas accounting summary completed in 2009.	Small
Action Step S-B.1.1: Encourage energy efficiency through program(s) that encourage and/or reward citizens to use energy-efficient appliances, windows, etc.	Small
Action Step S-B.1.2: Compile and distribute an energy section of the "Welcome Packet" given to new residents outlining our commitment to conservation and green initiatives. Make the same information available on the web page for all residents.	Big
Action Step S-B.1.3: Create opportunities to make new technologies, such as visible energy meters, available to residents to increase awareness of in-home energy consumption.	Medium
Action Step S-B.1.4: Investigate methods for showcasing energy efficient homes and periodic walkthroughs for members of the community to create awareness of possible energy upgrades to homes.	Medium
Action Step S-B.1.6: The City and County of Broomfield will annually review existing programs and propose goals at a local level for energy conservation.	Big
Action Step S-B.1.7: Participate in Regional Partnerships with neighboring municipalities, DRCOG, and the state in order to be included in energy related policies, programs, and legislation updates.	Medium
Action Step S-B.1.8: Create a bond or other appropriate program for Broomfield residents to receive home energy audits and make improvements to conserve energy, which will be repaid via property taxes imposed on the benefiting homeowner.	Small
Action Step S-B.2.1: Broomfield will strive to establish an Energy Star rating on all new City and County construction and significant renovations.	Medium
Action Step S-B.2.2: Request baseline data for energy use in Broomfield buildings to measure against future buildings energy use data. Preserve anonymity of properties in establishing this baseline.	Medium
Action Step S-B.2.5: Encourage large development projects to participate in energy efficiency and environmental design programs as appropriate.	Big

Action Step S-B.2.6: Prepare and consider developing programs that encourage energy-efficient "green building" practices.	Big
Action Step S-B.3.1: The City and County of Broomfield will continually review and recommend new energy technologies.	Small
Action Step S-B.3.2: The City and County will consider all alternative energy technologies to supplement power.	Small
Action Step S-B.3.3: Encourage the use of future monitoring technologies to guide and conserve usage and other practices that allow for conscientious decisions about energy consumption via adjusting and monitoring devices (i.e. Demand Side Management).	Small
Action Step S-B.4.2: Consider the establishment of a municipally owned and operated electric utility service at the time of contract renewal (long-range goal of energy independence).	Small
Action Step S-B.4.3: Explore sustainability criteria that should be met in order to be awarded an electrical service franchise or other program as research evolves.	Big
Action Step S-B.4.4: Actively participate and engage in the national and statewide energy programs to help reach local level energy efficiency goals.	Big
Action Step S-B.4.5: Investigate partnerships and participation in energy related policy with neighboring communities.	Big
Action Step S-B.4.6: Encourage new development projects to incorporate distributed generation technology to diversify electricity sources.	Small
Action Step S-C.1.4: Create environmentally themed sustainability events, and include sustainability within other organized activities.	Big
Action Step S-C.1.5: The City will provide an "Environmental Information Packet" to organizations interested in practicing sustainability for their activities and events at City and County facilities. Where feasible, encourage non-profits and other organizations that use city facilities to implement sustainable practices.	Big
Action Step S-C.2.1: Develop citywide Sustainability Awards to inspire and provide models of sustainable practices for the community.	Small
Action Step S-C.2.2: Develop a grant program to encourage citizens, businesses and non-profit organizations to participate in sustainable practices.	Small
Action Step S-C.6.1: Develop a grant program to fund sustainable projects, practices, and programs for students of all ages.	Small

Action Step S-C.6.2: Develop programs on sustainability practices for use by students. The City will provide topic expert speakers as resources for the programs.	Small
Action Step S-C.7.1: Organize projects and events (Bulb-Board at Broomfield Days, Door-to-Door Campaigns, and Low-Income Energy Savings Outreach Program) for energy education of the community.	Small
Action Step S-C.7.2: Create a Sustainability Clearinghouse on the City website with links to the Governor's Energy Office, United Power, Xcel, Energy Star, rebate information, etc. so residents can ask questions and get answers.	Big
Action Step S-C.7.4: Educate the public regarding the benefits of choosing non-motorized transportation.	Big
Action Step S-C.7.5: Increase the number of "Walk to School" and "Bike to School" days, utilizing liaisons with the schools and police. Encourage community education at a young age. Encourage "walk to school" clubs or similar efforts.	Medium
Action Step S-C.7.6: Enhance community information and advocacy about the pedestrian, bike and off-street trail systems.	Big
Action Step S-C.7.7: Include the Sustainability Impact on all council memos.	Small
Action Step S-D.2.1: Actively recruit new retail and business tenants.	Medium
Action Step S-D.2.2: Develop marketing materials to promote business attraction and retention that emphasize best and next practices in business development.	Big
Action Step S-D.2.3: Attract higher density in-fill development, reducing land consumption, increasing multi-modal transportation use and creating support of local businesses.	Small
Action Step S-D.2.4: Develop assistance programs for resource appropriate businesses to encourage the retention, expansion and attraction of businesses valued by the community. Financial and technical support as well as potential changes to codes and policies should be provided.	Small
Action Step S-D.5.1: Adopt policies and programs that promote rehabilitation and revitalization of "weary" and "dated" shopping areas promoting cluster and other re-investment tools encouraging "in-fill" businesses.	Small
Action Step S-D.5.2: Develop and implement strategies that encourage all businesses to support multimodal transportation strategies.	Small

Action Step S-D.5.3: Utilize area research institutes to attract and retain businesses developing clean energy technologies.	Medium
Action Step S-D.5.4: Encourage local businesses to minimize energy consumption with best and next practices as described by the Renewable and Alternative Energy section of this Sustainability Plan.	Small
Action Step S-D.5.5: Promote opportunities for incubator development that encourages sustainable businesses.	Small
Action Step S-D.5.6: Evaluate present countywide operating strategies against the Long Range Financial Plan and consider actions to create alternative sustainable revenue generation opportunities.	Small
Action Step S-D.9.1: Use zoning and land use controls to maintain existing industrially zoned properties, and discourage the conversion of such land to other uses while promoting sustainable use of the land.	Small
Action Step S-D.9.2: Investigate methods, such as land banking or restrictive zoning, to provide an adequate supply of industrial land.	Small
Action Step S-E.1.1: Continue to seek regional funding to upgrade 144th between Zuni and the Northwest Parkway as a multimodal corridor.	Small
Action Step S-E.1.2: Encourage carpool and ride share programs such as provided by DRCOG or private sector.	Medium
Action Step E.1.3: Continue relationships the city has made with regional and national transportation bodies and encourage Broomfield staff and officials to take even more leadership roles in regional transportation issues.	Medium
Action Step E.1.4: Evaluate opportunities to improve efficiencies and use of local transit systems.	Big
Action Step E.1.5: Evaluate opportunities to encourage the use of alternative vehicles such as electric neighborhood vehicles, electric bicycles and other technologies.	Medium
Action Step S-E.2.1: Advance increased local funding for alternative transportation improvements.	Small
Action Step S-E.2.2: Pursue grant and/or other outside funding for the alternative transportation improvements.	Medium

Housing	Category: Big, Medium or Small
Action Step HO-A.1.1: Prepare and consider a housing rehabilitation program for single-family and multifamily housing.	Medium
Action Step HO-A.1.2: Prepare and consider various means by which private and public investments can be leveraged to contribute to housing rehabilitation.	Small
Action Step HO-A.1.4: Promote programs aimed at informing new homeowners, renters and landlords as to the community's expectations for the maintenance and upkeep of residences within Broomfield's existing older neighborhoods.	Small
Action Step HO-B.1.1: Clarify specific targets and definitions associated with attainable housing.	Medium
Action Step HO-B.1.2: Prepare and consider housing programs to meet identified housing targets.	Big
Action Step HO-B.2.1: Identify possible regulatory modifications that may be appropriate to promote attainable, sustainable and quality housing for lower-income households. This may include evaluating residential design standards, review procedures, permit fees, density requirements, etc.	Big
Action Step HO-C.2.1: Evaluate and establish potential locations for different housing types to provide a full spectrum of housing options.	Medium
Action Step HO-C.2.2: Identify potential gaps in the current and projected housing supply, and develop and consider programs to address these gaps.	Big
Action Step HO-C.2.3: Determine the appropriate amount of housing for upper-income residents to support new businesses	Small
Action Step HO-C.2.4: Identify potential gaps in the current and projected housing supply, and develop and consider programs to address these gaps.	Medium
Action Step HO-E.1.2: Prepare and consider community-wide residential design guidelines that address such elements as: • materials; • scale and massing; • site design; accessory structures; and, • landscaping	Medium

Utilities	Category: Big, Medium or Small
Action Step UT-A.1.1: Update the Broomfield Wastewater, Re-use water and Water Systems utility master plans, incorporating the goals, policies and final Land Use Map of this 2005 Comprehensive Plan.	Big
Action Step UT-A.2.2: Build the Broomfield Reservoir to increase Broomfield's water storage capacity.	Big
Action Step UT-A.2.4: Work with area utility providers to develop systems that will minimize or prevent service interruptions.	Medium
Action Step UT-C.2.1: Explore and implement new techniques and technologies for pond management to eliminate such issues as fish kills, odors and mosquitoes.	Small
Action Step UT-D.1.3: Investigate new opportunities for screening, sculpture and other urban design solutions for hiding and/or disguising cell towers.	Small
Action Step UT-E.1.1: Create an action plan for constructing a comprehensive state-of-the-art communications system(s) in Broomfield, including undertaking an inventory of existing residential and commercial areas to determine what communication infrastructure/facilities are available, and what facilities are needed.	Big
Action Step UT-F.1.1: With regard to public health concerns, evaluate developed areas not currently on public water and sewer. Determine short- and long-term plans for including these areas in the public utility system.	Medium
Action Step UT-F.1.2: Continue to apply and refine criteria for future development (i.e., minimum lot sizes and uses) where septic systems may be allowed. These criteria should be used to protect public health, as well as to discourage (or disallow) large subdivisions that will not provide public utilities (water and sewer).	Small

Ongoing Items
Growth, Population and Change
Action Step GP-A.2.1: Use the Land Use Map to direct future decisions on zoning, land use and locating public facilities.
Action Step GP-A.3.1: Plan for a variety of housing types and neighborhoods that encourage a diverse population in terms of age and income.
Action Step GP-A.3.2: Through community functions and entertainment venues such as Broomfield Days and the Auditorium, encourage a variety of entertainment functions that are suitable for different age groups, economic groups, races and cultures.
Action Step GP-B.1.3: Participate with other nearby communities on regional growth management efforts.
Action Step GP-C.1.1: Evaluate the availability of utility, drainage and transportation infrastructure, and community services and facilities to appropriately serve any proposed development or redevelopment project. If such facilities are not available, or are determined to be inadequate, the proportional funding/construction to expand these elements should be provided concurrently by the proposed development or redevelopment.
Action Step GP-C.1.2: Continue to analyze annually the influence of the rate of growth on existing obligations, including outstanding debt (i.e., water funds) and costs of services, and adjust as necessary appropriate revenue generators to match projected debt obligations and service expenditures.
Land Use
Action Step LU-C.7.1: Tailor landscaping, streetscape, public facilities, cultural features, signage and other programs to heighten the individual identity of distinct neighborhoods.
Action Step LU-C.8.2: Continue to enhance code enforcement activities to protect existing neighborhood value and character.
Action Step LU-D.1.3: Continue to advocate in regional forums for the construction of transit along the I-25 corridor, with a major transit stop at State Highway 7.
Action Step LU-D.1.4: Ensure that the necessary roadway infrastructure will be built around future transit stops to facilitate buses and vehicles moving to and from park-n-Ride/transit stop locations.
Action Step LU-E.6.1: Provide small neighborhood and community commercial areas that serve distinct residential areas with convenience shopping and such neighborhood amenities as social gathering spaces, for example, well-designed plazas, neighborhood greens and community centers.
Action Step LU-E.7.l: Implement the Broomfield Economic Asset Protection Plan, which seeks to protect Broomfield's retail assets.
Action Step LU-F.1.1: Direct employment uses into the areas adjacent to major transportation corridors.

Action Step LU-F.1.2: Direct high-intensity, mixed-use developments adjacent to employment centers.
Action Step LU-F.1.3: Plan for and require appropriate transportation and utility infrastructure to support designated employment areas.
Action Step LU-F.2.1: Continue public planning and financial investment to ensure long-term viability of existing industrial areas.
Action Step LU-G.2.1: Ensure that the regional transit-oriented potential for the northern City Center District complements and does not detract from the significance of the northern City Center District. A well-designed, vibrant, community-gathering area facilitating community-based events should form the central focal point of this City Center District.
Action Step LU-G.2.2: Bring local transit and community trails to and through the northern City Center District property to strengthen the area as a hub for activity by providing easy multi-modal access for Broomfield residents.
Transportation
Action Step TS-A.1.2: Anticipate future transportation needs in north Broomfield.
Action Step TS-A.1.3: Development approvals should include improvements funded by developers as a condition for major new developments.
Action Step TS-A.2.1: Continue efforts to secure funding for Wadsworth Interchange Improvements.
Action Step TS-A.2.2: Continue partnerships working to fund U.S. 36 corridor improvements.
Action Step TS-B.1.1: Seek federal and state funding to pay for or offset Broomfield costs for improvements and accelerate their construction.
Action Step TS-C.1.1: Partner with RTD to plan and implement bus feeder service, pedestrian and bike connections serving the existing park-n-Rides and future commuter rail and BRT stations.
Action Step TS-C.2.1: Integrate transit, pedestrian and bikeway improvements into existing and new streetscape improvements.
Action Step TS-C.4.1: Encourage use of alternative modes by partnering with regional organizations to promote options and incentives to driving alone. Support and promote web sites providing information on carpooling and vanpooling and regional campaigns to encourage people to try alternatives to driving alone.
Action Step TS-D.1.1: Annually assess opportunities and community support to complete "missing links" in the bike and pedestrian infrastructure identified in the Open Space, Parks, Recreation and Trails Master Plan.
Action Step TS-D.1.2: Provide sidewalk and trail connections to facilitate quick access to bus service. Retrofit existing neighborhoods, and require connections for new developments.
Action Step TS-D.3.2: Continue to provide and expand community information on the web regarding the trail system.

Action Step TS-E.6.1: Determine and continue to enforce appropriate speed limits along neighborhood streets.
Community Form and Identity
No ongoing action items.
Open Space, Parks, Recreation and Trails
Action Step OP-A.1.1: Maintain and update the OSPRT Master Plan's inventory of prioritized potential open space and parklands.
Action Step OP-A.2.4: Expand partnerships with neighboring jurisdictions to include Intergovernmental Agreements (IGAs), as well as project-specific affiliations for joint acquisition and management, and with other organizations within the community to leverage Broomfield resources to acquire and/or preserve desired open lands.
Action Step OP-A.2.5: Actively solicit property donations of priority open lands in exchange for tax benefits for the property donor.
Action Step OP-B.6: Face greenways that extend through residential neighborhoods with active uses, front doors, open fences and/or local streets in order to maintain safety within these areas. Avoid lining greenway systems that extend through residential neighborhoods with solid fences.
Action Step OP-D.4.1: Strive to incorporate Green Building Council guidelines when developing or renovating park, recreation or trail facilities.
Action Step OP-D.7.1: Work with existing environmental education programs, such as the volunteer-based Broomfield Nature Program, to develop brochures, programs and educational programs (classes, tours) to promote stewardship of open space lands and compliance with established rules and conservation design guidelines.
Action Step OP-D.7.2: Adopt a leadership role in promoting volunteer activities that benefit open space, trails and parks.
Action Step OP-E.1.2: Periodically analyze resident participation in organized athletic leagues and league utilization of Broomfield facilities to ensure that an appropriate level of facilities and programs is provided.
Action Step OP-E.1.3: Periodically analyze other communities' participation in Broomfield-sponsored leagues and out-of-community utilization of Broomfield facilities to develop reimbursement policies that ensure that out-of-community utilization of Broomfield facilities is accompanied by appropriate compensation.
Economic Development
Action Step ED-B.3.1: Utilize the sub-area planning process to identify the vision, appropriate physical improvements, policies and political commitment to the development/redevelopment of these retail districts.
Action Step ED-C.5.1: Use zoning and land use controls to maintain existing industrially zoned properties, and discourage the conversion of such land to other uses.
Community Services and Facilities
Action Step CS-C.1.1: Encourage the inclusion and/or expansion of art exhibition and performance space in new and existing developments, including outdoor venues.

Action Step CS-D.1.3: Encourage city-wide academic programs for students such as art shows, science fairs and other competitions and award programs.
Action Step CS-D.1.4: Encourage and support educational institutions to provide programs within the community, including: • educational programs for developmentally disabled and special needs students; • early childhood educational programs; • educational programs in the arts; • math and science educational programs; • English as a Second Language programs; and, • life skill educational programs, such as child care/parenting classes for teen parents, health and financial planning.
Action Step CS-E.1.1: Continuously review and improve the means of communication to match people's lifestyles and reflect available technologies. This should include consideration of how best to overcome communication barriers within the community due to differences in language, culture and age.
Action Step CS-E.1.2: Continue to enhance Broomfield's web presence. This should include a link to an inventory of services and facilities available within the community.
Action Step CS-F.2.1: Consider police protection issues as part of the development review process.
Action Step CS-F.3.2: Develop contingency plans for special events to ensure adequate police protection and overall public safety.
Action Step CS-F.7.1: Maintain and enforce construction standards, and adopt fire protection codes that are consistent with National Fire Protection Association (NFPA) standards.
Action Step CS-G.1.1: Conduct periodic assessments of Broomfield's criminal justice system to identify opportunities to enhance and/or integrate programs addressing prevention, early intervention, diversion, personal accountability, life skills and recidivism.
Action Step CS-G.2.1: Periodically evaluate and revise Community Policing programs to enhance citizens' cooperation and involvement with local policing strategies.
Action Step CS-H.2.1: Promote more contact and joint projects with other cultural groups.
Action Step CS-I.1.5: Participate in periodic assessments of workforce development services and programs within the community in order to evaluate their effectiveness and to identify any potential enhancements or increased efficiencies that may be obtained.
Action Step CS-I.2.1: Review periodically the various City and County-provided public health, environmental and human services, and evaluate potential enhancements or increased efficiencies that may be obtained.

Action Step CS-I.5.4: Encourage the location of new adult care facilities within Broomfield, such as respite care and day care for adults with physical and/or mental disabilities.
Sustainability Plan
Action Step S-A.1.1: Whenever feasible, humanely relocate displaced wildlife during the development of undeveloped property. When relocation is not an option, then euthanasia should be done humanely whenever possible.
Action Step S-A.1.4: Define and implement open space maintenance requirements.
Action Step S-A.2.1: Maintain and strengthen household hazardous waste pickup programs in Broomfield. Ensure that the program expands as households in Broomfield grow.
Action Step S-A.2.3: Continue to improve operations of the Broomfield Recycling Center. Ensure that the Center's capacity grows proportionate to Broomfield's population and business community.
Action Step S-A.2.4: Periodically review the Broomfield Recycling Ordinance for new development projects (Chapter 17-34-060 Broomfield Municipal Code) to determine its effectiveness in encouraging increased recycling efforts, and institute necessary changes to strengthen its effectiveness as necessary.
Action Step S-A.2.8: Maintain and strengthen Broomfield City and County government recycling efforts to act as a role model for the rest of the community.
Action Step S-A.3.5: Encourage proposed developments to utilize Broomfield's reuse water system whenever possible.
Action Step S-A.3.6: Continue to review and develop water conservation practices for use during drought conditions, for government residents and businesses, which are implemented either on a voluntary or a mandatory basis, depending on the severity of drought conditions and available water supply.
Action Step S-A.3.10: Coordinate with surrounding communities and the region to conserve water.
Action Step S-A.4.1: Encourage developments to minimize grading by avoiding steep slopes and planning roadways and lots that work within the existing topography.
Action Step S-A.4.2: Encourage development to avoid excessive site grading and unnecessary grade changes between new and existing development.
Action Step S-A.4.3: Encourage compact development that preserves larger tracts of undeveloped natural areas.
Action Step S-A.4.8: Encourage the protection and preservation of lands called for in the Land Use Map and OSPRT Master Plan.
Action Step S-A.4.10: Ensure that open space, parks, recreation and trails planning and development consider and are coordinated with similar efforts in adjacent communities to take full advantage of the benefits of integrating these efforts.

Action Step S-A.4.11: Use OSPRT Master Plan's suitability criteria for open space and park lands as a guide for land acquisitions.
Action Step S-A.4.12: Within the parameters of the DRCOG Urban Growth Boundaries, strive to provide municipal water and sewer service to all citizens in an attempt to discourage long-term use of septic systems, and work in the immediate term to hook up homes within Broomfield's city limits that are on domestic wells whose water quality does not meet drinking water standards.
Action Step S-A.5.3: Continue to coordinate with neighboring communities and with regional planning forums to develop and implement effective watershed management strategies.
Action Step S-A.5.4: Continue to actively participate in regional and state-wide efforts concerning major environmental management issues, such as the development of solid waste disposal sites, wastewater treatment facilities, etc.
Action Step S-A.5.5: Coordinate with neighboring communities and with regional agencies to address water quality concerns, with particular focus on Big Dry Creek.
Action Step S-A.6.1: Continue to enforce appropriate BMPs for the control of fugitive dust caused by erosion from disturbed sites.
Action Step S-A.6.3: Coordinate air-quality planning efforts related to both mobile and stationary air pollution sources, and support such regional air-quality efforts as the Regional Air Quality Council.
Action Step S-B.1.5: Provide opportunities for guest speakers from Governor's Energy Office, Xcel, and other leading energy experts on renewable energy, to address the community on new energy legislation and the latest efficiency concepts for local governments.
Action Step S-B.2.3: Continue to enforce the International Energy Conservation Code.
Action Step S-B.4.1: Maintain compliance with Federal energy mandates/legislation on new technologies; City & County will also advance these mandates to move quickly when feasible.
Action Step S-C.1.1: Provide educational activities to accommodate the schedules of community members.
Action Step S-C.1.3: Offer environmental education materials and training to hard to reach and multi-lingual audiences.
Action Step S-C.1.7: Utilize existing media to enhance education efforts regarding sustainability.
Action Step S-C.1.8: Connect and cooperate with other Broomfield education programs to integrate best practices of sustainability.
Action Step S-C.7.3: Continue to provide community education on the value and importance of human coexistence with wildlife.
Action Step S-C.7.8: Develop educational programs for residents to use reusable shopping bags.
Action Step S-E.2.3: Enhance regional trail connectivity.

Housing
Action Step HO-A.1.3: Support community organizations involved in housing rehabilitation activities.
Action Step HO-A.1.5: Maintain and enhance public infrastructure and amenities within older existing neighborhoods.
Action Step HO-B.2.2: Locate affordable/attainable housing proximate to transit and community services and within mixed-income neighborhoods.
Action Step HO-B.3.1: Facilitate partnerships between public- and private-sector organizations to create housing developments that are suitable and attainable.
Action Step HO-C.1.1: Support homebuyer education and training opportunities for Broomfield residents and employers.
Action Step HO-E.1.1: Encourage new residential developments to provide diversity in design.
Utilities
Action Step UT-A.1.2: Continue maintenance and infrastructure evaluation of developed areas to determine infrastructure needs, and prepare and implement a short- and long-term plan for improving utilities where needed.
Action Step UT-A.2.1: Continue working with all applicable utility providers to increase reliability by under-grounding above-ground existing utilities.
Action Step UT-A.2.3: Aggressively maintain and upgrade utilities to ensure reliability of service.
Action Step UT-B.1.1: Annually review financial commitments necessary to maintain Broomfield's water system, and adjust water licenses rates, consumption rates or alternative sources to accommodate long-term growth projections.
Action Step UT-B.1.2: Continue to explore alternative long-term financial sources for providing, maintaining and upgrading all utility services (public and private).
Action Step UT-B.1.3: During Water and Sewer Fund CIP Program updates, budget to ensure that infrastructure needs for growing and future planned areas where Broomfield has financial commitments to provide utilities can be met.
Action Step UT-D.1.1: Utility building design should give priority to architectural character and aesthetics and should not create an "eyesore" for the community. Rather, the design either should blend into the surroundings or stand out as a quality community feature.
Action Step UT-D.1.2: Continue working with Xcel Energy and United Power on siting utility boxes/cabinets, and to under-ground existing utilities through replacement programs.

V.A GLOSSARY

The following glossary was developed during the public planning process to provide explanation for a list of terms not widely familiar to the public to facilitate a broader understanding of the ideas, concepts and studies being used as part of this planning process.

Arterial Roadway
A street classification. Arterial Roadways are usually high-volume streets that travel through the community, connecting smaller streets to highways. Arterial Roadways include:

- Principal Arterials: four-lane roads with a typical posted speed limit of 45 miles per hour.
- Minor Arterials: two-lane roads with a typical posted speed limit of 35 miles per hour.

See also "Connector Roadway"

Alternative Modes of Transportation
Any and all transportation types other than the single-occupant motor vehicle. Alternative modes of transportation include bicycles, buses, car pools, van pools, pedestrians and passenger railroads.

Buildout
The point at which a community's land has been fully developed with desired uses (including open space).

Broomfield
Within this document, "Broomfield" is used to refer to the City and County of Broomfield government. See also "Community"

2004 Broomfield Citizen Survey
One of two surveys commissioned by Broomfield to gauge the importance of many issues by the community. The 2004 Broomfield Citizen Survey is included within the Comprehensive Plan appendix.

Broomfield Economic Development Council (BEDC)
A nonprofit support organization for businesses within the City and County of Broomfield.

2003 Broomfield Master Plan Survey
One of two surveys commissioned by Broomfield to gauge the importance of many issues by the community. The 2003 Broomfield Master Plan Survey is included within the 2005 Comprehensive Plan Appendices.

Buildable Area
The remaining area of land after the area for roads, detention ponds, parking lots, easements, dedications (i.e., schools, open space) is deducted.

Bus Rapid Transit (BRT)
BRT combines the quality of rail transit and the flexibility of buses. It can operate on bus lanes, HOV lanes, expressways or ordinary streets. A BRT system combines a simple route layout, frequent service, limited stops, passenger information systems, traffic signal priority for transit, cleaner and quieter vehicles, rapid and convenient fare collection, high-quality passenger facilities and integration with land use policy.

Capital Improvement Programs (CIP)
A mechanism within government for identifying, financing, scheduling and constructing significant public improvements.

Citizens' Academy
A symposium for citizens who are interested in learning about local government policy and management. The Citizens' Academy is offered by the City and County of Broomfield, and those who complete the symposium receive a certificate.

Cluster Development
A method of land development designed to preserve open space. Given a fixed number of dwelling units allowed on a specific property, cluster development allows the fixed number of dwelling units to be concentrated in one area of the property as opposed to evenly distributed, creating a separate larger public space rather than a group of small private spaces within individual lots.

Community
Within this document, "community" or "Broomfield community" refers to all people, businesses, organizations, etc. within the City and County of Broomfield limits or those who are directly affected by the affairs of the City and County of Broomfield.

Comprehensive Plan
A comprehensive long-range plan intended to guide the growth and development of a community that includes analysis, recommendations and proposals for such topics as the community's population, economy, land use, housing, transportation and community facilities. Such plans may also be referred to as Master Plans.

Concurrency
The practice of providing all services (roads, water, sewer, fire, police, parks, etc.) necessary to sustain a development at the time that the development is constructed and occupied.

Connector Roadway
A street classification. Connector Roadways are usually medium-volume streets within the community that connect local streets to Arterial Roadways. Connector Roadways usually are two-lane roads with a typical posted speed limit of 25 miles per hour. See also "Arterial Roadway"

Consolidated Metropolitan Statistical Area (CMSA)
A term defined by the United States Office of Management and Budget. The general concept of a metropolitan statistical area is that of a core area containing a substantial population nucleus, together with adjacent communities having a high degree of economic and social integration within that core.

Density
The ratio of residential units on an acre of land. Thus, a permitted density of eight (8) dwelling units per acre for a property that has an area of two (2) acres would allow 16 dwelling units.

Denver Regional Council of Governments (DRCOG)
A nonprofit organization of 52 cities and nine counties around the Denver region. DRCOG functions as the Metropolitan Planning Organization for the Denver region, among other planning responsibilities.

Development Impact Fees
Expenditures that developers are required to make in connection with approval of their project. Impact fees generally are used to finance public infrastructure and services such as roads, schools, affordable housing, transit systems and other projects and services in municipalities throughout the United States.

DRCOG 2030 Metro Vision Plan
The Metro Vision Plan is the Denver region's plan for future growth and development that integrates previously separate plans for growth, development, transportation, and water quality management.

Dwelling Units per Acre (du/ac)
A unit of measurement commonly used to determine the density of a residential development.

Farmers Reservoir Irrigation Company (FRICO)
A ditch company providing Front Range farmers and municipalities with water supplies.

FasTracks
A comprehensive plan by the Regional Transportation District (RTD) for expanded rail and bus transit throughout the Denver region.

Floor Area Ratio (FAR)
The ratio of floor area permitted on a zoned lot to the size of the lot. Thus, a permitted floor area ratio of 0.5 on a lot that has an area of 10,000 square feet would allow a building whose total floor area equals 5,000 square feet.

Flood Plain
The channel and relatively flat area adjoining the channel of a natural stream or river that has been or may be covered by water during times of flood.

Green Edge
A permanent greenbelt/buffer around the City and County of Broomfield boundary to define the edge of suburban land uses and distinguish adjacent municipal and/or county boundaries.

Gross Acre
An acre inclusive of areas for streets, open lands or other uses.

Intergovernmental Agreement (IGA)
A cooperative agreement between two or more governmental jurisdictions.

Land Banking
The process of purchasing or reserving land for future use.

Leadership on Energy and Environmental Design (LEEDS)
A voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

Livable Streets
Streets that provide pedestrians and bicyclists with social and recreational opportunities. A livable street design may include traffic calming measures, human scale architecture, short walkable blocks, sidewalks or trails, crosswalks, gathering places and bicycle lanes, among other features.

Market Analysis
An evaluation of supply and demand in a market area to determine support for new construction.

Market Share
The percentage of a trade area's growth that new development can capture (e.g., Lafayette has a 24% market share of new housing in Boulder County).

Master Plan
(see Comprehensive Plan)

National Pollution Discharge Elimination System – Phase 2 (NPDES)
Phase 2 is the second component of a two-part program to improve the quality of the nation's streams, rivers, lakes and estuaries by managing stormwater runoff from urban and suburban areas, construction projects and industrial sites. The Phase 2 program applies to smaller municipalities, urban areas adjacent to municipalities and construction sites over 1 acre.

Planned Unit Development (PUD)
The PUD allows for more flexible development practices than traditional straight "district" zoning to encourage innovative design and an efficient use of land and services. Essentially, PUD zoning permits a developer to meet overall community density and land use goals without being bound by rigid requirements.

Plat
A plat or subdivision plat, as it is commonly referred to, is a legal document used to divide property into individual (and typically developable) lots. A subdivision plat often dedicates rights-of-ways for streets and conveys easements for utilities and access. Typically, plats are processed through the public hearing process, which requires review by the Land Use Review Commission and approval by City Council.

Recidivism
Recidivism is the act of a person repeating an undesirable behavior after they have either experienced negative consequences of that behavior, or have been treated or trained to extinguish that behavior. The term is most frequently used in conjunction with substance abuse and criminal behavior

Special Improvement Districts (SIDs)
Are self-help ventures organized by property owners and local governments to identify and develop defined areas of cities where a more successful and profitable business climate is needed. The managing agent for these districts plans for and executes business retention activities, improves security and

maintenance, brings about revitalization and value enhancement and undertakes marketing and development in downtown areas.

SIDs are capitalized by the pool of property owners within the identified district who self-impose an additional real estate tax (e.g., a few cents per $100 of assessed value) on properties in the SID. At least 51 percent of owners in the district must approve the added tax before the district can be established. Additional funding is derived from annual city contributions and from private sponsorships and grants.

State Transportation Improvements Plan
A program for transportation projects, developed by a state transportation organization, for a three-to seven-year period.

Sub-Area Plan
The purpose of a sub-area plan is to identify and address issues at a scale that is much more refined and responsive to local needs than can be attained under the broader scope of the Comprehensive Plan. Strategies include the use of sub-area plans to identify opportunities and constraints within developing areas of the community and to establish a unified vision of the area's future, including land use, transportation and needs for infrastructure, community facilities and public services.

Subsidence
Ground subsidence is the sinking of the land over man-made or natural underground voids. In Colorado, the type of subsidence of greatest concern is the settling of the ground over abandoned mine workings.

Telecommuting
In a telecommuting arrangement, the employee works from a home office for either a portion of or all of the work week. He or she maintains a presence in the office electronically via phone, fax, pager and e-mail and is usually, at a minimum, required to participate in some quarterly, monthly or weekly meetings at the work location.

Title 32 Metropolitan District
Title 32 refers to a section of the Colorado Revised Statutes that addresses Metropolitan Districts. Metropolitan District means a special district that provides for the inhabitants thereof any two or more of the following services: Fire protection, mosquito control, parks and recreation, safety protection, sanitation, solid waste facilities, collection and transportation, street improvements, television relay and translation, transportation and water.

Trade Area
The market area from which new development will draw its end users (e.g., residents for housing units, customers for retail space, employees for office and industrial space).

Transportation Demand Management (TDM)
Actions that improve transportation system efficiency by altering transportation system demand using such strategies and facilities as: pricing, ridesharing; park-n-Ride facilities, transit friendly development / zoning; and employer-based programs—such as staggered work hours and telecommuting. TDM programs improve the efficiency of existing facilities by changing demand patterns rather than embarking on capital improvements.

Urban Centers (mixed-use centers and activity centers)
The DRCOG Metro Vision 2030 Plan defines these as concentrated areas of development that are denser and provide a greater mix of uses than in surrounding areas. Urban centers are active, pedestrian-friendly places, with employment, housing and services in close proximity to each other. They will be served by transit, and also will support transit by providing riders and pedestrian-oriented environments.

Urban Drainage and Flood Control District (UDFCD)
The Urban Drainage and Flood Control District was established by the Colorado Legislature in 1969 for the purpose of assisting local governments in the Denver metropolitan area with multi-jurisdictional drainage and flood control problems. The District

covers an area of 1,608 square miles and includes Denver, parts of the six surrounding counties (including Broomfield) and all or parts of 33 incorporated cities and towns.

Urban Renewal Areas (URA)
Urban renewal is a state-authorized, redevelopment and finance program designed to help communities improve and redevelop areas that are physically deteriorated, suffering economic stagnation, unsafe or poorly planned. Broomfield uses urban renewal as a tool to focus public attention and resources in blighted or underused areas to stimulate private investment and improve neighborhood livability.

Vehicle miles traveled (VMT)
This is a measurement of the number of miles that residential vehicles are driven. This may be expressed as a total number or as an average per household.

Wellness collaboration
Development of strategic partnerships with other health care providers to promote good physical and mental health, especially when maintained by proper diet, exercise and habits.

The following is a list of the Broomfield residents that served on the 2005 Comprehensive Plan's advisory Task Force. Included is information regarding in which Broomfield Ward each Task Force member resides, their professional background, and any other Broomfield committiee on which they serve.

Paul Beaty: Ward 3 resident. Electrical engineer by profession. Co-Chair of the Environmental Stewardship 2005 Comprehensive Plan Task Force Sub-Committee.

Jennie Belval: Ward 3 resident. Talented and Gifted Education advisor. Member of Cultural Council.

Bob Davis: Ward 4 resident. Retired. Member of the Land Use Review Commission, Chair of Health and Human Services Advisory Committee, member of Senior Resources Board and City and County Representative to DRCOG Advisory Committee on Aging.

Donald G. Dunshee: Ward 4 resident. President and CEO of the Broomfield Economic Development Corporation.

Felix Flechas: Ward 4 resident. Environmental engineer by profession. Member of the Health and Human Services Advisory Committee and Co-Chair of the Environmental Stewardship 2005 Comprehensive Plan Task Force Sub-Committee.

Pascale Fried: Ward 2 resident. Visitor Services Coordinator, Boulder County Open Space Department. Chair of Open Space advisory Committee.

Bob Gaiser: Ward 1 resident. Executive Director, Non-Profit Consulting. Chair of the Capitol Improvement Program Committee and Co-Chair of Community Services and Facilities 2005 Comprehensive Plan Task Force Sub-Committee.

Terri Groves: Director of Investor Relations and Real Estate of the Broomfield Economic Development Corporation.

Jordan Hoggard: Ward 2 resident. Architect by profession. Member of the Brunner Farmhouse Volunteer Committee and Co-Chair of Community Form and Identity 2005 Comprehensive Plan Task Force Sub-Committee.

Brian Lewis: Accountant/Financial manager by profession. Member of the Chamber of Commerce serving the Broomfield area.

Allen Lister: Ward 5 resident. Graduate student.

Hal Lunka: Ward 4 resident. Consultant/Educator by profession. Health and Human Services Advisory Committee and Co-Chair of Community Services and Facilities 2005 Comprehensive Plan Task Force Sub-Committee.

Paul Madigan: Ward 4 resident. Retired. Member of Transportation Advisory Committee, Brunner Farmhouse Volunteer Committee and Co-Chair of 2005 Comprehensive Plan Task Force.

John Malone: Ward 4 resident. Business owner. Member of the Land Use Review Commission.

Wendell Maurer: Ward 1 resident. Retired. Member of the Ad Hoc Solid Waste Task Force.

Colleen Sawyer: Ward 4 resident. Member of Cultural Council.

Tom Silvers: Ward 4 resident. Director of Corporate Real Estate, Ball Corporation. Member of the Transportation Advisory Committee and Co-Chair of 2005 Comprehensive Plan Task Force.

Durk Watts: Ward 5 resident. Member of the Parks and Recreation Advisory Committee.

Dianna Wilson: Ward 1 resident. Retired. Member of the Public Art Committee, Brunner Farmhouse Volunteer Committee and Co-Chair of Community Form and Identity 2005 Comprehensive Plan Task Force Sub-Committee.