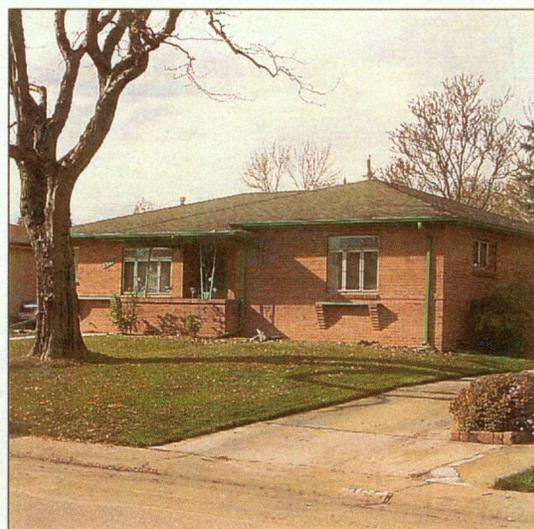
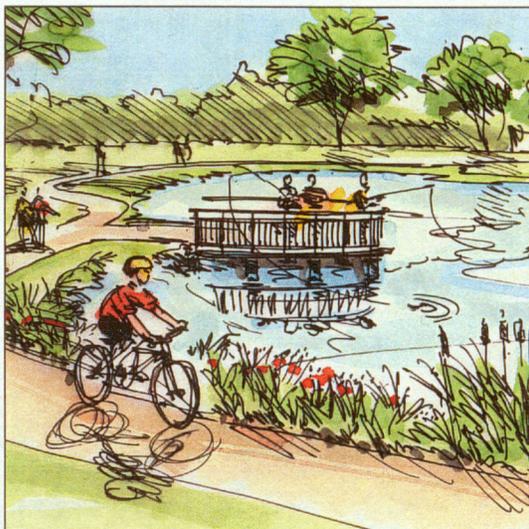
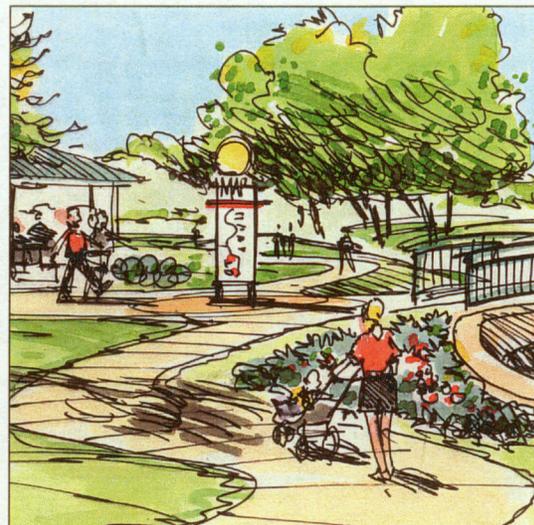
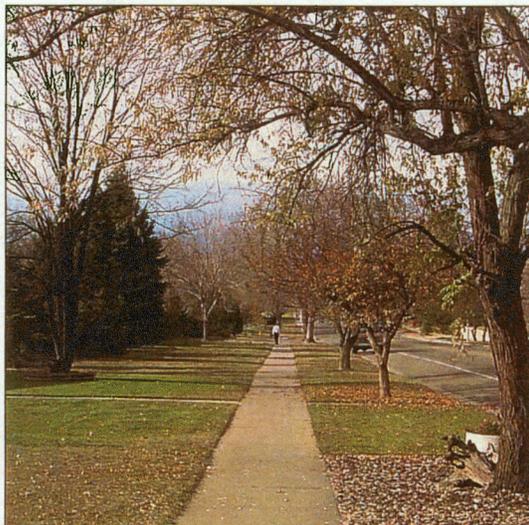


BROOMFIELD HEIGHTS NEIGHBORHOOD PLAN

City and County of Broomfield



**PROJECT SUMMARY AND RECOMMENDATIONS
ADOPTED JANUARY 8, 2002
RESOLUTION # 2002 - 1**

PREPARED BY:

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I. PROJECT SUMMARY

The Broomfield Heights Neighborhood Plan is the result of residents, business owners, and the City of Broomfield working together to preserve and enhance the character inherent in the oldest residential subdivision of Broomfield. Specific sections within the Neighborhood Plan address transportation, code enforcement and property maintenance, historic preservation, landscape/signage/edge conditions, capital improvements, homeowners associations, and design standards.

In April of 2000, approximately 70 residents convened to discuss current and future issues affecting the Broomfield Heights neighborhood. This initial meeting resulted in a work program and public outreach process aimed to involve local residents in ongoing discussions regarding neighborhood concerns and potential solutions. Throughout the year, two dozen neighborhood meetings engaged residents and property owners in discussions regarding the impacts of regional growth on the neighborhood and options for maintaining the integrity of this historic residential community. The Neighborhood Plan addresses a variety of topics and proposes specific recommendations as outlined in the Accountability Matrix. The Accountability Matrix was generated to provide local residents with a list of potential improvements and actions. The matrix may be used to track implementation and progress.

The vision for the Broomfield Heights Neighborhood, as expressed by local residents and business owners, is to preserve and enhance the existing identity and character of the neighborhood. The neighborhood character is derived from the City's history, the physical setting, and proximity to public facilities and open space. Potential improvements were identified that would

improve the overall appearance of the neighborhood and provide safe internal pedestrian connections to Emerald School and North and South Community Parks. Desired elements for the neighborhood, as defined throughout the planning process, include pedestrian and vehicular improvements within the public right-of-way, pedestrian amenities, consistent code enforcement, clear and concise goals for property maintenance, neighborhood signage, screening from adjacent commercial land uses, and design standards to preserve the existing architectural character of the neighborhood. Workshop participants repeatedly expressed a desire to preserve the existing quality of life currently enjoyed by neighborhood residents and to seek a balance between development and preservation to create a quality living environment for existing and future residents.

Regional growth and development along the U.S. 36 corridor has resulted in development pressures that continue to effect existing residential neighborhoods throughout the City of Broomfield. Such growth has generated dialogue regarding the potential impact of increasing real estate values on older neighborhoods. As housing prices continue to escalate, many older neighborhoods throughout the Front Range are witnessing the demolition of existing homes to accommodate new residences that are often larger than adjacent homes. For some, housing constructed in the mid 1950's typically requires extensive alterations to meet the needs of today's busy families. The neighborhood's proximity to regional employment centers and commercial and retail services have raised the question regarding how residential redevelopment and/or expansion could potentially impact adjacent residences and the overall character and quality of life currently enjoyed by existing homeowners.

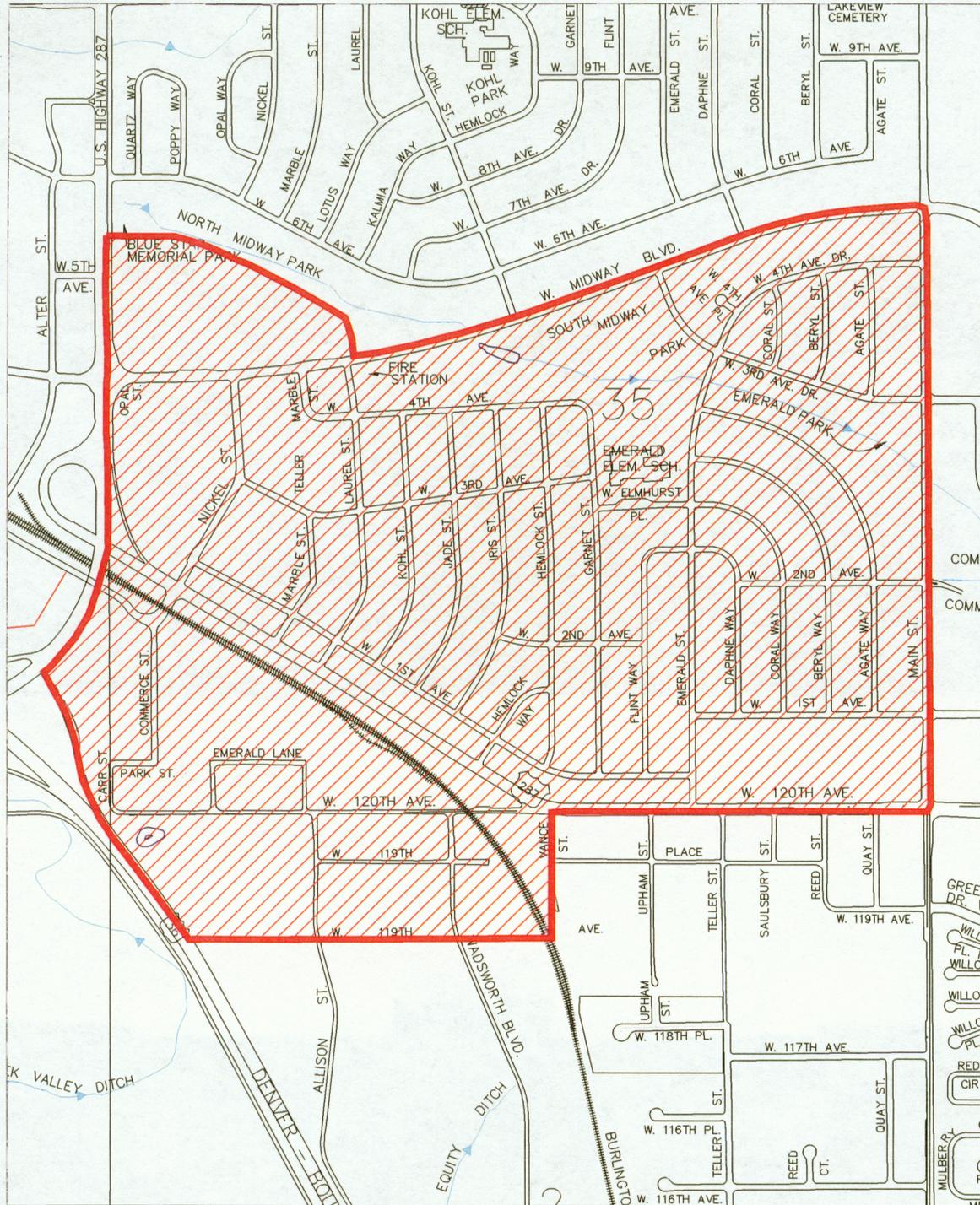
Future investment in public improvements by the City and County of Broomfield and efforts to improve the safety and integrity of the neighborhood suggest that future redevelopment and construction must be sensitive to the existing scale and design characteristics established throughout the

neighborhood. The primary objective of the Broomfield Heights Neighborhood Plan is to accommodate the needs of local residents without compromising the character and physical qualities that make Broomfield Heights a unique and viable neighborhood.

BROOMFIELD HEIGHTS NEIGHBORHOOD CITY AND COUNTY OF BROOMFIELD



North



Broomfield Heights Boundary Map

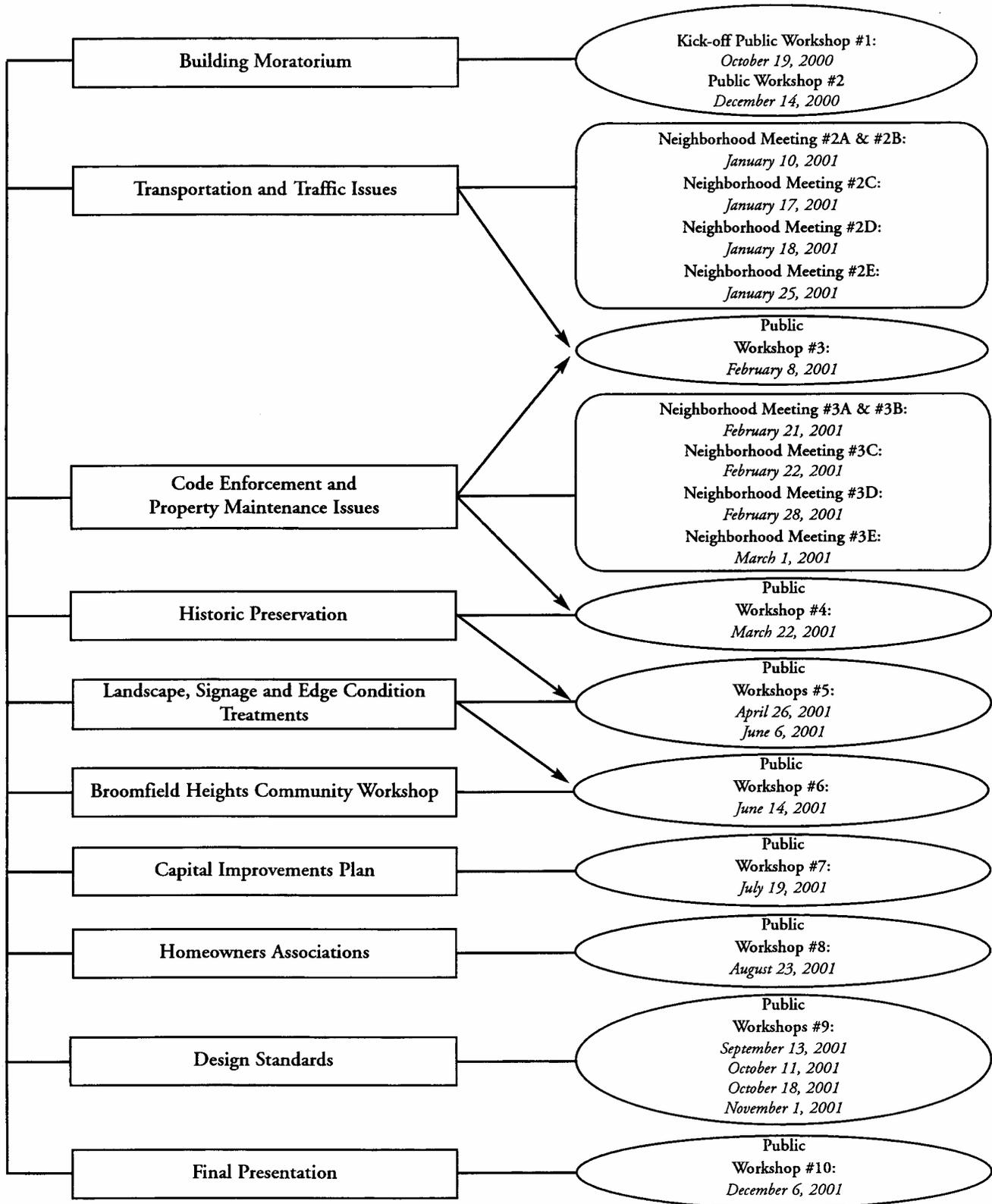
II. PLANNING PROCESS

The process for creating the Broomfield Heights Neighborhood Plan was a collaborative effort involving input from residents, property owners, business owners and city staff. One of the most important objectives of the planning process was to ensure that all interested parties had the opportunity to participate in identifying issues and developing the Neighborhood Plan. An extensive neighborhood outreach and public participation process allowed a diverse cross section of the neighborhood to take an active role in identifying neighborhood issues and developing and evaluating potential solutions.

An essential component of the planning process was monthly neighborhood meetings in which local residents functioned as a collective voice for residents and property owners. Property owners and local residents were notified of public meetings and workshops using direct mailers and newspapers advertisements. In addition, the project schedule and relevant project information was posted on the city's website.

A variety of mechanisms were used throughout the planning process to ensure that the issues and concerns of local residents were identified and addressed, including sub-area neighborhood meetings, a survey, and a neighborhood workshop in which local business and property owners were invited to participate in a 8-hour visioning workshop. The neighborhood survey, distributed in August 2001, included questions related to specific code enforcement and property maintenance issues. City staff used the survey results to draft (3) ordinances addressing Recreational Vehicle Storage, Maintenance of Fencing, and the development of an Overlay District that includes Design Standards.

The Broomfield Heights Neighborhood Plan is based on extensive public input and comments received by city staff and the consultant team throughout the planning process. Final recommendations are summarized in the Accountability Matrix. The Matrix lists all final recommendations according to category and each recommendation is prioritized using a timeline to allow local residents to track the implementation of the final recommendations.



III. SUMMARY OF RECOMMENDATIONS

A. TRANSPORTATION PLAN

A series of neighborhood meetings was conducted for the residents and business owners in the Broomfield Heights Neighborhood in order to address traffic and transportation related concerns in and around the neighborhood. At various public meetings, transportation issues were discussed, potential solutions were identified, and a set of recommended improvements was developed. Upon further review of the proposed transportation improvements, homeowners on 3rd Avenue

requested that the proposed edge and centerline striping improvement be eliminated from the list of recommended improvements and has been deleted from the following list of improvements. Table 1 summarizes the First Stage of Improvements, which could be implemented in the near future. Table 2 identifies the Summary Program of Improvements, which includes all improvements that were generally agreed upon by the residents and business owners.

**Table 1
First Stage of Transportation Improvements**

Improvement	Location
Edge and Centerline Striping	Emerald Street from US 287 to 3rd Avenue
	4th Avenue from 3rd Avenue to Main Street
	1st Avenue from Marble Street to Emerald Street
	Laurel Street from US 287 to Midway Boulevard
Entry Treatments	1st Avenue at Main Street
	Emerald Street at US 287
Analyze Multi-Way STOPS	2nd Avenue/Beryl Way
	1 st Avenue/Garnet Street
	3rd Avenue/Laurel Street
	Nickel Street/Commerce Street
Add Northbound Left Turn Arrow	Main Street/2nd Avenue
Initiate Process to Move Pedestrian Signal	From Catholic Church to Midway Boulevard/3rd Avenue
Work with Neighbors to Assess Widening Sidewalks	1st Avenue between Main Street and Emerald Street
Flashing Beacons and Improved Crosswalks	Surrounding Emerald Elementary School
Cul-de-Sac	Emerald Lane
Additional Speed Limit Signs	Original Broomfield
Dip Warning Sign	1st Avenue between Laurel Street and Marble Street

Table 2 Summary Program of Transportation Improvements (In Addition to First Stage Improvements)	
Improvement	Location
Widen Sidewalks	Emerald Street from US 287 to 3rd Avenue
	3rd Avenue from Midway Boulevard to Main Street
	4th Avenue from 3rd Avenue to Main Street
	1st Avenue from Marble Street to Emerald Street
	Laurel Street from US 287 to Midway Boulevard
Entry Treatments	2nd Avenue at Main Street
	3rd Avenue at Main Street
	3rd Avenue at Midway Boulevard
	Hemlock Street at US 287
	Laurel Street at US 287
Pedestrian Access	Original Broomfield to Existing Park-n-Ride
	Original Broomfield to Future Park-n-Ride
	Original Broomfield to North of US 287
Flashing Beacons and Improved Crosswalks	1st Avenue near Lutheran School
Traffic Signal	US 287/Emerald Street
Intersection Improvements	Main Street/Midway Boulevard: <ul style="list-style-type: none"> • Right hand Turn - Eastbound Midway Boulevard to Southbound Main Street; • Traffic Circle

The Summary Program of Improvements map on the following page shows all the transportation related improvements that the neighborhood groups generally agreed on. Many of the Summary Program projects are

long-term improvements, some of which would be completed in conjunction with or subsequent to the new U.S. 36 Broomfield Interchange.

B. CODE ENFORCEMENT AND PROPERTY MAINTENANCE

The consultant team facilitated a series of discussions with residents of the Broomfield Heights neighborhood to address specific areas of concern regarding code enforcement and property maintenance. Several Police and Code Enforcement Officials were present to answer questions regarding existing code and protocol. Numerous concerns were cited, including maintenance of landscape and structures, RV storage, trash and rubbish, upkeep of alleys, weed control, and the impacts of rental properties on the neighborhood. Using these initial discussions as a starting point, the city drafted a series of ordinances to address specific areas of concern. The draft ordinances were presented at a public meeting and addressed the following issues:

- 1) Property Maintenance
- 2) Accessory Buildings and Parking of Commercial Vehicles
- 3) Junk Vehicles
- 4) Trash, Rubbish, and Garage
- 5) Vehicles for Sale
- 6) Recreational Vehicle Storage

The aforementioned ordinances attracted the attention of residents throughout the City of Broomfield and raised a number of concerns regarding the impact that the ordinances would have on other residential neighborhoods. As a result of dialogue generated at this meeting, the City of Broomfield conducted a neighborhood survey of Broomfield Heights residents to gauge public opinion regarding specific code enforcement and property maintenance issues. Over 2,000 surveys were distributed to neighborhood residents and business owners. The survey asked for feedback regarding municipal code enforcement and existing zoning and nuisance codes governing property maintenance, accessory structures,

and recreational vehicle storage. Of the 2,000 surveys distributed, over 400 surveys were returned, resulting in a response rate of approximately 20%.

The survey results were interesting and varied. Many respondents said, "leave things as they are" in the area of code enforcement and code modifications. The survey results indicated that just over 50% of the respondents believed existing codes were being adequately enforced and just fewer than 50% of the respondents believed that the city could do a better job enforcing existing codes. Because the larger percentage of respondents believed that code enforcement was timely and responsive, the final recommendation consists of increasing the visibility of code enforcement officers within the Broomfield Heights Neighborhood. The Police Department has, over the years, sought to enforce the codes at the level desired by the neighborhood. In addition, sentiment expressed at public meetings indicated that local residents were concerned about the increasing number of rental properties and that the owners of such properties be made aware of and held responsible for code violations. Many residents also were concerned with the significant number of seniors residing in the neighborhood and expressed a desire to have local volunteer agencies available to those homeowners seeking property maintenance assistance.

The storage of recreational vehicles within the Broomfield Heights Neighborhood was raised throughout the planning process. Based on survey responses, the majority of residents believed that existing parking regulations are, for the most part, appropriate. However, the majority of respondents did recommend that RV storage be restricted on streets and within the public right-of-way.

A number of survey questions inquired about maintenance of properties and the majority of

survey respondents indicated that they believed that current regulations are acceptable. Approximately half of the respondents suggested that regulations should be established for the maintenance offences. A significant number, although less than a majority, of respondents also suggested that steps be taken to address the maintenance of broken doors, windows, and landscaped areas.

In addition, respondents also recommended that regulations regarding accessory structures remain unchanged. Over 54 percent of the respondents supported consideration of measures to preserve the historic character of the neighborhood. As part of the planning effort, general design standards were developed to address those characteristics of the community that should be preserved, primarily building massing and scale and roof form. The design standards are included in Section I of this document. The survey results are included in Appendix B of this document.

An important element of the code enforcement and property maintenance component of the planning project was the belief shared by many residents that code enforcement and property maintenance issues could be addressed through public awareness and education. The following list identifies several methods that could be applied to assure that existing residents, tenants, and new homeowners are aware of existing community resources.

- 1) Educational Information: Local residents attending the recent series of public meetings expressed interest in providing educational materials to Broomfield Heights property owners about existing property maintenance and storage ordinances, design standards for architectural and landscape improvements, city maintenance and public improvement projects and schedules, as well as volunteer programs that provide

services to seniors on an as-needed basis. Local residents were concerned that existing property owners and new homeowners may not be aware of existing property maintenance ordinances and code enforcement procedures. In order to keep Broomfield Heights property owners educated and informed, residents suggested that a series of flyers be developed and distributed to homeowners and new homebuyers. Flyers could be directly mailed to individual property owners and distributed to new homeowners by real estate agents. In addition, the city could develop an insert for the Broomfield Enterprise that would address maintenance, enforcement, and storage issues. The inserts would be distributed in the spring when many residents engage in spring cleanup activities.

- 2) Volunteer Bank: Broomfield Heights residents take tremendous pride in their homes as well as the entire Broomfield Heights Neighborhood. Old-timers and newcomers alike find the Broomfield Heights Neighborhood to be extremely friendly and supportive. A number of Broomfield Heights residents expressed interest in developing a network of local volunteers who would be available to assist Broomfield Heights residents with property maintenance. Many meeting attendees were concerned about local residents who are committed to the upkeep of their property, but unable to maintain their home and/or landscape for a variety of different reasons. A number of existing organizations could be used to jumpstart a program for the Broomfield Heights Neighborhood. Volunteer Link of Broomfield, a subsidiary of FISH, Inc. is a volunteer clearinghouse organized to connect individuals to volunteer organizations serving Broomfield residents. Currently, the

Volunteer Link offers snow shoveling and small repair assistance to disabled seniors. In addition, the new City and County of Broomfield's Health and Human Services Department has a Volunteer Coordinator who offers additional assistance to Broomfield Heights Home Owners.

C. HISTORIC PRESERVATION

Original Broomfield and the Broomfield Heights area are distinctly different neighborhoods that reflect different origins and historic contexts. Consequently, preservation recommendations for these areas are listed separately. It should be noted that both areas would require additional, surveys (per Colorado Historical Society standards) to adequately document and evaluate the significance of each historic property.

Historic preservation options, including various forms of designation, provide recognition of historic buildings, neighborhoods, and other groups of related structures as special or unique places worthy of protection. Official recognition of historic properties also may provide access to financial incentives for restoration projects, as well as the potential for local governmental

review or regulation of demolition, alteration, or new construction affecting significant historic buildings and sites.

Historic preservation options include established, non-local programs such as the National Register of Historic Places, the State Register of Historic Properties, as well as local programs that may be instituted and administered by municipal governments. A variety of historic preservation options may be considered for these distinct areas of Broomfield and are summarized in Appendix D, which is available on the City's website and upon request.

Based on findings of the consultant team, the final conclusion was:

- Broomfield Heights Neighborhood will be eligible for listing with both the State Register of Historic Districts and National Register of Historic Districts in 2005;
- Original Broomfield does not have the critical mass of original buildings necessary to qualify for a Historic District; and
- Individual buildings throughout Original Broomfield could be considered for listing on the State Register.

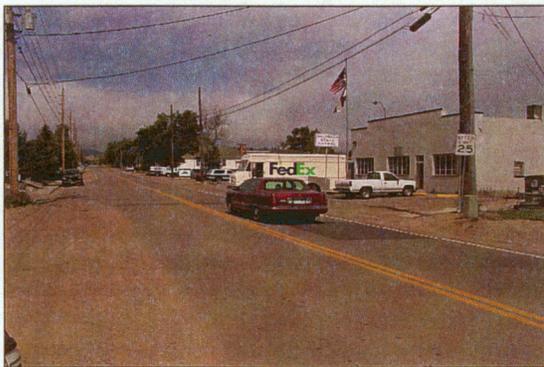
D. LANDSCAPE, SIGNAGE, AND EDGE CONDITION RECOMMENDATIONS

A public-workshop was conducted to address issues related to landscape and sidewalk improvements within public rights-of-way, neighborhood signage and identification, and the transition between adjacent land uses. The consultant team worked closely with local residents to identify locations for potential public improvements that would integrate existing public facilities, such as Emerald School and South Community Park, and strengthen pedestrian connections and accessibility throughout the Broomfield Heights

Neighborhood. In addition, a number of recommendations are also included that link the Broomfield Heights Neighborhood to adjacent neighborhoods such as the Second Filing Neighborhood, Original Broomfield, and North Community Park.

The following photographs depict a variety of existing conditions; an illustrative sketch that indicates potential improvements accompanies each photograph. Each sketch also includes a caption describing the extent of the proposed improvement. All potential improvement projects are included in the following Capitol Improvement Project List.

EXISTING CONDITION

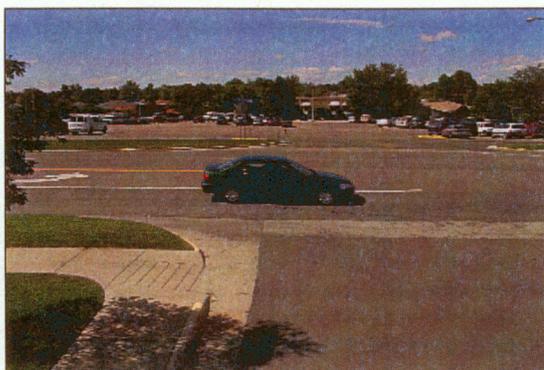


Issue: Neighborhood Identification - Original Broomfield

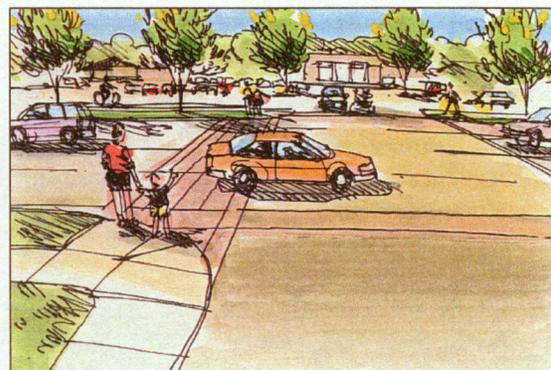
PROPOSED IMPROVEMENT



Proposed Improvement: Install attached sidewalk with curb and gutter between historic grain elevator and Grange only. Pursue active uses for existing underutilized buildings.

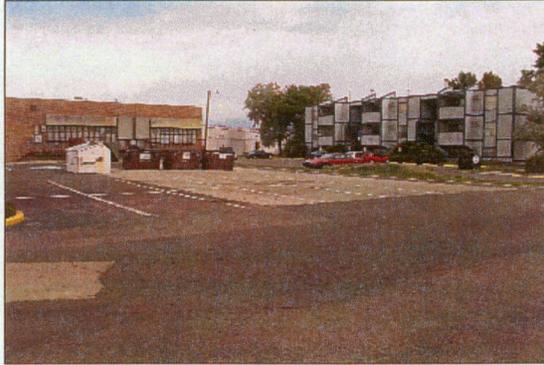


Issue: Pedestrian access at intersection of Midway and Marble Street at Garden Center.



Proposed Improvement: Construct crosswalks.

EXISTING CONDITION



Issue: Edges between commercial and multi-family development.

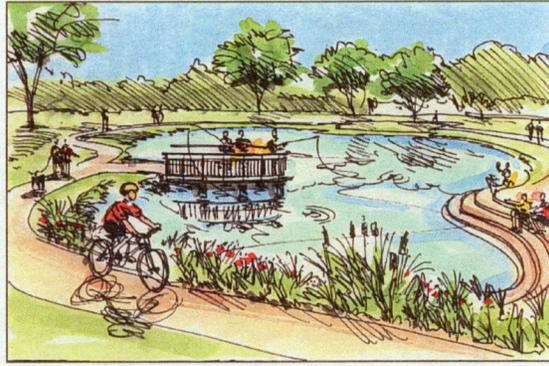
PROPOSED IMPROVEMENT



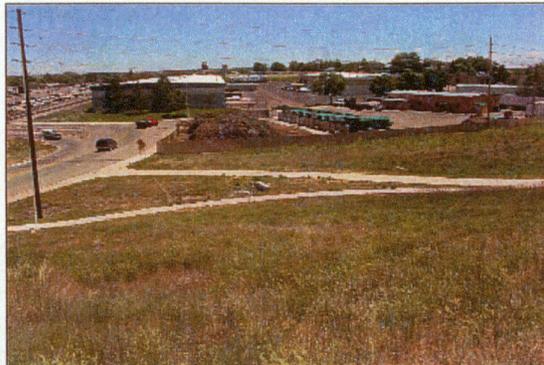
Proposed Improvement: Add screening of utilities and dumpsters and landscaped berms with trees.



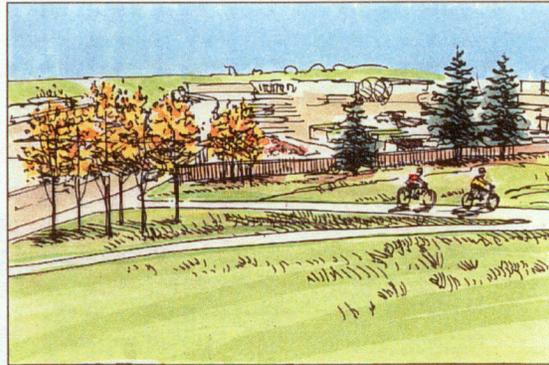
Issue: Small pond in South Community Park is not accessible.



Proposed Improvement: Improve accessibility and recreational opportunities.

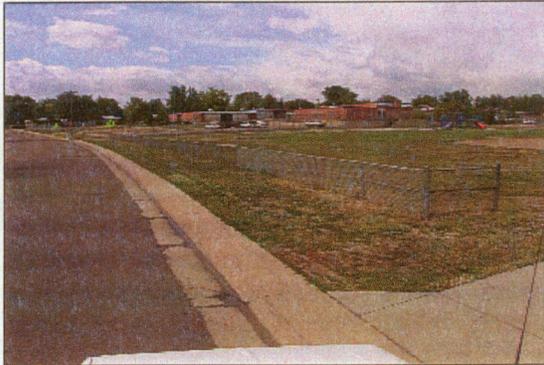


Issue: Minimal landscape treatment at Industrial Lane overpass.



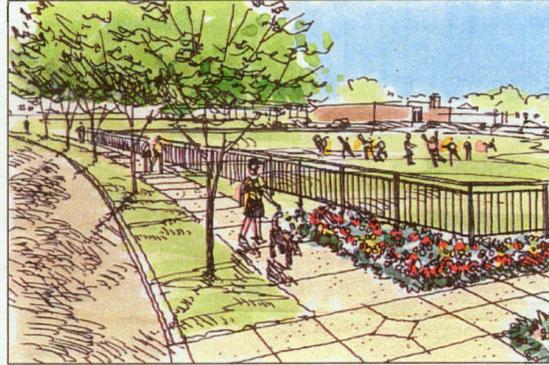
Proposed Improvement: Install deciduous and evergreen trees.

EXISTING CONDITION



Issue: Edges around Emerald School

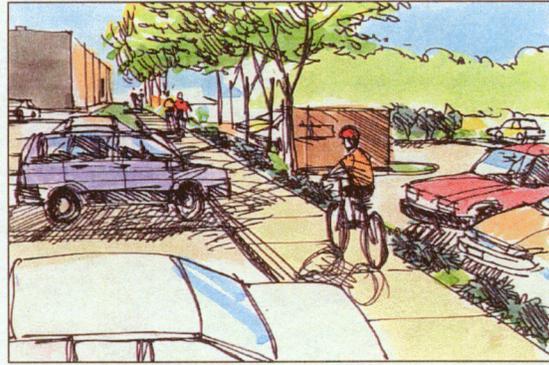
PROPOSED IMPROVEMENT



Proposed Improvement: Construct detached walk, replace fence, add street trees and perennial flower beds.



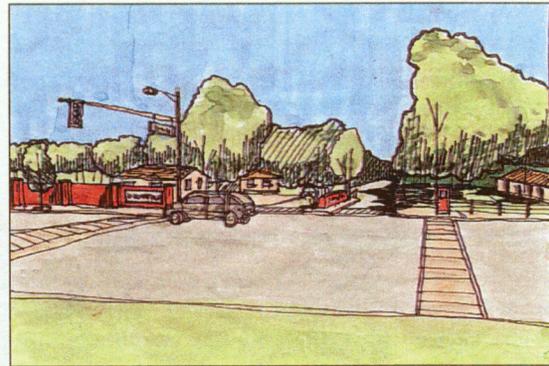
Issue: Edges and connections through multi-family and commercial development.



Proposed Improvement: Construct sidewalk to provide safe pedestrian connections from residential neighborhoods to local neighborhood services and retail centers.



Issue: Pedestrian Safety and Signage.



Proposed Improvement: Install crosswalks, neighborhood identification and signage, traffic and pedestrian signals.

EXISTING CONDITION

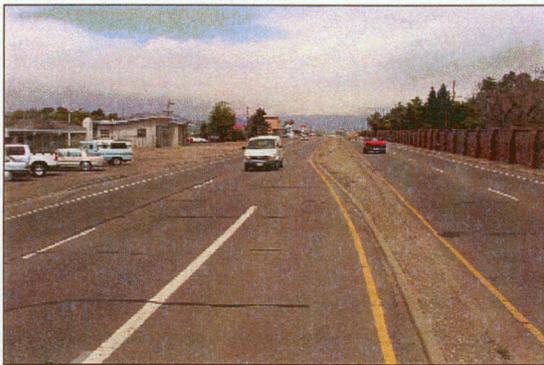


Issue: Park and Open Space Improvements.

PROPOSED IMPROVEMENT



Proposed Improvement: Enhance existing bridge, add and extend existing trail, add signage and new plant material.



Issue: Potential narrowing of US 287 concurrent with proposed improvements to Wadsworth Interchange.

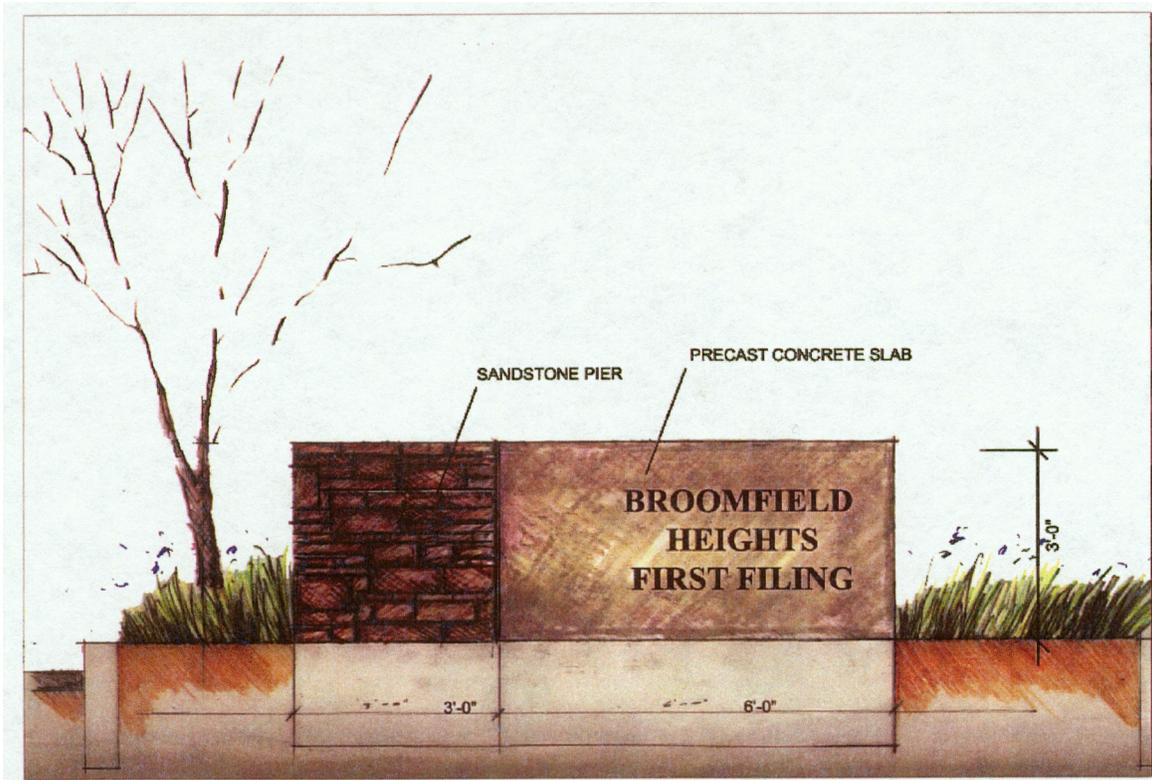


Proposed Improvement: Add detached sidewalks both sides of street, tree lawns and street trees, and bike lanes.

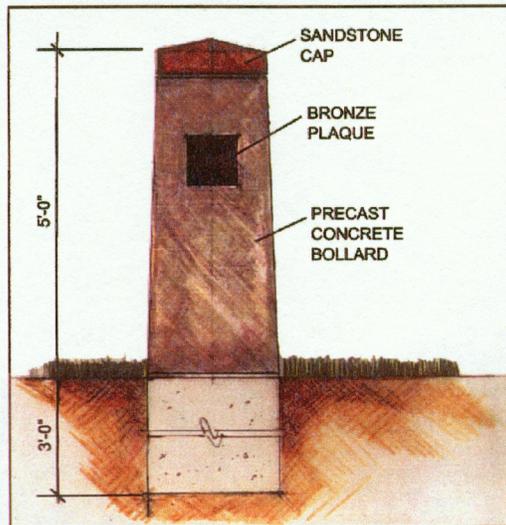
Many Broomfield Heights residents expressed an interest in erecting neighborhood signage at strategic locations as identified in the Transportation Improvement Summary Map (see page 8). Members of the consultant team worked closely with local residents to develop a series of potential signage styles that include both landscape and masonry elements. Conceptual designs addressed both monumentation signage and masonry bollards. The monumentation signs are located in shore medians located at specific intersections to convey the message to vehicles and pedestrians that they are entering an established residential neighborhood.

Roads widths in the Broomfield Heights neighborhood can easily accommodate this type of median construction that would be limited in length to allow for the sign and plant material. Bollard signage is intended to be located within the public right-of-way, adjacent to the sidewalks. Similar signage is employed in older, established neighborhoods throughout the metropolitan area and is intended to act as a gateway element. Bollard signage can be used for neighborhood identification, but often includes street names. Both types of signage would result in a distinct identity for the neighborhood.

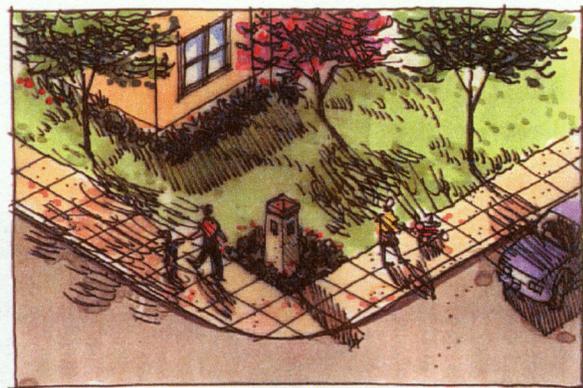
OPTION 1



NEIGHBORHOOD SIGN

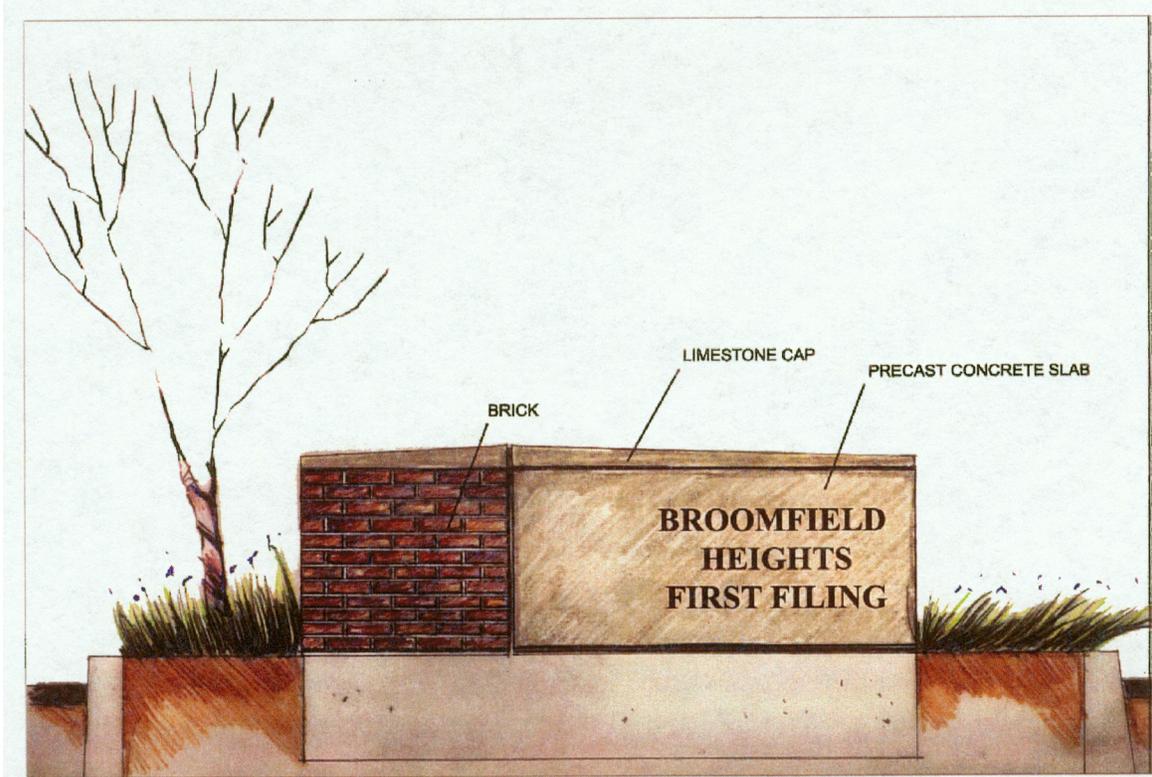


BOLLARD



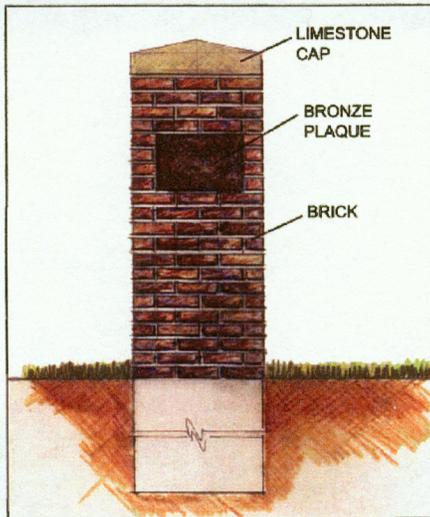
CORNER SIGNAGE

OPTION 2



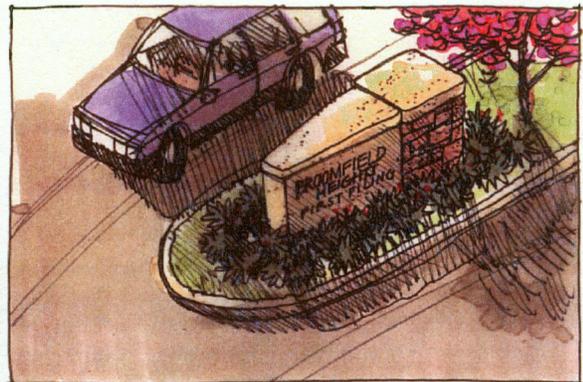
NEIGHBORHOOD SIGN

(NOTE: DIMENSIONS SAME AS OPTION 1)



BOLLARD

(NOTE: DIMENSIONS SAME AS OPTION 1)



MEDIAN SIGNAGE

E. CAPITAL IMPROVEMENTS PLAN

Throughout the planning process, local residents, property owners, and business owners offered recommendations for physical improvements to the Broomfield Heights neighborhood. Each recommended improvement was recorded and incorporated in the Capital Improvement Project (CIP) List. Using the compiled list, local residents were asked to identify their "top 5" improvements for each of the following categories:

- Street / Traffic Improvements
- Pedestrian Improvements
- Signage and Landscape Improvements
- Utility Improvements

On an annual basis, the City's CIP Committee solicits proposals for public improvement projects. Each proposal is evaluated and prioritized for each fiscal year. On an annual basis, the City will submit this prioritized list to the City's CIP Committee for consideration in future fiscal years. This list will be reviewed periodically with Broomfield Heights residents to ensure accuracy and applicability of all proposed public improvement projects targeted for the Broomfield Heights Neighborhood. The following matrix includes all recommended capital improvement projects and projects are listed according to their rank by the local residents.

BROOMFIELD HEIGHTS NEIGHBORHOOD PLAN-2001 CIP				
Project Ranking Matrix - In Order of Preference				
	Street Projects	Pedestrian Improvement Projects	Landscape/ Signage Projects	Utility Projects
1 Install flashing beacons and crosswalks at Emerald Elementary School		●		
2 Install perimeter landscaping/fencing and detached sidewalks at Emerald School			●	
3 Relocate existing pedestrian crosswalk signal located at Nativity Church to Midway and 3rd Avenue		●		
4 Install traffic signal at intersection of US 287 and Emerald Street	●			
5 Install flashing beacons and crosswalks at 1st Ave near Lutheran School		●		
6 Widen sidewalks at 1st Avenue between Main Street and Emerald Street (test case)		●		
7 Stripe northbound left turn arrow at intersection of Main Street and 2nd Avenue	●			
8 Relocate and underground existing overhead utility wires throughout Broomfield Heights neighborhood!				●
9 Provide residential street improvements to improve stormwater drainage				●
10 Provide entry treatment signage and landscaped median on Emerald Street at US 287 intersection	●			
11 Provide entry treatment signage and landscaped median at 1st Avenue at Main Street intersection	●			
12 Install new "gooseneck" streetlights throughout the neighborhood	●			

BROOMFIELD HEIGHTS NEIGHBORHOOD PLAN -2001 CIP				
Project Ranking Matrix - In Order of Preference				
	Street Projects	Pedestrian Improvement Projects	Landscaping/ Signage Projects	Utility Projects
13 Install a detached sidewalk (one that is not connected to curb and gutter) at Emerald School		●		
14 Install a "dip warning" sign on 1st Avenue between Laurel Street and Marble Street	Completed			
15 Provide entry treatment signage and landscaped median on Hemlock Way at US 287 intersection	●			
16 Provide intersection traffic improvements at Main Street and Midway Boulevard	●			
17 Replace 6" water lines in Original Broomfield				●
18 Improve drainage channel behind Nativity Church in South Community Park				●
19 Widen sidewalks at 1st Avenue from Marble Street to Emerald Street		●		
20 Provide pedestrian connections from Original Broomfield to Existing Park-n-Ride		●		
21 Provide pedestrian connections from Original Broomfield across US 287 at Hemlock Way		●		
22 Install vehicular street lighting at Emerald School/Bike trail crossing	●			
23 Provide edge treatment between Partridge Court and Commercial Development: screening/buffering	●			
24 Stripe street edge and centerline at 1st Avenue - Marble Street to Emerald Street	●			

BROOMFIELD HEIGHTS NEIGHBORHOOD PLAN -2001 CIP				
Project Ranking Matrix - In Order of Preference				
	Street Projects	Pedestrian Improvement Projects	Landscapel/ Signage Projects	Utility Projects
25 Provide landscaping improvements at South Community Park: pond improvements, trail extensions			●	
26 Install signage along US 36 to address truck traffic and noise issues (jake brakes)			●	
27 Provide pedestrian crosswalk from Original Broomfield across US 287 at Laurel Street		●		
28 Install directional signage at South Community Park			●	
29 Stripe road edge and centerline at Emerald Street from US 287 to 3rd Avenue	●			
30 Widen sidewalks at Emerald Street from US 287 to 3rd Avenue		●		
31 Provide entry treatment signage and landscaped median at Laurel Street at US 287	●			
32 Provide trail connections to and from South Community Park to Broomfield Heights neighborhood		●		
33 Provide pedestrian crosswalk at intersection of Midway and Marble Street		●		
34 Widen sidewalks at Laurel Street from US 287 to Midway Boulevard		●		
35 Widen sidewalks at 3rd Avenue from Midway Boulevard to Main Street		●		
36 Widen sidewalks at 4th Avenue from 3rd Avenue to Main Street		●		

BROOMFIELD HEIGHTS NEIGHBORHOOD PLAN -2001 CIP				
Project Ranking Matrix - In Order of Preference				
	Street Projects	Pedestrian Improvement Projects	Landscape/ Signage Projects	Utility Projects
37 Stripe road edge and centerline at 4th Avenue from 3rd Avenue to Main Street	●			
38 Provide entry treatment signage and landscaped median at 2nd Avenue at Main Street	●			
39 Provide entry treatment signage and landscaped median at 3rd Avenue at Midway Boulevard	●			
40 Provide entry treatment signage and landscaped median at 3rd Avenue at Main Street	●			
41 Install a cul-de-sac at Emerald Lane in Original Broomfield	●			
42 Install alley improvements between 4th Avenue and Midway Boulevard	●			
43 Install alley improvements between Agate Way and Main Street	●			
44 Install attached sidewalk and pedestrian lighting from Original Broomfield between Grange and Silo		●		
45 Install pedestrian connections connecting W 4th St. to Nickel St		●		
46 Install deciduous and evergreen trees behind the recycling center at the U.S. 287 Overpass			●	

F. HOMEOWNERS ASSOCIATIONS

The consultant team facilitated a discussion regarding potential Homeowner Association options. Research regarding the history of the neighborhood determined that upon establishing a residential district in 1955, protective covenants were adopted. The covenants addressed building materials, building location, signage and other issues. It should be noted that existing City codes and subsequent ordinances, however, are more restrictive than the original covenants and, therefore, take precedence over the original covenants. The covenants were reviewed by Broomfield Heights residents at a public workshop and are included in Appendix C of this document. The covenants were used as a springboard for further discussions regarding Homeowner's Associations and design standards. Three options were presented to local residents:

- The Broomfield Heights Neighborhood will not form a homeowner's association, but will continue to maintain a strong connection to city government, using a liaison with police and enforcement officers, and no regularly scheduled meetings or annual dues.
- A formal Homeowners' Association would be created that would elect officers, conduct regularly scheduled meetings, pay dues, and conduct committee meetings to address specific issues such as property maintenance, automobile storage, and communication with the City.
- A formal Homeowners' Association would be created and covenants would be adopted and enforced,

dues would be used to provide inspection and enforcement of covenants, and the Association would appoint a special committee devoted to covenant enforcement.

All three options were discussed in a public forum and local residents quickly reached a consensus that a Homeowners Association was not necessary, nor desired, at this time.

G. DESIGN STANDARDS

Due to the potential impact that new construction and building renovations could have on the scale and character of existing residences in the Broomfield Heights Neighborhood, Broomfield Heights residents worked together to create a series of design standards to ensure that new construction would be compatible with existing homes.

Several public workshops were conducted to ascertain the extent of design standards desired by Broomfield Heights residents. Initially, an extensive list of specific elements requiring design standards was developed by local residents and subsequently illustrated by the consultant team. The first draft of the Design Standards addressed building envelopes, lot coverage, building massing and orientation, building height, building materials, solid-to-void ratios (windows and doors), roof pitch and form, landscaping, and lighting. The draft design standards were presented at a public workshop and generated lengthy discussions regarding the specific attributes of the neighborhood that residents were interested in preserving. It was noted by several workshop

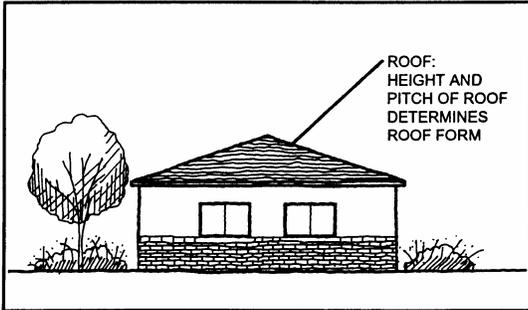
participants that many homes in the Broomfield Heights neighborhood contained unique elements that positively contributed to the character of the neighborhood. In addition, residents wanted the flexibility to construct improvements that would enhance the livability of existing, older homes. Such improvements included residential additions and/or renovations, installation of new windows including bay windows, solariums, and greenhouses, and installation of solar panels and/or other methods of alternative energy. Based on the initial response to the draft design standards, the city conducted three additional workshops to revise both the text and illustrations of the design standards. Several design standards were deemed too restrictive and were deleted from the document.

The finalized design standards contain information regarding site planning and architectural design. The standards are based on commonly accepted principles of urban design and reflect the desire by local residents to preserve the character of the neighborhood. The standards provide a basis for making informed decisions regarding new construction and building

renovations. Specifically, the standards provide flexibility in individual architectural design as well as promote a consistent design character and image vital to preservation of the Broomfield Heights neighborhood. A belief shared by the majority of residents was that a single residence should not dominate the street, but should be designed and renovated as a component that compliments the neighborhood. New construction and/or additions to existing homes will utilize similar setbacks and building materials, but will also permit a variety of architectural design solutions. Respecting established site planning patterns and architectural traditions results in continuity and contributes to the overall neighborhood character favored by local residents.

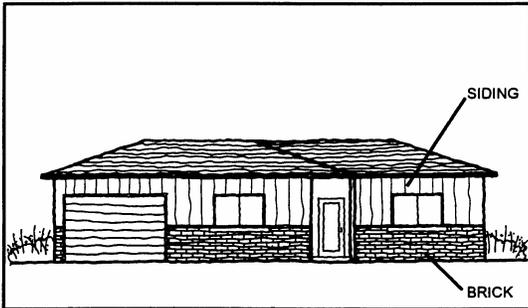
In addition to the design standards, local residents promoted fundamental design concepts associated with sustainable design by encouraging design solutions for minimal environmental impacts such as light pollution, energy conservation, and recycling.

The final design standards follow:



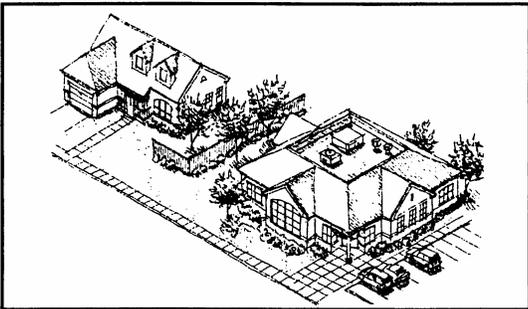
Roof Forms

To ensure preservation of existing character of the First Filing Neighborhood, new construction and/or additions shall complement the variety of roof forms exhibited by existing residences on the same block, but shall also provide positive drainage that adequately sheds water off the roof.



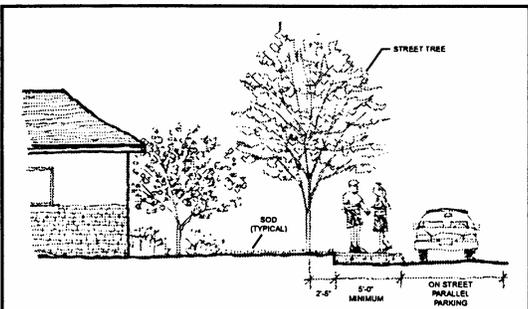
Building Materials

Exterior wall surfaces on residences and detached and/or attached garages shall not be less than 50% masonry for the entire structure (50% coverage for combined square footage of all 4 facades, excluding doors and windows). Covenants for Broomfield Heights First Filing state that the exterior wall surface shall not be less than 50% masonry. Integrating masonry into 50% of exterior wall surface on the building facade that faces the street is critical. Masonry used in new construction shall be similar in size, color, and texture to that traditionally used throughout the First Filing Neighborhood. Masonry materials permitted include brick, stucco, flagstone, and river rock/cobble. Second story additions to existing single-story residences are excluded.



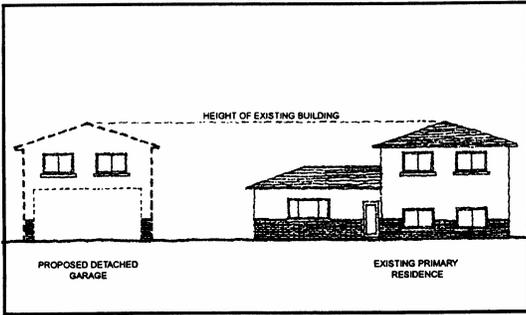
4-Sided Architecture

All facades of commercial and office buildings visible from adjoining properties and/or public right-of-ways shall integrate architectural details to articulate exterior wall surfaces to respond to the scale and character of residential development in the First Filing Neighborhood.



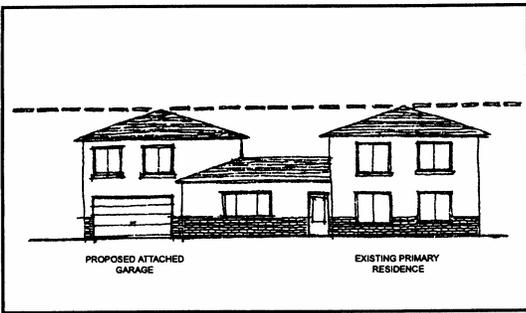
Landscape

Any addition and/or expansion of an existing residence shall include the installation of one street tree to be located in the front yard, in proximity to the sidewalk when feasible and depending upon other site conditions such as slope and existing vegetation. A street tree shall be installed only when the yard allows for the tree canopy to mature without impacting the health of existing tree canopies. New landscape installations shall include drought tolerant plants that adapt easily to the local climate to reduce water consumption.



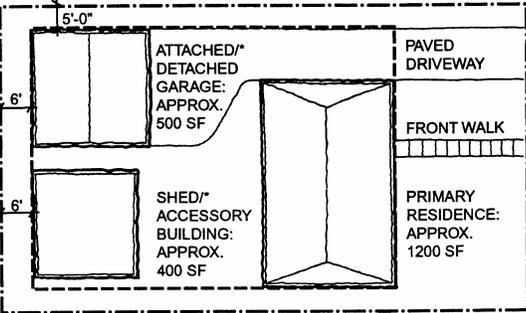
Detached Accessory Structures

The height of newly constructed accessory structures, detached garages, and/or additions shall not exceed the height of the primary residence. If the proposed accessory structure, detached garage, and/or addition to the accessory structure is located within the required setbacks of the primary residence, the proposed structure shall not exceed 25'-0" in height. If the proposed accessory structure is located outside the required setbacks of the primary residence, the proposed structure shall not exceed 18'-0"



Attached Accessory Structures

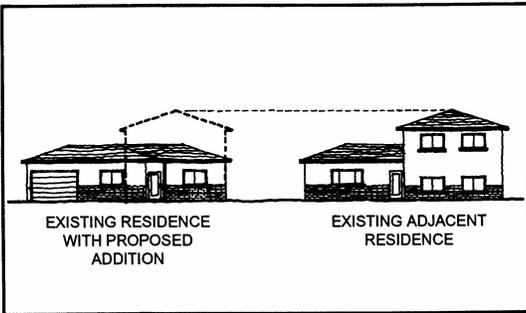
The height of a newly constructed attached garage and/or additions shall not exceed 25'-0" in height.



Lot Coverage

Total lot coverage for all built structures, including accessory buildings (sheds), attached or detached garage, and the primary residence shall not exceed 2500 SF, maximum total footprint, on a standard sized lot in the First Filing Neighborhood. On lots greater than 7,000 SF, lot coverage for all built structures shall not exceed 35%. Note: Corner lots require a 20'-0" side setback for the side of house that is adjacent to the public right-of-way.

- **ASSESSORY STRUCTURES SUCH AS A DETACHED GARAGE, SHED, OR GAZEBO REQUIRE A 5'-0" MINIMUM SETBACK PER EXISTING CITY CODE BUT UTILITY EASEMENTS OFTEN IMPACT THE SETBACK AND RESULT IN A 6'-0" REQUIREMENT.**



Building Height

The height of new construction and/or additions shall respect the height of adjacent residences and detached accessory structures. New construction shall not unnecessarily impact views, solar access, and privacy of adjacent residences. The residential height of new construction and/or additions shall not exceed 8'-0" higher than the average building heights exhibited by existing residences on the same side of the street (as determined by the side on which the front door is located) of the entire block where the proposed new construction and/or addition is located, but not to exceed 25'-0".

H. CONCLUSION

Beginning in April of 2000, residents of the Broomfield Heights Neighborhood have attended over twenty-four meetings to address a variety of issues and worked diligently to reach consensus regarding public improvements and new regulations to govern the Broomfield Heights

neighborhood. It is the intent of the City of Broomfield to meet with local residents, property owners, and business owners on an annual basis, at a minimum, to review progress and address issues and concerns as they arise.

IV. ACCOUNTABILITY MATRIX

The following accountability matrix contains a list of specific improvements to implement the Broomfield Heights Neighborhood Plan. Obviously, not all of the actions can be completed at the same time. Set forth below is a list of actions categorized by topic. Each action has been assigned a targeted completion date. The Accountability Matrix is

intended to track the City's progress in accomplishing the various implementation actions. The City will convene a meeting in late 2002 to review the status of each project. At that time this list of projects and their priorities will be revisited and if decided so by the neighborhood, revised.

	Transportation Improvements	Locations	Target Date for Completion	Completed
1.a	Edge and Centerline Striping (Prior to beginning, the City will notify residents on effected streets.)	Emerald Street from US 287 to 3 rd Ave.	10/31/02	
1.b		4th Avenue from 3rd Avenue to Main Street	10/31/02	
1.c		1st Avenue from Marble Street to Emerald Street	10/31/02	
1.d		Laurel Street from US 287 to Midway Boulevard	10/31/02	
2.a	Entry Treatments	1st Avenue at Main Street	6/30/03	
2.b		Emerald Street at US 287	10/31/03	
2.c		2nd Avenue at Main Street	10/31/06	
2.d		3rd Avenue at Main Street	10/31/06	
2.e		3rd Avenue at Midway Boulevard	10/31/06	
2.f		Hemlock Street at US 287	10/31/06	
2.g		Laurel Street at US 287	10/31/06	
3.a	Analyze Multi-Way STOPS	2nd Avenue/Beryl Way	6/30/02	
3.b		1st Avenue/Gamet Street	6/30/02	
3.c		3rd Avenue/Laurel Street	6/30/02	
3.d		Nickel Street/Commerce Street	6/30/02	
4	Analyze Northbound Left Turn Arrow	Main Street/2nd Avenue	6/30/02	
5	Initiate Process to Move Pedestrian Signal	From Catholic Church to Midway Boulevard/3rd Avenue	10/30/02	

	Transportation Improvements	Locations	Target Date for Completion	Completed
6.a	Flashing Beacons and Improved Crosswalks	Surrounding Emerald Elementary School	10/30/02	
6.b		1st Avenue near Lutheran School	8/30/02	
7	Work with Neighbors to Assess Cul-de-Sac	Emerald Lane	6/30/02	
8	Additional Speed Limit Signs	Original Broomfield	Completed	
9	Dip Warning Sign	1st Avenue between Laurel Street and Marble Street	Completed	
10.a	Widen Sidewalks (* Subject to future discussion with residents once 1st Avenue between Main Street and Emerald Street is completed.)	1st Avenue between Main Street and Emerald Street	6/30/03	
10.b		* Emerald Street from US 287 to 3rd Avenue	TBD	
10.c		* 3rd Avenue from Midway Boulevard to Main Street	TBD	
10.d		* 4th Avenue from 3rd Avenue to Main Street	TBD	
10.e		* 1st Avenue from Marble Street to Emerald Street	TBD	
10.f		* Laurel Street from US 287 to Midway Boulevard	TBD	
11.a	Pedestrian Access	Original Broomfield to Existing Park-n-Ride	-----	
11.b		Original Broomfield to Future Park-n-Ride	When P&R is Developed	
11.c		Original Broomfield to North of US 287	10/30/04	
12.	Traffic Signal	US 287/Emerald Street	10/30/03	
13.	Intersection Improvements	Main Street/Midway Boulevard <ul style="list-style-type: none"> • Right hand Turn East Bound Midway Boulevard to Main Street • Traffic Circle 	Subject to Future Decisions	

Code Enforcement			
14.a	Adopt and fence maintenance ordinance	5/30/02	
14.b	Adopt recreational vehicle storage ordinance	10/30/02	
15.	Develop educational flyers for distribution to existing residents, property owners and business owners	3/30/02	
16.	Distribute information regarding volunteer banks to assist residents with property maintenance	6/30/02	
Historic Preservation			
17.	Conduct neighborhood meeting in 2005 to determine if residents of First Filing neighborhood are interested in filing an application for listing on the State Register of Historic Districts.	2005	
18.	Inventory Original Broomfield buildings and determine if property owners are interested in applying for listing on the State Register of Historic Buildings	1/30/03	
Landscape, Signage, and Edge Treatment Conditions			
Refer to Capital Improvements List			
Capital Improvements Plan			
19	Install perimeter landscaping/fencing and detached sidewalk at Emerald School	6/30/03	
20	Relocate and underground existing overhead utility wires throughout First Filing Neighborhood	Develop Consensus	
21	Provide residential street improvements to improve stonnwater drainage	Ongoing	
Capital Improvements		Target Date for Completion	Completed
22	Install new "gooseneck streetlights throughout the neighborhood	Ongoing	
23	Replace water lines in Original Broomfield	12/31/03	
24	Improve drainage channel behind Nativity Church in South Community Park	10/30/05	

Capital Improvements		Target Date for Completion	Completed
25	Provide pedestrian connections from Original Broomfield across US 287 to Hemlock Way	10/30/06	
26	Install vehicular street lighting at Emerald School/bike trail crossing	10/30/03	
27	Provide edge treatment between Partridge Court and commercial development screening/buffering	10/30/05	
28	Provide landscaping improvements at South Community Park: pond improvements, trail extension	10/30/05	
29	Install signage along US 36 to address truck traffic and noise issues (jake brakes)	12/31/02	
30	Provide pedestrian crosswalk from Original Broomfield across US 287 at Laurel Street	10/30/06	
31	Install directional signage at South Community Park	10/30/05	
32	Provide trail connections to and from South Community Park to First Filing neighborhood	10/30/06	
33	Provide pedestrian crosswalk at intersection of Midway and Marble Street	10/30/06	
34	Install alley improvements between 4-01 Avenue and Midway Boulevard	10/30/07	
35	Install alley improvements between Agate Way and Main Street	10/30/07	
36	Install attached sidewalk and pedestrian lighting from Original Broomfield between Grange and Silo	10/30/07	
37	Install pedestrian connections connecting W. 4th Street to Nickel Street	10/30/07	
38	Install deciduous and evergreen trees behind the recycling center at the US 287 overpass	10/30/07	
Design Guidelines			
39	Adopt ordinance that designates First Filing as a district that includes the adoption of design Guidelines.	2/28/02	

V. APPENDICES

Note: All appendices are available at the City's website (www.ci.broomfield.co.us) or upon request from the Community Development Department.

- A. TRANSPORTATION: SUMMARY AND RECOMMENDATIONS (NOT INCLUDED IN THIS DOCUMENT)
- B. SURVEY RESULTS
- C. BROOMFIELD HEIGHTS COVENANTS
- D. HISTORIC PRESERVATION PLAN (NOT INCLUDED IN THIS DOCUMENT)

B. SURVEY RESULTS

As part of the Broomfield Heights sub-area planning effort, over 2,000 surveys were distributed to Broomfield Heights residents and businesses. The survey requests opinion regarding municipal code enforcement and the City's zoning and nuisance codes pertaining to property maintenance, accessory structures, and recreational vehicle storage. The results are as follows (percentages are of the 414 respondents):

1. Do you believe that current City regulations are being enforced?

206 (49%) Yes 181(43%) No

2. Do you believe that the City's code enforcement is:

170(41%) Not strict enough 188 (45%) Just right 27 (6%) Too strict

3. Do you feel that current City restrictions on the parking of recreational vehicles are too stringent?

52 (12%) Yes 350 (84%) No

4. Do you feel that current City regulations on the parking of recreational vehicles are just fine?

204 (49%) Yes 166 (40%) No

5. Do you feel that new City regulations on recreational vehicles should prohibit or somehow limit storage within the following areas:

a. On the street? 230 (55%) Yes 60 (14%) No

b. In front yards? 189 (45%) Yes 93 (22%) No

c. In side yards? 108 (26%) Yes 166 (40%) No

d. In back yards? 64 (15%) Yes 204 (49%) No

6. Do you feel that current City regulations on the maintenance of properties are too stringent?

9 (2%) Yes 393 (94%) No

7. Do you feel that current City regulations on the maintenance of properties are just fine?

204 (49%) Yes 173 (41%) No

8. Do you feel that City regulations should establish, or make more strict, minimum maintenance standards for properties in any of the following areas:

a. Peeling paint?	164 (39%) Yes	106 (25%) No
b. Broken windows and doors?	199 (48%) Yes	79 (19%) No
c. Roofing materials?	135 (32%) Yes	128 (30%) No
d. Maintenance of fences?	211 (50%) Yes	74 (17%) No
e. Maintenance of shrubs and trees?	195 (46%) Yes	89 (21%) No
f. Maintenance of lawns?	194 (46%) Yes	89 (21%) No
g. Location of trash containers?	163 (39%) Yes	115 (27%) No
h. Screening of trash containers?	130 (31%) Yes	137 (33%) No

9. Do you feel that current City regulations on the location and size of accessory structures are too stringent?

52 (12%) Yes 341 (82%) No

10. Do you feel that current City regulations on the location and size of accessory structures are just fine?

261 (67%) Yes 108 (26%) No

11. Do you feel that City regulations should be added or made stricter in the following areas:

a. Size of accessory structures ?	103 (24%) Yes	108 (26%) No
b. Number of accessory structures?	110 (26%) Yes	101 (24%) No
c. Height of accessory structures?	126 (30%) Yes	86 (20%) No
d. Location of accessory structures?	91 (21%) Yes	117 (28%) No

12. Do you think that consideration should be given to formal City measures to preserve the historic character of the Broomfield Heights neighborhood?

227 (54%) Yes 163 (39%) No

C. BROOMFIELD HEIGHTS COVENANTS

DECLARATION OF PROTECTIVE COVENANTS

WHEREAS, the undersigned are all the owners of the following described real property, located and situated in the County of Boulder, State of Colorado, to-wit:

"BROOMFIELD HEIGHTS FILING NO. 1"

WHEREAS, it is desired to establish and maintain said real property generally as a high-class residential district:

NOW, therefore, said owners do hereby declare, impose and establish conditions and protective covenants with respect to all of the real property above described, except that, BLOCK 39 of Broomfield Heights Filing No. 1, is to be reserved for commercial and business development, and these covenants will in no way apply or restrict any activity within said block; however, all activity must be of legal nature and in conformance with Boulder County or local zoning restrictions and regulations.

1. No lot, plot, tract or other parcel of land shall be used except for residential purposes, and no building shall be erected for other than single family dwelling or private garage purposes, except that:

- a. Lots (1) one, through (9) nine Block (2) Two.

Lots (1) one, through (14) fourteen Block (11) Eleven.

All of block (37) Thirty Seven and all of Block (38) Thirty Eight,

may be used for multiple-family dwellings as provided by Boulder County Zoning Restrictions.

- b. Block (A) may be used for Fire Station site.

- c. Block (B), Block (C), and Block (D), may be used as sites for public or private schools, churches, or church schools, as provided for by Boulder County Zoning Restrictions.

2. No building shall be erected, placed or altered on any building plot, until the construction plans and specifications, and a plot plan have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of design with surrounding structures, and location with respect to topography and grade. No fence or wall shall be erected on any building plot nearer to any street than the minimum building setback lines unless similarly approved. The Architectural Control committee is composed of William E. Bancroft, D.E. Ellery and Leon DuCharme, all of Broomfield, Colorado, mailing address Box 47. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor.

Neither the members of the committee, nor its designated representative shall be entitled to any compensation of any kind for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots or plots shall have the power thru a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. The committee's approval or disapproval as required in these covenants shall be in

writing. In the event the committee, or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in the event no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

3. No dwelling shall be permitted on any building plot at a cost of less than \$8,000.00 based on cost levels prevailing on the date these covenants are recorded, it being the intention of this covenant and its purpose, to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than those which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages shall not be less than 850 square feet for a one-story building with basement, not less than 900 square feet for a one-story building without basement, nor less than 800 square feet for a dwelling of more than one story.

4. No oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot, plot, tract, block or other building site.

5. No building shall be permitted on any building plot, unless all exposed exterior wall surface is constructed of not less than (50%) fifty-percent masonry construction. For the purpose of this covenant, door or window openings shall not be construed as wall surface.

6. No building shall be located on any building plot nearer than 25 feet to the front building plot line or nearer than 15 feet to the side street line. No building shall be located nearer than 5 feet to an interior building plot line, except that no side yard shall be required for a garage or other permitted accessory building located 40 feet or more from the minimum building set-back line. No dwelling shall be located nearer than 25 feet to the rear lot line. For the purpose of this covenant eaves, steps, and open porches shall not be constructed or considered as part of the building, provided, however, that this shall not grant any right for any portion of a building on a building plot, to encroach upon another building plot.

7. No dwelling shall be erected or placed on any building plot having a width of less than 60 feet at the minimum building setback line, nor shall any building to be used as a dwelling be erected or placed on any building plot having an area of less than 7,000 square feet.

8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

9. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

10. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a family dwelling, either temporarily or permanently.

11. No sign of any kind shall be displayed to the public view on any residential plot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or

signs used by a builder to advertise the property during the construction and sales period.

12. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

13. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

14. No dwelling shall be permitted on any building plot unless in it there is provided and installed, a garbage disposal or grinding unit which shall be in operating condition at the time of occupancy of the dwelling.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots or plots has been recorded, agreeing to change said covenants in whole or part.

