

*A Path for the Future*



## Comprehensive Plan







*Comprehensive Plan  
Adopted*

*Prepared for:*

*Town of Lochbuie  
703 Weld County Rd. 37  
Lochbuie, CO 80603*

*Prepared by:*



*In Association with:*



*October 10, 2017*

*Please see the next page.*

# ACKNOWLEDGEMENTS



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The Town of Lochbuie would like to thank all of the citizens who gave their time in assisting in the development of the Comprehensive Plan by participating in the community workshops and corresponding with members of the Town Board and Planning Commission.





## Colorado Department of Local Affairs

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The update of the Lochbuie Comprehensive Plan and the development of the Lochbuie Land Development Code were prepared under the direction of the Town of Lochbuie, with financial support from the Colorado Department of Local Affairs (DOLA). The content reflects the views of the Town of Lochbuie and does not necessarily reflect the views of the Colorado DOLA.

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## Introduction

*Since its incorporation in 1974, the Town of Lochbuie has experienced a steady growth rate that has allowed the Town to develop as a tight-knit, rural community. As the Denver Metro area continues to expand outwardly, the Town is expected to experience a more rapid pace of growth over the next 20 years. In fact, Lochbuie has been one of Denver's top five fastest growing suburbs between 2010 and 2015 with a 14% growth rate over that time span. To manage this growth, the Town has updated its Comprehensive Plan (the "Plan"). This update will assist the Town's elected and appointed officials, Town staff, residents, and businesses manage the impacts and challenges of this current and future growth. Through the implementation of this Plan, the Town can take full advantage of the benefits of growth while maintaining Lochbuie as a great place to call home.*



## Purpose of the Comprehensive Plan

The purpose of the Comprehensive Plan is to guide Town officials, residents, developers and merchants in sound decision making about current and future development of the Town. While not legally binding, the Comprehensive Plan is an official public document that establishes an advisory framework for land use decisions, public service expansions, park and trail development, economic development strategies and the general growth of the town. This plan serves as a guide that should be used to gauge short-term and current decisions against the long-range vision that the community has developed.

The Comprehensive Plan has three defining features:

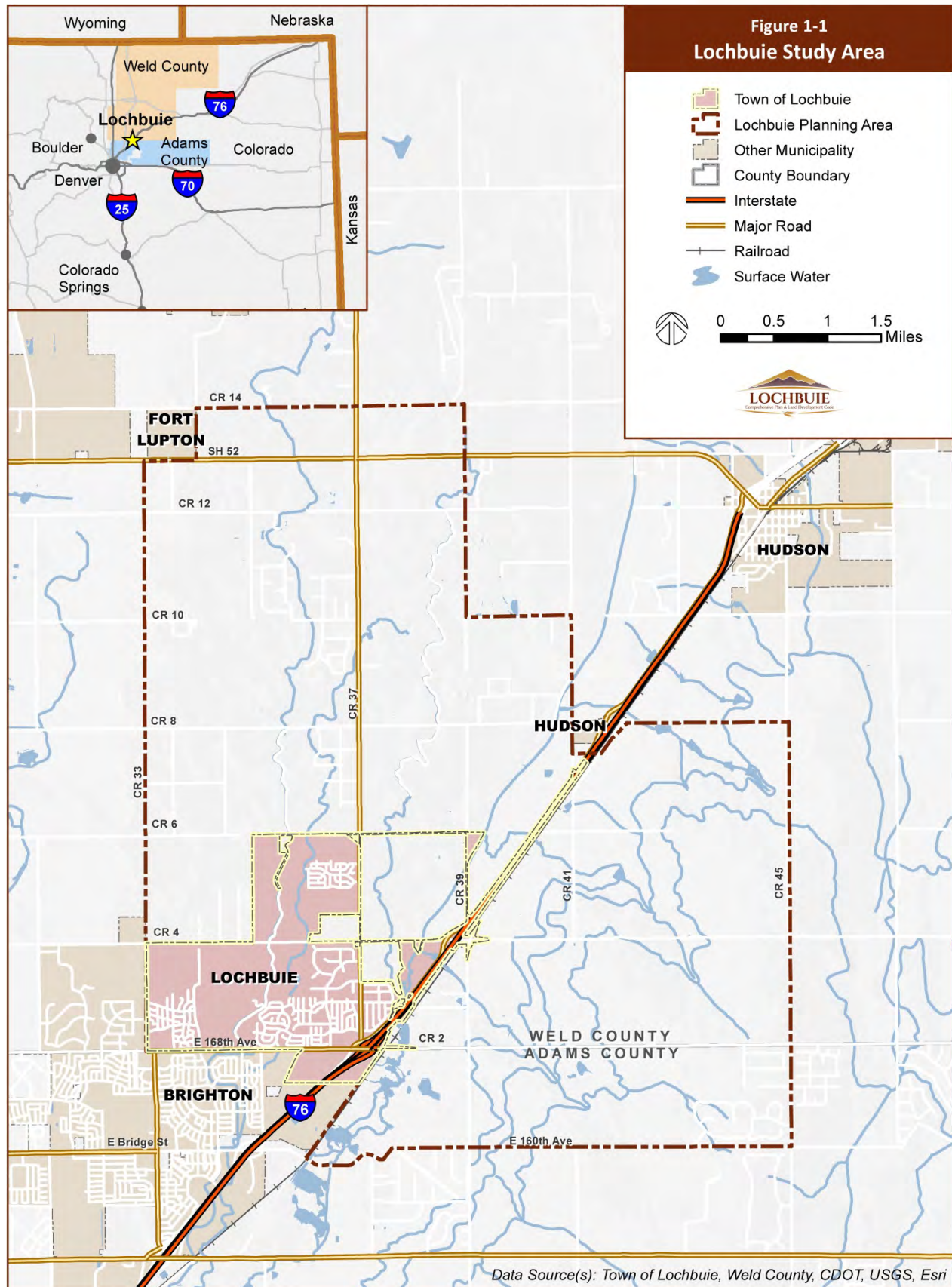
- **General.** The Comprehensive Plan provides general guidance that will be used to direct future land use and resource decisions.
- **Comprehensive.** The Comprehensive Plan covers a wide range of social, economic, infrastructure, and natural resource topics. Topics include economic development, land use, housing, transportation, community services and facilities, and others.
- **Long-Range.** The Comprehensive Plan provides guidance on reaching a vision 20 or more years in the future. To achieve the vision, goals, policies, and actions are included that address both immediate and long-term needs.

## Plan Authority

Title 31, Article 23, Section 206 of the Colorado Revised Statutes (CRS) requires municipalities that have a population of 2,000 or more to adopt a comprehensive plan. While an advisory document, other regulatory documents, such as the Town's Land Development Code, are used to help ensure the vision of the comprehensive plan is fulfilled.

## Planning Area

As a guide for the future of the community, the Lochbuie Comprehensive Plan covers lands within the incorporated Town limits, but also extends to provide planning guidance to areas within the Town's Municipal Planning Area (MPA). The MPA reflects areas that may someday be annexed into the Town and other areas that will have a notable effect on the future of the community and are therefore important to cover to provide guidance on the types of development that would be consistent with the fabric of the community. Figure 1-1 shows these areas.



## Comprehensive Planning Process

The process for developing the new Lochbuie Comprehensive Plan and Land Development Code occurred in seven distinct tasks. Included in the development were several opportunities for residents to provide ideas and help guide the future of the community.

### Task 1 – Project Management

Task 1 laid the foundation for the planning process by refining the specifics of the project, including the project work plan and schedule.

### Task 2 – Public Engagement and Communication

Public engagement is integral to the success of this planning process. Under this task, a plan for public engagement was developed and aimed at engaging members of the public in the development of the Comprehensive Plan Update and Land Development Code.

### Task 3 – Community Assessment

Task 3 incorporated a community workshop and multiple interviews with community leaders and stakeholders to identify opportunities and challenges and to develop a community vision for the future. Data and information required for the development of the two documents was also collected and documented. A separate Community Profile report was prepared to document the information collected and analyzed. This look at existing conditions and trends was critical to the development of the Comprehensive Plan.

### Task 4 – Framework Document

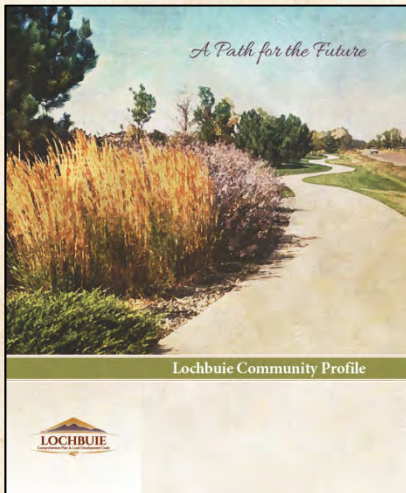
An overall format, outline, and look for the Comprehensive Plan and Land Development Code documents were developed during Task 4. Focus of the design was to create attractive documents that are easy to use and maintain.

### Task 5 – Development of Draft Strategies, Policies, and Implementation Plan

During this task, the project team worked with Town staff and the community to prepare, evaluate, and ultimately define a preferred policy and land use alternative that was the basis of the Comprehensive Plan Update and Land Development Code. Public Workshop #2 was held to discuss alternative choices.

### Task 6 – Plan Document Development

Based on the draft concepts developed, internal drafts of the Comprehensive Plan and Land Development Code were prepared for review and comment by Town staff. During this task, a working session was held with the Town Board of Trustees and the Planning Commission to discuss key changes that were being proposed in both documents. Based on



comments received, revised drafts of the Comprehensive Plan and Land Development Code were produced and distributed for public review and comment.

**Task 7 – Formal Adoption Process**

Based on the public comments received, revisions to the public draft documents will be incorporated into a final draft. The Comprehensive Plan will then presented to the Planning Commission for review and consideration for adoption. Following adoption, the Board of Trustees will ratify or otherwise acknowledge the Planning Commission action.

**Organization of the Comprehensive Plan**

The Comprehensive Plan is made up of eight chapters that provide information on the community and provide the policy guidance that will be used to guide the community’s future.

**Chapter 1. Introduction**

Chapter 1 provides an overview of the Comprehensive Plan and its organization.

**Chapter 2. Planning Framework**

During the development of this Comprehensive Plan, Town staff and public input identified a number of sites within the community that are critical to the economic, physical, and social fabric of the community. To help guide development / redevelopment of these areas, Chapter 2 provides additional guidance that will be used to evaluate future proposals in these areas.

**Chapters 3. – 8. Elements**

Chapters 3 through 8 are the topical chapters within the Comprehensive Plan that contain the policy guidance (goals and policies) that will be used to guide the community’s planning and decision making processes. These chapters are referred to as “elements”.

The following boxes provide a definition for each element. On the left side of the box is a two or three letter acronym that is used to identify the element in the remainder of the Comprehensive Plan.

<b>ED</b>	<b>Economic Development</b> Chapter 3	This element establishes the goals and policies intended to encourage and guide economic development within the Town.
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<b>LUH</b>	<b>Land Use and Housing</b> Chapter 4	This element discusses land use types, distribution, and intensity; population and building density; and existing specific plans. This element also addresses the provision housing to meet all needs within the community.
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<b>CT</b>	<b>Circulation and Transportation</b> Chapter 5	This element provides guidance on the movement of both people and goods, helping facilitate an efficient and comprehensive transportation network. This element will consider multiple modes of transportation including automotive, public transportation, bicycle, and pedestrian.
<b>PFS</b>	<b>Public Facilities and Services</b> Chapter 6	The Public Facilities and Services Element provides an overview of the infrastructure, facilities and services that Lochbuie and other districts offer. Such topics will include the Lochbuie Elementary School, the Hudson Fire District, Town Police Department, and other services.
<b>PRT</b>	<b>Parks, Recreation, and Tourism</b> Chapter 7	The Parks, Recreation, and Tourism Element analyzes existing and anticipated features with relation to parks and open space, making sure to work in tandem with the Town’s Parks, Trails and Open Space Master Plan. This element will fulfill the state requirement to include recreation and tourism uses in the Comprehensive Plan, per C.R.S. 31-23-207.
<b>SUS</b>	<b>Sustainability</b> Chapter 8	The Sustainability Element guides the Town’s continuing efforts to grow and develop along environmentally sound means. The element will address energy development and conservation, environmental quality and hazard mitigation within Lochbuie.

### Chapter 9. Implementation

Chapter 9 contains a set of implementation actions that are designed to help the Town implement the Comprehensive Plan.

### Organization of Elements

This Comprehensive Plan includes six elements, many of which are further divided into related topic areas. To make the elements easier to use and reference, each element is set up with the same basic policy structure.

### Goal

A goal is a statement that describes in general terms a desired future condition or “end” state. A goal serves as a general direction-setter. In this Comprehensive Plan, goal statements will be formatted like the following example. In the tan box is the goal’s reference number: “ED”, which refers to the Economic Development Element and the “1” means this is the first goal under this topic. Each topic area will have one or more goals.

### Goal ED-1

To promote a strong economic and fiscal base that sustains long-term prosperity for the residents and businesses in the Town of Lochbuie and the region.

### Policy

A policy is a statement that guides a specific course of action for decision-makers to use to achieve a desired goal. A policy must be clear and unambiguous; it indicates a commitment of the local legislative body to a particular course of action. The example below shows what a policy statement looks like. In this Comprehensive Plan, every goal has one or more policies associated with it. The letters and first number (e.g., “ED-1”) shows what goal this policy supports. The final number in the identifier (e.g., “.1”), shows that this is the first policy that supports Goal ED-1.

### ED-1.1 Evaluate Fiscal Impacts

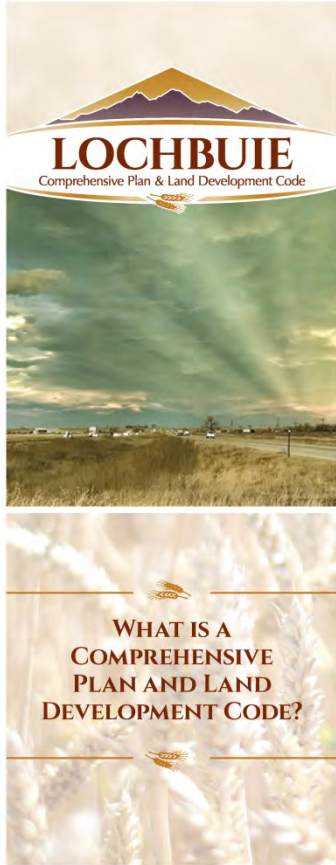
The Town should evaluate the fiscal impacts of new development and encourage a pattern of development that allows the Town to provide and maintain a high level of urban services (including, but not limited to, water, sewer, transportation, police, libraries, administrative, and parks and recreation), community facilities, and utility infrastructure, as well as attract targeted businesses and a stable labor force.

### Implementation Action

To help ensure that appropriate actions are taken to implement the Comprehensive Plan, a set of implementation actions are provided in Chapter 9. An implementation action is a specific measure, program, procedure, or technique that carries out the goals and policies contained in each element of the Lochbuie Comprehensive Plan.

Each action includes a statement to be carried out, a reference to the goal it supports, and the timeline it is expected to be initiated. Timelines are short-term (start 1-3 years after adoption), mid-term (start 4 – 7 years after adoption), long-term (start 8 or more years after adoption), and on-going items that will require work by the community over the duration of the Comprehensive Plan.

Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
1	<b>Economic Strategic Plan</b> The Town should prepare an economic strategic plan to identify and capitalize on value-added agricultural opportunities. [New Implementation]	ED-3	■			



Brochure #1

## Community Participation

One of the primary factors in creating a successful Comprehensive Plan is the involvement of residents. Gaining community input was achieved through the following public engagement efforts:

- **Board of Trustees / Planning Commission Updates.** During the preparation of the Comprehensive Plan and the Land Development Code (LDC), several update sessions were held to review ideas and gain insight that was used in the development of the planning documents.
- **Community Workshops.** Three community workshops were held during the update process in which the public were invited to engage in activities that influenced the development of the Comprehensive Plan. One such activity was the formation of the Lochbuie Vision Statement included in Chapter 2.
- **Stakeholder Interviews.** Interviews were held with Town staff members and key business and community leaders.
- **Informational Brochures.** Informational brochures were created to give the public relevant information regarding the update process.
- **Project Website.** During the development of the Comprehensive Plan and LDC, a website was maintained that allowed residents and other interested parties to download project documents, meeting materials and learn about upcoming events ([www.lochbuiecp.com](http://www.lochbuiecp.com)).

Community workshops are a standard engagement component of any comprehensive planning program. The project team identified key points in the work program to engage stakeholders in a workshop setting. These outreach efforts are described briefly below.

### Workshop #1

#### Introduction, Visioning, Issue & Opportunity Identification

Workshop #1 was held on September 28, 2016 at 6:30 PM in the Lochbuie Elementary School Cafeteria, 201 Bonanza Boulevard in Lochbuie. Twenty-one residents and interested individuals participated in the workshop. The purposes of the workshop were to:

- Provide an overview of the Comprehensive Plan and Land Development Code updates;
- Gain community input on developing the Vision Statement that will guide the development of these planning documents; and
- Develop a list of issues and opportunities that should be addressed as part of the planning update.



## Introduction

After an introductory PowerPoint presentation, attendees participated in small group exercises focused on developing a draft vision statement, and initial issues and opportunities identification. This information was essential in helping the team frame the Plan's focus and policy alternatives.

The Vision Statement (presented in Chapter 2) captures what residents hope the town will be in the future and is the foundation for the goals and policies in the Comprehensive Plan.



### Workshop #2 Plan Alternatives

This workshop was held on February 22, 2017 at the Lochbuie Town Hall facility located at 703 Weld CR 37 in Lochbuie.

This workshop consisted of three parts, the first of which consisted of a PowerPoint presentation updating residents about the progress of the project to-date and the key inputs from that workshop. The second part of the workshop had participants working together in small groups on two exercises. The first exercise was to develop / map a set of land use alternatives for the town and the second was to provide input on policy ideas for the goals and policies of each element in this Plan (topical alternatives). The final exercise presented a series of posters with photographs that illustrated various Land Development Code concepts, such as sign height and placement. The information garnered in this workshop influenced the future land use map developed for the Comprehensive Plan, the creation of goals and policies, and the update of the Land Development Code.



### Workshop #3 Public Draft Comprehensive Plan

Public Workshop 3 was conducted in a hearing format as part of the Joint Public Hearing on the Comprehensive Plan and Land Development Code (LDC) held on September 26, 2017 at the Lochbuie Town Hall facility located at 703 Weld CR 37 in Lochbuie. During this hearing, a presentation on the Comprehensive Plan and LDC were presented by the Consulting Team. This was followed by initial comments from Board and Planning Commission members and public testimony on both documents.





## 2

# Planning Framework

*Lochbuie is a town on the edge of change.*

*Over the 20-year horizon covered by this Comprehensive Plan, the growth that is occurring today just to the south and west in the City of Brighton will be continuing into the Town of Lochbuie. To ensure this future growth matches the character desired and envisioned by the community, an updated Comprehensive Plan and Land Development Code was necessary.*

*While Chapters 3 through 8 provide goals and policies that will guide land use and resource decisions, this chapter sets an overall planning framework for the community. Contained in this chapter is the Town's Vision Statement and descriptions of five geographic locations that are key to Lochbuie's future.*



*"A vision without a plan is just a dream. A plan without a vision just passes time. Vision with a plan can change the world."*

- [Various Authors]

## Vision

A Vision Statement reflects what community members value most about their community and the shared aspirations of what they envision their community becoming in the future. The Vision Statement should be inspirational and set the tone for the Comprehensive Plan's goals, policies, and actions, in which help guide the Land Development Code's update.

Residents participated in visioning exercises during Community Workshops 1 and 2 as part of the community input process. These exercises helped residents begin to develop a Vision Statement that guides this Comprehensive Plan. Using all input from the Community Workshops and stakeholder interviews, a Vision Statement was developed and adopted as part of this Plan.

## Comprehensive Plan Vision Statement

*Lochbuie is a family-oriented community that is active and vibrant.*

*Our strong sense of community is built on strong families. We provide for our current and future residents through excellent schools, welcoming neighborhoods, a wide-range of shopping opportunities and affordable housing. With its open space, recreational amenities, and rural lifestyle, Lochbuie provides an attractive location to live, work, and play.*

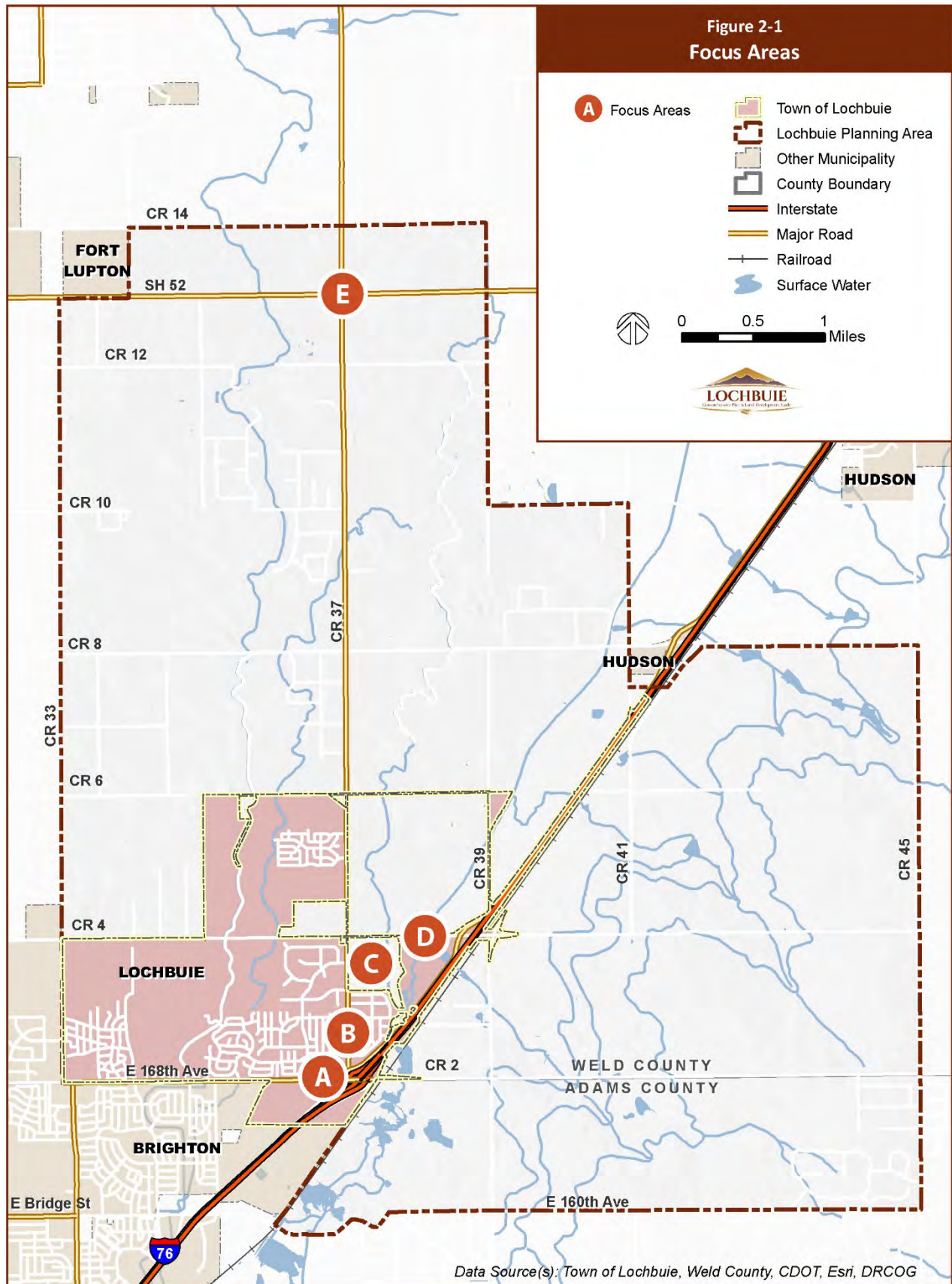
## Focus Areas

Five geographic locations were identified as focus areas for the Lochbuie Comprehensive Plan. It was necessary to provide these focus areas additional guidance on development or redevelopment expectations due to the locational significance to the community's future, and to ensure the community's vision for these areas can be fulfilled. This chapter describes and illustrates each of the five focus areas, which are identified on Figure 2-1 and are listed below:

- A** Lochbuie Gateway (CR 2 / 168th Ave)
- B** Main Street Revitalization (CR 37)
- C** Town Center
- D** Front Range Gateway (CR 4)
- E** Northern Gateway (CR 37 & State Highway 52)

The information on the following pages helps to set the stage for future planning studies or development proposals and outlines the community's expectations for these areas. The focus areas are not specific proposals for the land, but rather illustrate desired features that Lochbuie envisions the sites may incorporate in future development.

Planning Framework



## A. Lochbuie Gateway

### Location

Lochbuie Gateway is located on both sides of CR 2 / 168th Avenue, and adjacent to the western side of Interstate 76 on Lochbuie's southern edge.

### Issues and Opportunities

As of 2017, CR 2 is the Town's only direct connection to Interstate 76, making the vacant lands adjacent to this interchange a vital part of the Town's economic development strategy for the next decade or more. Interstate 76 is a major northeast-southwest corridor extending from a growing Denver Metropolitan Area, and in close proximity to the Denver International Airport.

In addition to the regional market potential, this location is also the primary commercial center for the Town. CR 37 ties into this area from State Highway 52 to the north, and as the community's primary north-south corridor, providing easy access to the new residential areas developing to the north. CR 2 also provides access to the other main residential areas on the west side of the Town.

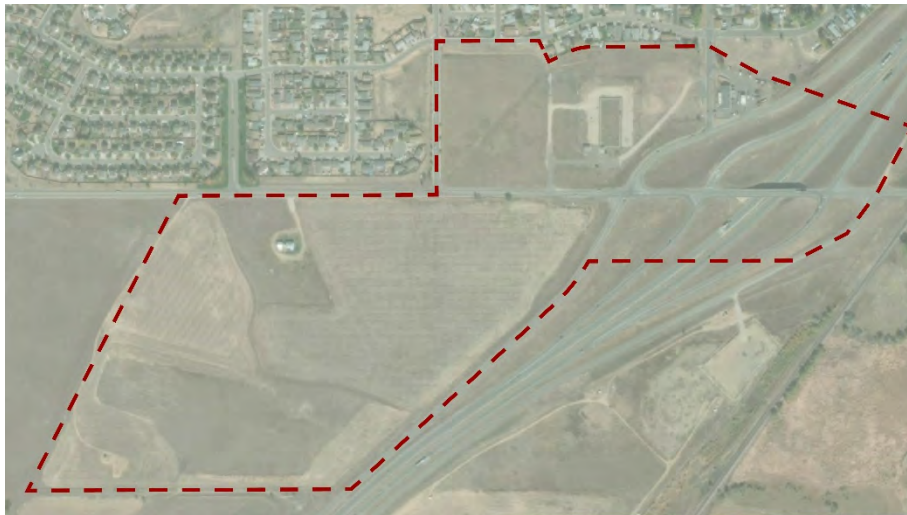
### Future Land Use

The Town of Lochbuie currently has limited commercial development, requiring residents to travel outside of the Town for most of their daily needs.

Under the previous Comprehensive Plan, this focus area is primarily a Commercial Land Use designation both north and south of CR 2, with a portion of the southwest side designated as Multi-Family Residential. However, this Comprehensive Plan reassigns the commercial land uses to mixed use. This focus area is envisioned to feature horizontal mixed use development(s) with both large- and small-scale retail stores, a hotel, commercial offices, and a variety of residential types. With a variety of uses, this site will be able to serve many of the community's daily needs.

Additionally, a park and ride facility is located on the south side of CR 2 near Interstate 76 that could facilitate public transportation service to Downtown Denver and the region. This facility provides the opportunity for Lochbuie residents to utilize public transportation or ridesharing rather than driving their personal vehicles.

## Planning Framework



### Features

- 1 A large-format retail store that can anchor commercial development in the area.
- 2 A hotel easily accessible from Interstate 76 that is available to accommodate visitors of both Lochbuie of the Denver Regional Area.
- 3 A full service grocery store for fresh, local food options.
- 4 Rerouting CR 37 to travel through to CR 2, along with a roundabout at the intersection to improve the flow of traffic and create an iconic gateway into the Town of Lochbuie. An additional roundabout is proposed on the east side of Interstate 76.



## B. Main Street Revitalization

### Location

This Focus Area includes the east side of CR 37 between Willow Drive and Locust Avenue and the adjoining properties.

### Issues and Opportunities

CR 37 is the main north-south corridor through the Town of Lochbuie, and the entrance into the Town Center Focus Area. The properties along the east side of CR 37 are nearly all small single-family residential lots, with the exception of a Subway restaurant at the intersection of CR 37 and Willow Drive. The area in 2017 is a mix of wood frame and modular single-family structures.

Although the Town installed sidewalks along the west side of CR 37 in 2017, the east side of the corridor is still without necessary pedestrian amenities, such as sidewalks and street lights.

### Future Land Use

This site will become a focal point for revitalization since it is a quasi-entrance into the Town Center Focus Area. Revitalization will focus on streetscape improvements in the public right-of-way. These streetscape improvements will spur a collaborated effort for additional revitalization efforts by existing property owners for façade and landscape enhancements.

This area is also suitable for commercial uses. Willing property owners may convert their properties or engage in a voluntary transaction for redevelopment.





## Planning Framework

### Features

- ① Streetscape enhancements include the addition of a curb and gutter, plus a wide sidewalk running along CR 37, connecting from the Lochbuie Gateway Focus Area to the Town Center.
- ② New street and pedestrian lighting helps illuminate the pedestrian path at night, creating a safer and more enjoyable pedestrian experience.
- ③ Enhanced landscaping along the sidewalk creates an enjoyable and attractive pedestrian experience along CR 37.
- ④ The single-family homes adjacent to the enhanced streetscape have the opportunity for revitalization through a façade improvement program, which can help improve the overall aesthetics of the corridor.
- ⑤ Willing property owners also have the opportunity to transform their property into a commercial use.



## C. Town Center

### Location

The Town Center Focus Area is located on the undeveloped land across from Lochbuie's Town Hall, between CR 37 and through Henry Reservoir and from CR 4 to the north to Lilac Drive.



### Issues and Opportunities

This area is currently used for agriculture, but is directly across from the newly constructed Town Hall. This can provide the opportunity to become a focal point for Lochbuie. This focus area also contains Henry Reservoir and a canal that travel through the region, which could become other potential assets the Town can capitalize on for recreation and open space enhancements.

### Future Land Use

This site will become a vertical mixed-use district, including retail store fronts at the ground level and residential homes and / or office spaces on the floors above, creating a live-work-play environment. A variety of housing options and types makes this location inclusive for all current and future Lochbuie residents.

The site also includes a large open space for recreational opportunities, as well as linear parks running along the existing canals that may connect to other areas within Lochbuie and the region.

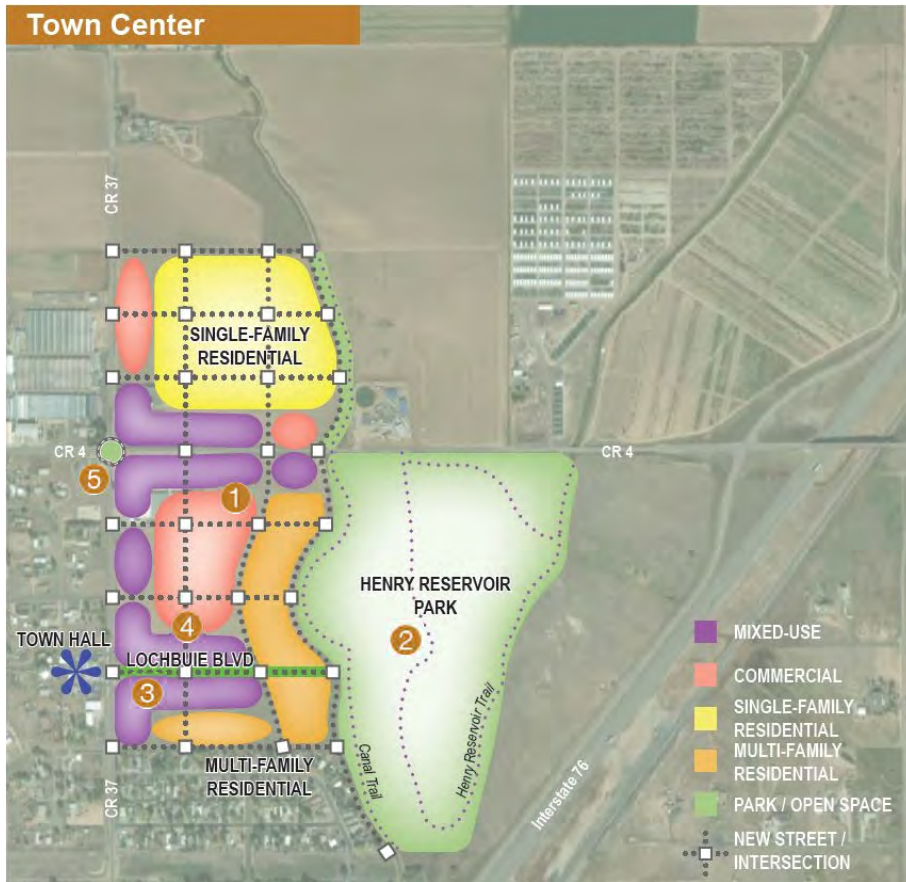
The anchors for this development are the Town Hall to the west and Henry Lake to the east. Henry Lake will be a focal point for development and also a major recreational asset to the community. The project would include restoration of the water retention area and development of a community park with a trail looping around the lake. Commercial venues near the lake can use this vista as an aesthetic amenity for uses such as restaurants or office spaces.

This location, tied with its easy access from throughout Lochbuie and the region from Interstate 76, will make it a center point for the community and a de-facto downtown.

## Planning Framework

### Features

- ① A variety of uses creates a live-work-play environment, while offering a range of housing options for residents.
- ② Pedestrian and bike trails run along the canals that pass through Lochbuie, connecting and circulating around Henry Reservoir.
- ③ Enhanced connectivity between the Town Center developments and Henry Reservoir Park, including a new Lochbuie Boulevard that creates an iconic axis corridor from the Town Hall to the open space.
- ④ Additional new streets divide the site into smaller blocks to support pedestrian activity throughout the Town Center for a downtown atmosphere.
- ⑤ A new roundabout at the intersection of CR 4 and CR 37 helps to improve traffic flow.



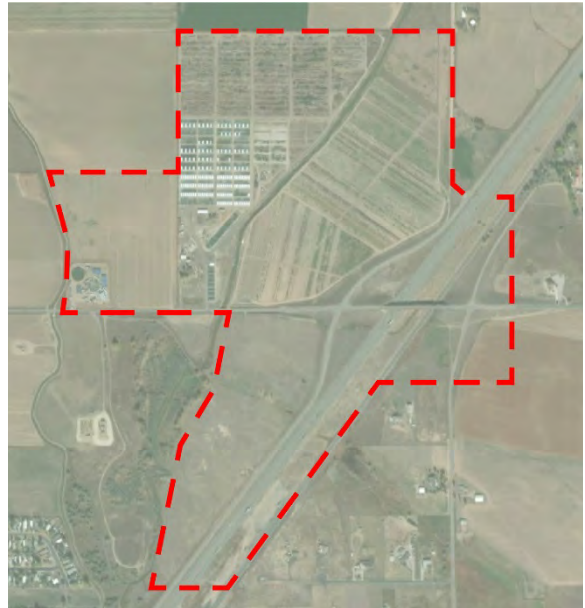
## D. Front Range Gateway

### Location

The Front Range Gateway is located between the previously mentioned Town Center Focus Area and Interstate 76.

### Issues and Opportunities

There is currently no Interstate 76 interchange at CR 4, but one is proposed as part of the Comprehensive Plan. Although development of an interchange is likely more than 10 years in the



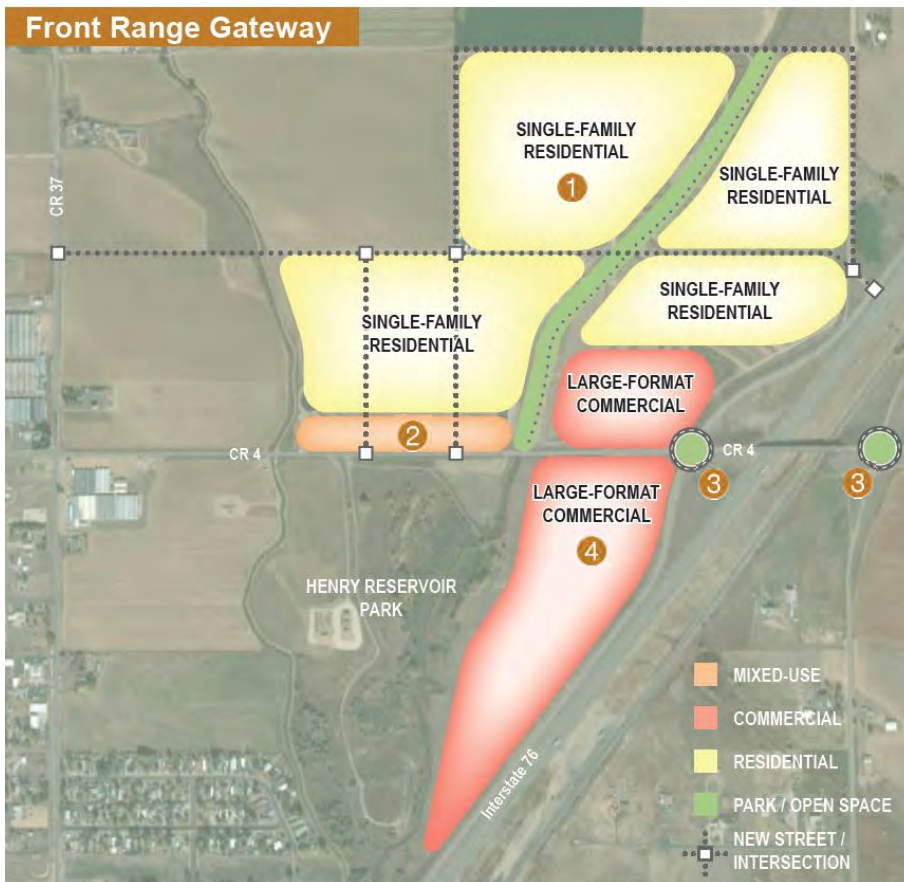
future, this interchange is a vital part of Lochbuie's future. A future interchange at this intersection would create a second access point to Interstate 76 for Lochbuie and make the Front Range Gateway and Town Center Focus Areas more accessible for visitors.

### Future Land Use

Like Focus Area A, Lochbuie Gateway, this area is envisioned as a mixed use center, although a mix of horizontal and vertical mixed use development is possible on this site. The land uses located closest to Interstate 76 will include large-scale, regional commercial developments, similar to the Lochbuie Gateway Focus Area.

As CR 4 travels west towards the Town Center Focus Area, the land uses on the north side of CR 4 will transition to neighborhood-serving commercial developments. The area on the northeast corner of CR 4 and CR 37 will likely contain a grocery store anchor and small shops targeted at serving the everyday needs to Town residents.

## Planning Framework



### Features

- 1 Well organized single-family residential neighborhoods are easily accessible to daily destinations within Lochbuie, and offer an adequate amount of open space for the community to enjoy.
- 2 Mixed-use developments along CR 4 transition development from Interstate 76 to the Town Center Focus Area, and offer views of Henry Reservoir Park.
- 3 A new Interstate 76 interchange at CR 4 provides Lochbuie residents a second access point to the highway, and another major gateway into the Town. Roundabouts are proposed on both sides of the interchange.
- 4 Commercial properties fronting along Henry Reservoir Park have opportunities to be integrated and connected to park's recreational features, such as trails.

## E. Northern Gateway

### Features

#### Front Range Gateway

- 1 Single-family residential communities support the commercial developments within this focus area, and can enjoy a small-town rural feel while enjoying many of the amenities of a suburban lifestyle.



- 2 Mix of commercial developments to include large format and convenience commercial to create a new destination for both Lochbuie residents and those living within the region.



- 3 A new roundabout at the intersection of State Highway 52 and CR 37 help improve traffic flow as these two corridors experience increased daily traffic.



### Location

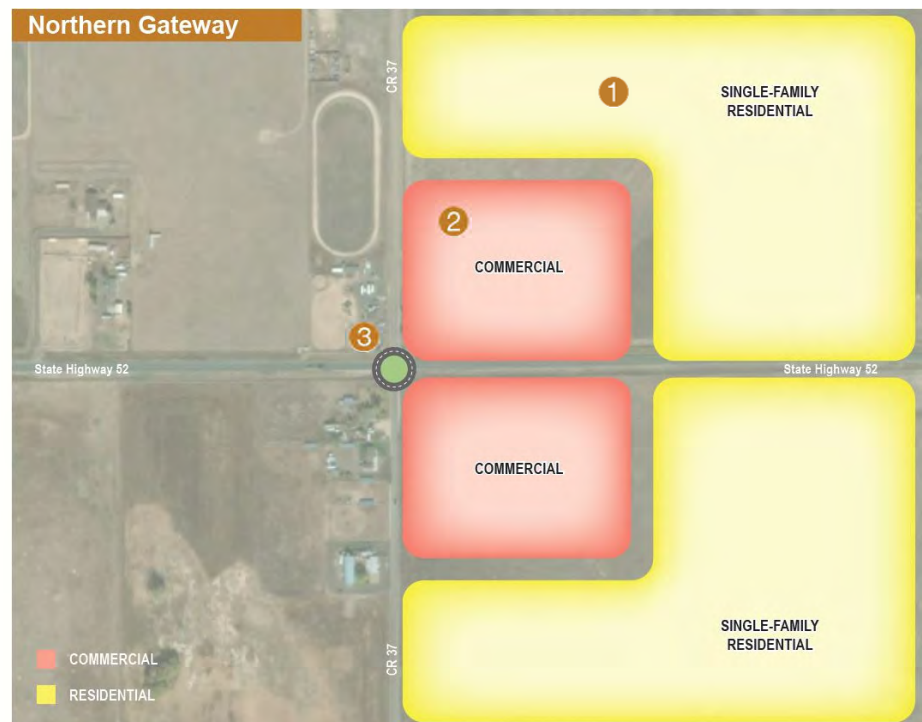
The Northern Gateway is located between at the eastern side of the State Highway 52 and CR 37.

### Issues and Opportunities

State Highway 52 is a major roadway that connects many of the other northern Denver Metro suburbs, including Fort Lupton and Hudson. CR 37 is Lochbuie's main road that travels through the Town Center Focus Area and connects to Interstate 76. This intersection will continue to experience increased traffic as the Town and the Denver Metro Area continue to expand, creating the potential for additional regional commercial destinations to be located in Lochbuie.

### Future Land Use

This focus area is centered around commercial developments that support and accommodate Lochbuie resident's needs, as well as those traveling through the area. These commercial developments are surrounded by low density single-family residential communities that benefit for being located near ample commercial opportunities and regional transportation corridors.





Town Hall, LEED Gold Certified Building, 2016

# 3

## Economic Development

*The Economic Development Element provides the policy framework aimed at promoting economic growth through the attraction of new commercial and industrial uses as well as the retention and expansion of existing businesses. With available land, affordable housing, easy Interstate access, and close proximity to the Denver International Airport, Lochbuie is well-positioned to attract and welcome a wide-range of new employment and retail opportunities. The Town is a member of Upstate Colorado and recently joined the Denver Regional Council of Governments (DRCOG).*



## Guiding Principle

*Lochbuie envisions new developments that spur economic growth, while adequately expressing Lochbuie's culture, character, and vision for the future.*

## Goals and Policies

---

### Goal ED-1

To promote a strong economic and fiscal base that sustains long-term prosperity for the residents and businesses in the Town of Lochbuie and the region.

---

#### ED-1.1 Evaluate Fiscal Impacts

The Town should evaluate the fiscal impacts of new development and encourage a pattern of development that allows the Town to provide and maintain a high level of urban services (including, but not limited to, water, sewer, transportation, police, libraries, administrative, and parks and recreation), community facilities, and utility infrastructure, as well as attract targeted businesses and a stable labor force.

#### ED-1.2 Develop Public / Private Partnerships

The Town should consider pursuing partnerships with private entities to encourage the implementation of public facility and infrastructure improvements that benefit the community.

#### ED-1.3 Grant Funding

The Town should research and pursue grant funding that will increase the tourism, community growth, and the quality of life for its residents.

#### ED-1.4 Regional Cooperation

The Town should work cooperatively with other cities, Weld and Adams Counties, and other local and regional economic development entities, such as DRCOG, Upstate Colorado, and Northeast Corridor Development, to expand and improve the economic base of the Town of Lochbuie.



---

**Goal ED-2** To promote the expansion of existing businesses and attraction of new commercial, retail and service business opportunities in Lochbuie.

---

**ED-2.1 Commercial and Service Facilities**

The Town should implement efficient review and approval procedures for new non-residential development within the Town and planning area.

**ED-2.2 Support and Recruit Development**

The Town should support and recruit development of lodging facilities, restaurants, professional services (banks, insurance providers, etc.), and personal services (dry cleaners, hair salons, etc.) to locate in the community.

**ED-2.3 Commercial and Retail Integration**

The Town should require new non-residential development to incorporate design components, such as enhanced setbacks, sound walls, landscaping, and single-story structures when adjacent to land used or designated for residential land uses.

**ED-2.4 Home Based Businesses**

The Town should encourage the growth of home based businesses and their transition to larger local companies.

**ED-2.5 Business Attraction**

The Town should develop an economic development incentive package to encourage business attraction.

---

**Goal ED-3** To support the revitalization of neighborhoods and commercial and industrial facilities.

---

**ED-3.1 Urban Renewal District**

The Town should evaluate the opportunity and benefit of establishing an Urban Renewal District.

**ED-3.2 Sales Tax Base**

The Town should work to increase the sales tax base at the CR 2 – 1-76 Interchange through the use of Urban Renewal powers.

---

**Goal ED-4**

To support light industrial and value-added agricultural businesses.

---

**ED-4.1 Agricultural Businesses**

The Town should support the update and expansion of local agricultural operations (e.g., Tagawa Greenhouse) and related businesses within the Lochbuie Planning Area.

**ED-4.2 Agricultural Business Enhancement**

The Town should work with agricultural businesses near CR37 and CR4 to enhance exterior appearance and/or add retail components to the street edge of the facilities.

**ED-4.3 Commercial and Light Industrial**

The Town should retain service, commercial, light industrial, and warehouse land use designations along major transportation corridors.

---

**Goal ED-5**

To consider annexation requests based upon potential benefits to the Town.

---

**ED-5.1 Land Use Consistency**

The Town should ensure land being considered for annexation will have a proposed or existing land use consistent with the future land use plan and be compatible with surrounding areas.

**ED-5.2 Annexation Proposals**

The Town should consider annexations based on the following:

- Fiscal impact analyses should be completed by applicant to demonstrate fiscal implications and obligations and how improvements and public facilities/services will be funded;
- Areas annexed should be contiguous to current Town limits; and
- Annexation should not create a “county island”.

**ED-5.3 Transfer of Water Rights**

The Town will require adequate water rights sufficient to serve the proposed annexation.

---

**Goal ED-6** To diversify the local economy to ensure a balance of economic generating activities and reduce sales tax leakage.

---

**ED-6.1 Local Infrastructure**

The Town should maintain infrastructure with sufficient capacity to support the needs and growth of a range of business and industry described in the Land Use Element.

**ED-6.2 Regional Commerce Center**

The Town should promote Lochbuie as a regional commerce center by supporting activities that capitalize on the area's location.

**ED-6.3 Regional Users**

The Town should support businesses with the capacity to attract regional users.

**ED-6.4 Local Employment Opportunities**

The Town should support businesses that generate employment for local residents.

---

**Goal ED-7** To maintain a "small town atmosphere".

---

**ED-7.1 Locally Owned Businesses**

The Town should support locally owned businesses through local preference contracting opportunities.

**ED-7.2 Environmentally Friendly Companies**

The Town should provide incentives to attract clean, environmentally friendly companies.

**ED-7.3 Special Events**

The Town should encourage and initiate unique special events in the Lochbuie area.

---

**Goal ED-8** To encourage the development of a downtown area as a center of employment, commercial and cultural development.

---

**ED-8.1 Downtown Development**

The Town should focus downtown development efforts near the I-76 and CR 4 interchange and the Lochbuie Town Center areas.

**ED-8.2 I-76 Interchange Funding**

The Town should work with CDOT on identifying funding strategies for a new interchange on I-76 to attract and support new development in the downtown area.

---

Goal ED-9

To preserve and enhance the cultural and historic resources of Lochbuie.

---

**ED-9.1 Community-Wide Events**

The Town should stimulate community pride through community-wide events and celebrations.

**ED-9.2 Heritage Preservation**

The Town should preserve structures and facilities that celebrate the heritage of the region.

**ED-9.3 Support Local Cultural Assets**

The Town should support local cultural, social and artistic organizations.



# 4

## Land Use and Housing

*The Land Use and Housing Element strives to provide the right balance of residential and non-residential development that allows current and future residents diverse opportunities to live and work in the Town of Lochbuie. This mix of land uses helps define the Town's character and supports an economically diverse community.*

*This element will provide the policy guidance that will be used by Town staff and elected officials in framing the physical environment of Lochbuie.*



The Land Use and Housing Element represents a general blueprint for the future development of the Town of Lochbuie. This element is the core of the Comprehensive Plan since it sets forth a pattern for the orderly development of land within the Town's Planning Area. This element was based on residents' input and on protection of assets and opportunities unique to the Planning Area. The element also describes the expected level of population growth resulting from construction of the type of housing units included in the plan, as well as the kinds of new commercial and industrial development that are responsive to the Town's economic needs.

### Future Land Use Map and Standards

The most recognizable feature of any Comprehensive Plan is the Future Land Use Map. The Future Land Use Map (Figure 4-1) is the illustration that displays each land use category and their respective locations envisioned for Lochbuie's existing and future development.



It is typical for the Future Land Use and Circulation Maps to be updated over time. Please check with the Town of Lochbuie to ensure you have the current version.

A copy of the Future Land Use Map is available from the Town or by download from the Town's website.

### Development Standards

Density and intensity refer to the scale of development compared to the area of the property. Residential uses are stated in terms of density, or the allowable maximum dwelling units per net acre. In determining net area, the following types of areas are excluded: sensitive features such as creeks, habitats of rare or endangered plants and animals, and significant trees; land dedicated in fee to the public for streets or neighborhood parks.

#### *Residential Designations*

Standards of building density for residential uses are stated as the allowable maximum dwelling units per gross acre.

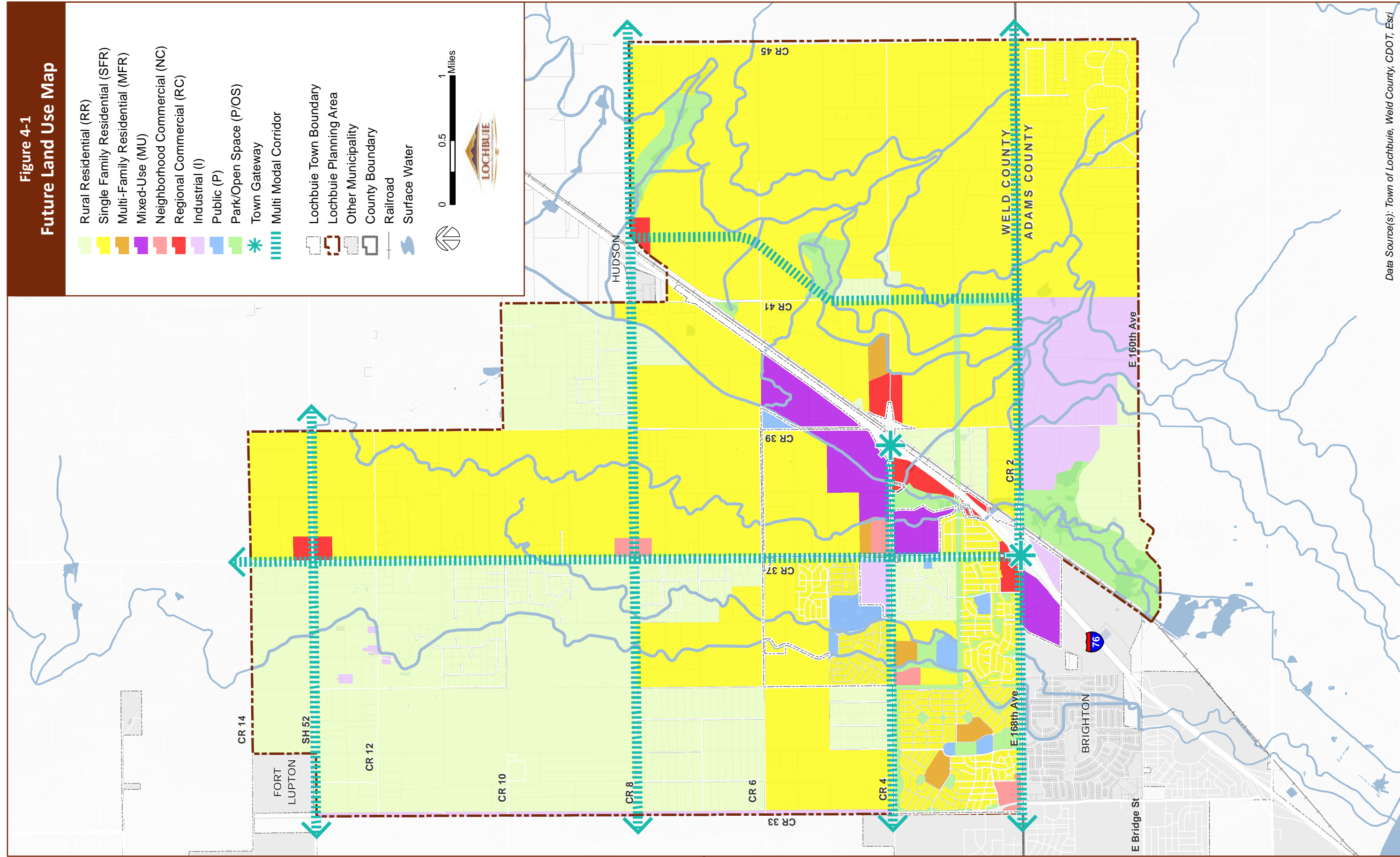
#### *Non-residential Designations and Mixed Uses*

Standards of building intensity for non-residential uses, such commercial and industrial uses, are stated as a maximum allowed floor area ratio (FAR) that describe allowed development intensity. Dwellings may be provided in non-residential districts as part of mixed use projects. So long as the floor area ratio for the applicable designation is not exceeded, the maximum residential density may be developed in addition to non-residential development on a site.

Figure 4-1  
Future Land Use Map

- Rural Residential (RR)
- Single Family Residential (SFR)
- Multi-Family Residential (MFR)
- Mixed-Use (MU)
- Neighborhood Commercial (NC)
- Regional Commercial (RC)
- Industrial (I)
- Public (P)
- Park/Open Space (P/OS)
- Town Gateway
- Multi Modal Corridor

- Lochbuie Town Boundary
- Lochbuie Planning Area
- Other Municipality
- County Boundary
- Railroad
- Surface Water



Data Source(s): Town of Lochbuie, Weld County, CDOT, Esri



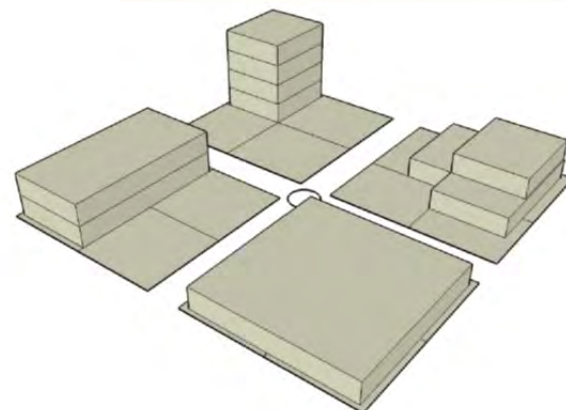
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*Please see the next page.*



## Land Use

FAR is the gross floor area of a building or buildings on a site divided by the net site area. Floor area ratio does not include below grade or subterranean parking garages and basements or similar non-conditioned floor space. For example, on a lot with 25,000 square feet of land area, a FAR of 1.0 would allow 25,000 square feet of floor area which, depending on site constraints and development standards could be distributed on one floor or several floors. An FAR of 2.0 would allow 50,000 square feet of floor area and a FAR of 3.0 would allow 75,000 square feet of building area in this example. The graphic to the right illustrates conceptually how buildings of one, two, and four stories could be developed on a given lot with a FAR of 1.0.



While FAR provides for the overall development size and intensity, it does not specify the form or character of the building. The guidelines for each designation describe key physical form characteristics envisioned for the designation. Other Lochbuie regulations, such as the Town's Land Development Code, will guide the form of buildings within a given FAR range.

### Land Use Designations within the Town of Lochbuie

The Comprehensive Plan Future Land Use Map includes residential, commercial, industrial, and other land use designations that depict the types of land uses that will be allowed within the Town. Table 4-1 describes all of the designations along with their corresponding development intensity standards, as follows:

- ▶ **Designation.** This column provides the name of each designation and the acronym used when referring to this designation. To the right of each name is the color that is assigned to this designation on the Town's Future Land Use Map.
- ▶ **Description.** In this column is a description of the purpose and application of each designation, followed by a general list of types of uses that could be allowed in that designation. The Town's Zoning Regulations provide further refinement and expansion of the list of uses allowed on any given property. For any given site, not all uses listed may be appropriate for a given property due to location, adjacent uses, other applicable Comprehensive Plan policies, or other site specific issues.
- ▶ **Density / Intensity.** For residential designations, a maximum density is provided, expressed as dwelling units per acre (du/ac). For non-residential uses and mixed uses, a maximum FAR is provided.

**Table 4-1. Land Use Designations**

Designation	Color	Description	Density / Intensity
<b>Residential Designations</b>			
<b>Rural Residential (Very Low Density)</b>  <b>RR</b>  <b>Compatible Zoning: RR</b>		<b>Purpose and Application</b> This designation provides for very low density residential environment that retains a rural atmosphere due to large lots, generous setbacks, and the allowance of animal keeping.  <b>Allowed Uses</b> <ul style="list-style-type: none"> <li>■ Single family detached dwellings</li> <li>■ Accessory secondary dwelling units</li> <li>■ Public and quasi-public uses (e.g., parks, schools, churches)</li> <li>■ Agricultural uses</li> <li>■ Storage</li> </ul>	Maximum Density: 1 du/ac
<b>Single-Family Residential (Low / Medium Density)</b>  <b>SFR</b>  <b>Compatible Zoning: R1, R2</b>		<b>Purpose and Application</b> This designation allows for conventional single-family neighborhoods. These areas provide a sense of both individual identity and neighborhood cohesion in a more compact arrangement than Rural Residential. Such dwellings are generally one or two stories, attached or detached buildings, with some private outdoor space for each dwelling.  <b>Allowed Uses</b> <ul style="list-style-type: none"> <li>■ Single-family detached dwellings</li> <li>■ Single-family attached dwellings</li> <li>■ Accessory secondary dwelling units</li> <li>■ Public and quasi-public uses (e.g., parks, schools, churches)</li> </ul>	Maximum Density: 10 du/ac
<b>Multi-Family Residential (High Density)</b>  <b>MFR</b>  <b>Compatible Zoning: R3</b>		<b>Purpose and Application</b> This designation provides for primarily high-density attached dwellings in multiple story buildings with common outdoor areas and / or very compact private outdoor spaces. This type of development is appropriate near employment centers, major public facilities, and transit corridors and nodes.  <b>Allowed Uses</b> <ul style="list-style-type: none"> <li>■ Single family detached dwellings</li> <li>■ Single family attached dwellings</li> <li>■ Multi-family dwellings</li> <li>■ Accessory Secondary dwelling units</li> <li>■ Public and quasi-public uses (e.g., parks, schools, churches)</li> <li>■ Assisted living</li> </ul>	Maximum Density: 16 du/ac

Designation	Color	Description	Density / Intensity
<b>Commercial and Industrial Designations</b>			
<p><b>Neighborhood Commercial</b></p> <p><b>NC</b></p> <p><b>Compatible Zoning:</b> <b>C</b></p>		<p><b>Purpose and Application</b> This designation provides for goods and services to meet the frequent shopping needs of people living nearby. Neighborhood Commercial uses should be available within a one-mile radius of residences.</p> <p><b>Allowed Uses</b></p> <ul style="list-style-type: none"> <li>■ Retail uses</li> <li>■ Grocery stores</li> <li>■ Discount stores</li> <li>■ Restaurants</li> <li>■ Banks and other services</li> <li>■ Public and quasi-public uses</li> <li>■ Community services</li> <li>■ Professional offices</li> </ul>	<p>Maximum FAR: 1.0</p>
<p><b>Regional Commercial</b></p> <p><b>RC</b></p> <p><b>Compatible Zoning:</b> <b>C</b></p>		<p><b>Purpose and Application</b> This designation provides for goods and services adequate to meet most of Lochbuie Residents' shopping needs, as well as those throughout the region. Commercial areas are generally located along major thoroughfares.</p> <p><b>Allowed Uses</b></p> <ul style="list-style-type: none"> <li>■ Retail uses (small through large-format)</li> <li>■ Department stores</li> <li>■ Discount stores</li> <li>■ Hotels and motels</li> <li>■ Service stations</li> <li>■ Restaurants</li> <li>■ Banks and other services</li> <li>■ Retail services serving needs of travelers</li> <li>■ Recreational uses</li> <li>■ Public and quasi-public uses</li> <li>■ Community services</li> <li>■ Professional offices</li> </ul>	<p>Maximum FAR: 2.0</p>

Designation	Color	Description	Density / Intensity
<p><b>Industrial</b></p> <p><b>I</b></p> <p><b>Compatible Zoning:</b> I</p>		<p><b>Purpose and Application</b> This designation provides for manufacturing operations to meet the employment needs and demands of the Town and the region. Light Industrial areas are intended to be easily accessible from major transportation corridors.</p> <p><b>Allowed Uses</b></p> <ul style="list-style-type: none"> <li>■ Industrial uses</li> <li>■ Retail uses</li> <li>■ Personal services and offices</li> <li>■ Public and quasi-public uses</li> <li>■ Research and development</li> <li>■ Motor vehicle repair and sales</li> <li>■ Storage and warehousing</li> <li>■ Utilities</li> <li>■ Transportation facilities</li> </ul>	<p>Maximum FAR: 0.5</p>
<b>Multi-Use Designations</b>			
<p><b>Mixed-Use</b></p> <p><b>MU</b></p> <p><b>Compatible Zoning:</b> MU</p>		<p><b>Purpose and Application</b> This designation provides for multiple uses clustered together to create a dense, walkable, and active urban area. Mixed-Use areas are intended to be pedestrian-oriented developments located around major nodes or focal points within the Town of Lochbuie.</p> <p><b>Allowed Uses</b></p> <ul style="list-style-type: none"> <li>■ Retail uses</li> <li>■ Specialty stores</li> <li>■ Department stores</li> <li>■ Discount stores</li> <li>■ Restaurants</li> <li>■ Public and quasi-public uses</li> <li>■ Community services</li> <li>■ Professional offices</li> <li>■ Multi-family residential</li> </ul>	<p>Maximum Density: 24 du/acre</p> <p>Maximum FAR: 2.0</p>

Designation	Color	Description	Density / Intensity
<b>Other Designations</b>			
<p><b>Public</b></p> <p><b>PUB</b></p> <p><b>Compatible Zoning:</b> <b>All Districts</b></p>		<p><b>Purpose and Application</b> This designation provides for public, cultural, and quasi-public uses to meet the needs of town and county residents.</p> <p><b>Allowed Uses</b></p> <ul style="list-style-type: none"> <li>■ Town, County, and State offices and facilities – similar types of services should be grouped where possible. Town and County government offices and meeting rooms should be located Downtown.</li> <li>■ Health care facilities, such as Mental Health and Public Health services (see Policy 5.1.4)</li> <li>■ Social services such as County Social Services, CA Employment Development and Rehabilitation, and Social Security Administration (see Policy 5.1.5)</li> <li>■ Cultural and public recreation facilities</li> <li>■ Compatible private businesses (provided they do not displace the preferred public agencies)</li> <li>■ Caretaker quarters</li> <li>■ Homeless shelters</li> <li>■ Public and quasi-public uses</li> </ul>	<p>Maximum FAR:</p>
<p><b>Parks, Trails and Open Space</b></p> <p><b>P</b></p> <p><b>Compatible Zoning:</b> <b>All Districts</b></p>		<p><b>Purpose and Application</b> This designation provides for public park facilities. Parks, Trails and Open Spaces are intended to preserve open land for public uses and essential utility structures, offering a multitude of recreational opportunities.</p> <p><b>Allowed Uses</b></p> <ul style="list-style-type: none"> <li>■ Neighborhood, community, and regional parks</li> <li>■ Active and passive recreation areas</li> <li>■ Trails</li> <li>■ Low activity facilities or incidental uses such as basketball courts</li> <li>■ Playgrounds</li> <li>■ Small community centers</li> <li>■ Public restrooms</li> <li>■ Public and quasi-public uses</li> </ul>	<p>N/A</p>

## Land Development Code Consistency

Each land use category is directly related to one of more of the Town of Lochbuie’s zoning districts, which further outlines the development regulations applied to the land. The compatible zoning designation for each Comprehensive Plan designation is listed on Table 4-1.

## Three-Mile Plan

In Colorado, communities are limited from annexing lands that are more than three miles from their existing municipal boundaries in a given year. To ensure that annexed lands can be adequately served by the community, incorporated cities and towns are required to prepare and adopt a three-mile plan prior to annexing property into their municipal boundaries. This Comprehensive Plan, as amended, serves as the Town of Lochbuie’s Three-Mile Plan.

The current (2017) three-mile area (limited to show only areas within the Town’s Planning Area) is shown on Figure 4-2.

## Guiding Principles

*Lochbuie envisions a cohesive mix of land uses that support a growing community, while being mindful of Lochbuie’s existing natural and built environment as its path to the future.*

*Lochbuie envisions sustaining desirable, iconic neighborhoods that are unmatched in the Denver region.*

## Goals and Policies

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### Goal LUH-1

The Town will encourage a well-balanced mix of residential, commercial, and industrial land uses.

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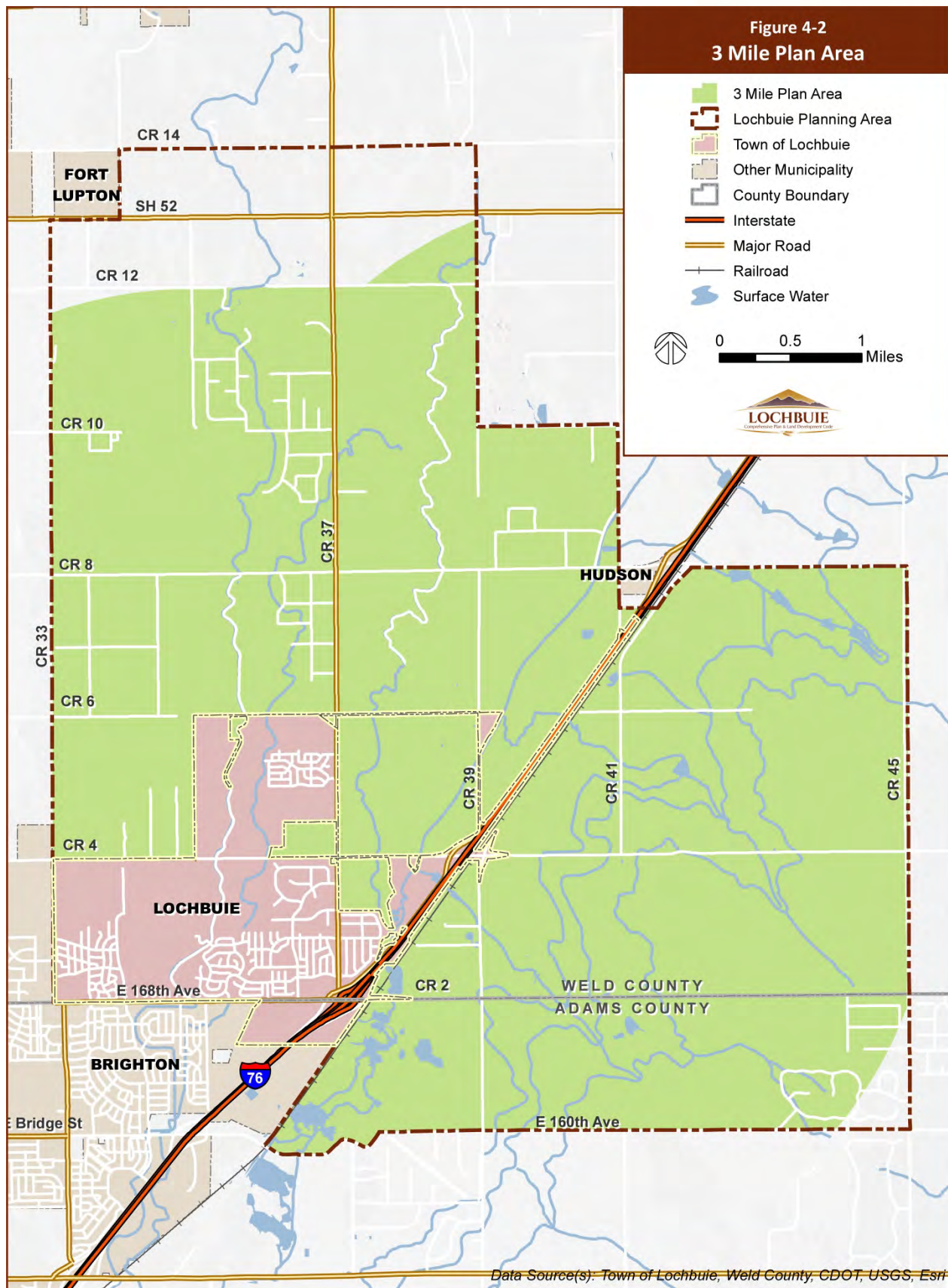
### LUH-1.1 Complementary Land Uses

The Town should ensure commercial, light industrial and Town Center uses are developed to complement residential land use in the Town.

### LUH-1.2 Incentivize Commercial Development

The Town should provide incentives, such as expedited permitting processing or cost-sharing on the expansion of infrastructure services, for new commercial development along CR 2 / 168th Avenue that provide retail and office space for new local businesses.

Land Use



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**Goal LUH-2** Lochbuie will practice smart growth.

---

**LUH-2.1 Growth Concentration**

The Town should concentrate growth in areas that may be served by infrastructure most efficiently.

**LUH-2.2 Green Building and Low-Impact Development Practices**

The Town should promote green building and low-impact development practices (i.e., use of pervious surfaces, bio-retention swales / rain gardens, etc.) to reduce infrastructure demand.

---

**Goal LUH-3** Development and redevelopment projects pay their fair share to provide the necessary public facilities to serve them.

---

**LUH-3.1 Cost of Development**

The Town shall require all new developments and redevelopments to contribute any additional public facilities (or proportionate share, thereof) within or adjacent to the development that are required to serve the new development.

**LUH-3.2 Proportional Costs for Off-Site Improvements**

The City shall ensure that requirements for oversizing infrastructure larger than required by the development or extending facilities beyond the needs of the development are balanced by city financial participation or the opportunity for repayment agreements.

---

**Goal LUH-4** Lochbuie will develop a Town Center.

---

**LUH-4.1 Town Center Funding**

The Town should seek funding for planning, designing and constructing public amenities within the Town Center.

**LUH-4.2 Mix of Uses**

The Town should ensure Town Center developments are a well-balanced mix of uses to support a thriving core.



---

**Goal LUH-5** The Town will work with neighboring communities to develop cooperative and complementary land use agreements.

---

**LUH-5.1 Community Separator**

The Town should encourage the establishment of a community separator area featuring low density or agricultural land uses between the Town and Fort Lupton and Hudson.

**LUH-5.2 Three-Mile Plan**

The Town will utilize the policies within this Comprehensive Plan to guide annexation within the three-mile planning area shown on Figure 4-2.

---

**Goal LUH-6** Lochbuie will require high-quality urban design standards for new development.

---

**LUH-6.1 Gateways and Edges**

The Town should collaborate with the Colorado Department of Transportation (CDOT) and neighboring jurisdictions to enhance the appearance of right-of-ways at the Town's key gateways and along arterials that are shared between jurisdictions. These areas should contain landscaping and hardscaping to create a distinctive look, and incorporate signage and public art. These locations include:

- CR 2 /168th Avenue at Interstate 76 (including frontage roads and CR 37);
- CR 4 at Interstate 76;
- CR 4 at CR 37;
- State Highway 52 at CR 37; and
- CR 2 / 168<sup>th</sup> Avenue (shared edge between Lochbuie and Brighton).

**LUH-6.2 Signage**

The Town should encourage signage that minimizes visual competition and creates an attractive streetscape while providing adequate identification of businesses and public facilities.

**LUH-6.3 Subdivision and Design Standards**

The Town should develop specific subdivision and design standards to help create and maintain a pedestrian-friendly downtown & mixed use area.

**LUH-6.4 Innovative Planning and Design**

The Town should promote innovative and high quality planning and design, such as limiting the development of strip commercial properties, and encourage retail parking lots to be located in the rear of buildings.

**LUH-6.5 Town Revitalization**

The Town should explore programs and incentives to assist in revitalizing and improving the appearance of the Town.

**LUH-6.6 Establish Landscaping Standards**

The Town should establish landscaping standards that recognize and address the environmental constraints of the Front Range environments.

**LUH-6.7 Existing Topography and Natural Features**

The Town should require site designs to incorporate existing topography and natural features, such as hillsides and drainage ways. Important vistas and viewpoints, both from the site and into the site, should be protected and enhanced.

**LUH-6.8 Stormwater Management Systems**

The Town should incorporate natural topography and existing land cover into stormwater management systems to the maximum extent practicable.

---

**Goal LUH-7**

The Town will attract a high density of commercial uses along the proposed Main Street corridor.

---

**LUH-7.1 Local Incentives**

The Town should evaluate incentives to encourage local businesses to locate along the Main Street corridor and Town Center area.

**LUH-7.2 Main Street Corridor Pedestrian Amenities**

The Town should require properties along the Main Street corridor to include pedestrian amenities along the sidewalk and place parking in the rear of the building to support a comfortable pedestrian experience.

---

**Goal LUH-8**

Lochbuie will provide a diversity of housing opportunities.

---

**LUH-8.1 Diverse Housing Opportunities**

The Town should encourage a range of housing sizes, costs and densities within subdivisions that meet the housing needs of current and future Lochbuie residents of all ages.

**LUH-8.2 Preservation of Existing Residential Areas**

The Town should implement standards for redevelopment of residential areas.

**LUH-8.3 Green Building and Construction Standards**

The Town should encourage "green" building and construction standards in housing developments.

**LUH-8.4 Aging in Place**

The Town should promote safe housing and neighborhoods with the necessary amenities that supports aging in place (i.e., low maintenance exteriors and landscaping, ADA compliant entryways, and others).

---

**Goal LUH-9** The Town will promote high-quality design and protect home values of the existing housing stock.

---

**LUH-9.1 High-Quality Design**

The Town should ensure new housing developments are of quality design and materials that reflect Lochbuie's character.

**LUH-9.2 Identifying and Removing Substandard Housing**

The Town should establish a process for identifying and removing dilapidated, substandard housing units that are beyond repair.

**LUH-9.3 Replacement of Mobile Homes**

The Town will require that if a mobile home or modular home is removed, any replacement unit must meet International Residential Code requirements for placement.

---

**Goal LUH-10** The Lochbuie will foster safe neighborhoods.

---

**LUH-10.1 Crime Prevention Programs**

The Town should encourage communities to participate in a "Community Watch Program" and other crime prevention programs.

**LUH-10.2 Police Department Coordination**

The Town should ensure neighborhood / community groups and the Lochbuie Police Department are provided with the proper tools and strategies to have open communication to enhance neighborhood safety.



*Please see the next page.*



# 5

## Circulation & Transportation

*The Circulation and Transportation Element provides guidance on the movement of both people and goods within and through the Town of Lochbuie, helping facilitate an efficient and comprehensive transportation network. This element will consider multiple modes of transportation, including automotive, public transportation, bicycle, and pedestrian.*



## Guiding Principle

*Lochbuie envisions a well-connected, multimodal transportation network that fosters bicycling and walking as its path to the future.*

## Goals and Policies

### Goal CT-1

Lochbuie will develop an efficient street and road system.

#### CT-1.1 Circulation Diagram

The Town should utilize and maintain a Circulation Diagram (see Figure 5-1, on the following page) to designate the classification for all major roadways (collectors and arterials), designate significant transit facilities, and designate bicycle facilities.

#### CT-1.2 Roadway Designs

The Town should ensure roadways are designed to be consistent with the cross-sections shown on Figure 5-2.

**Figure 5-2 Roadway Cross-Sections**

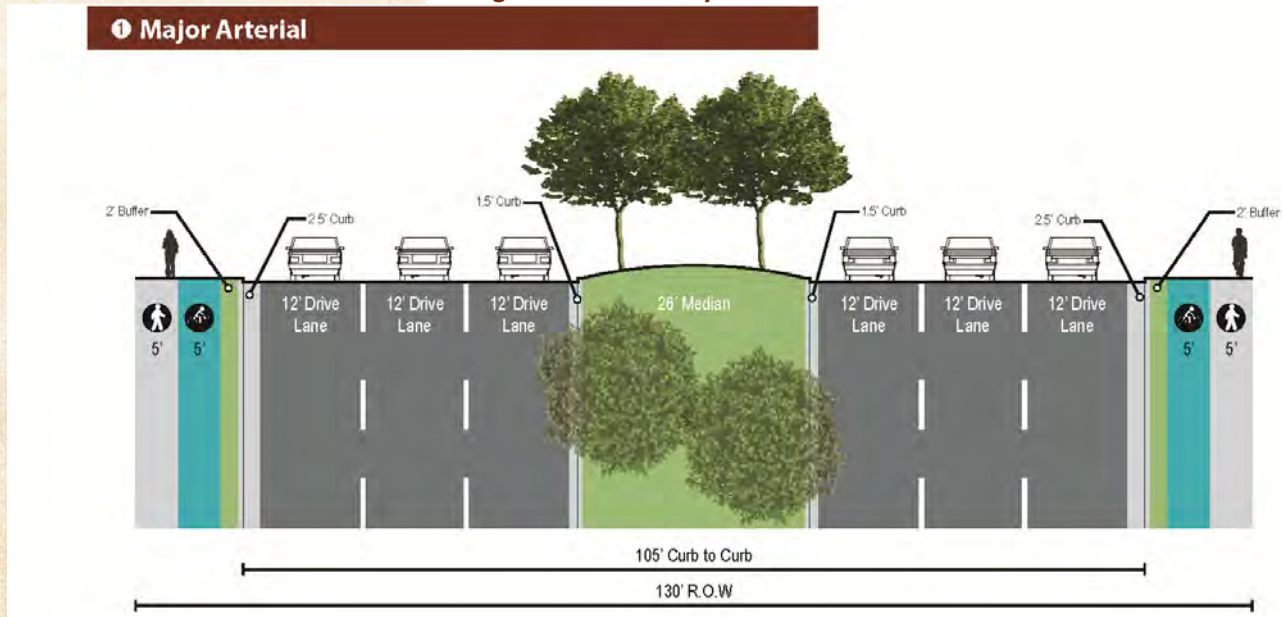
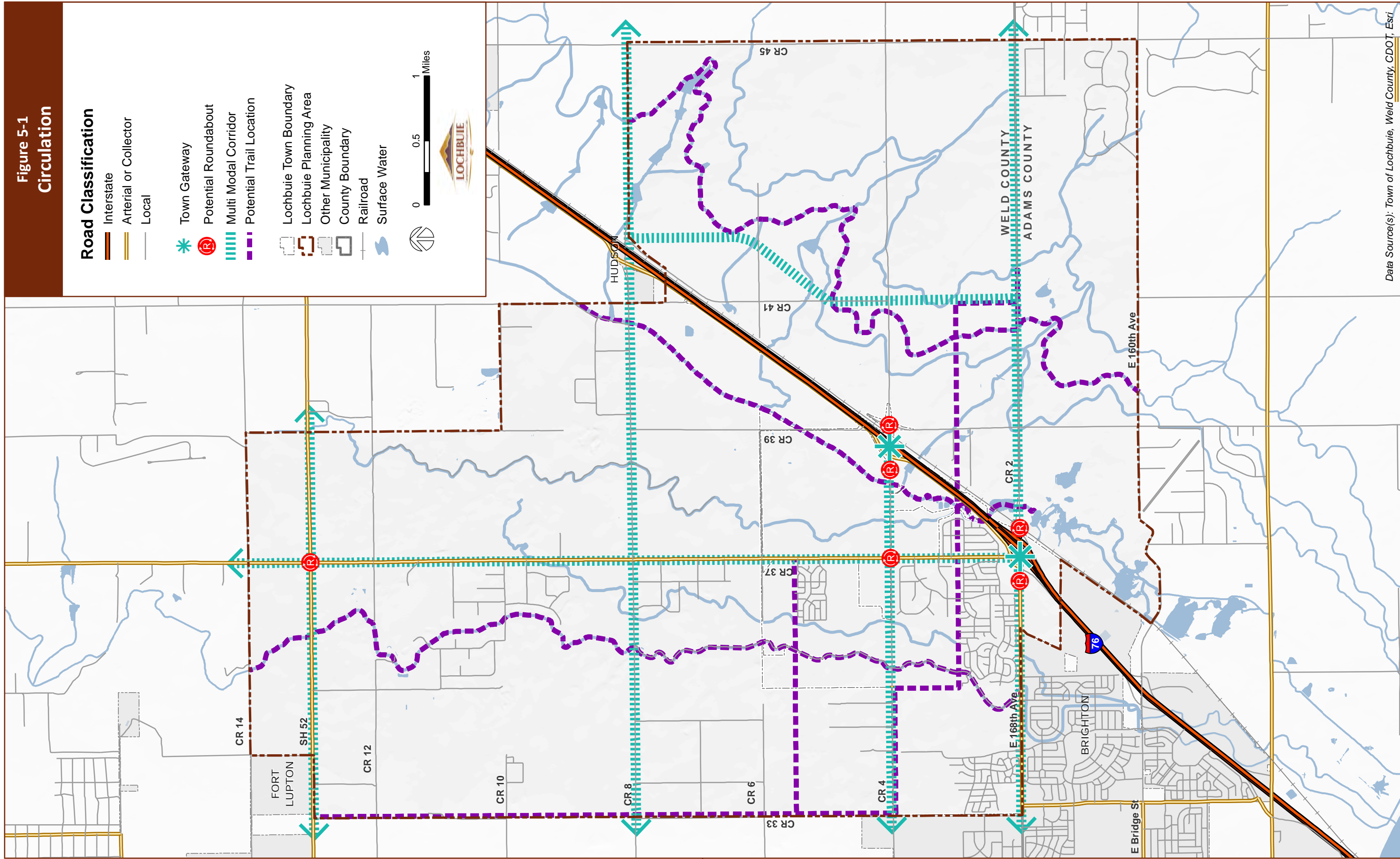


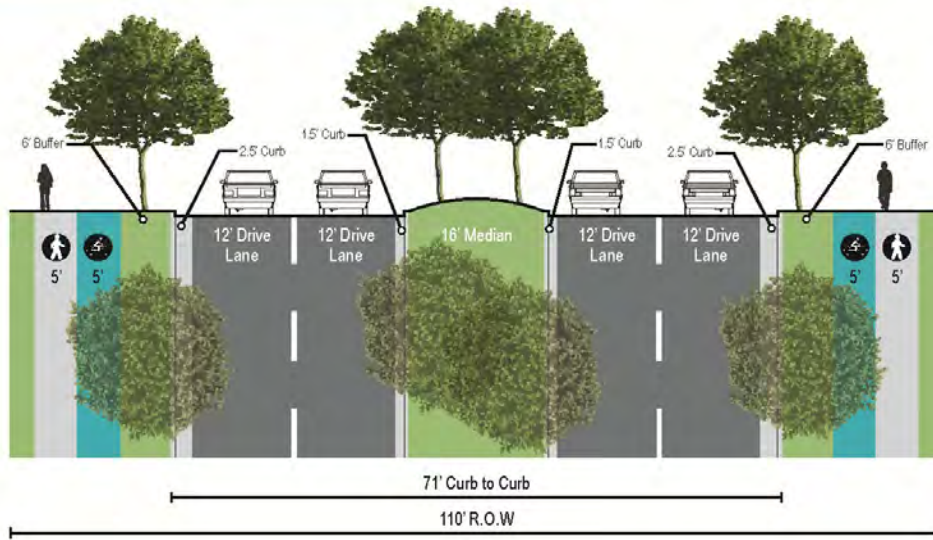
Figure 5-1  
Circulation



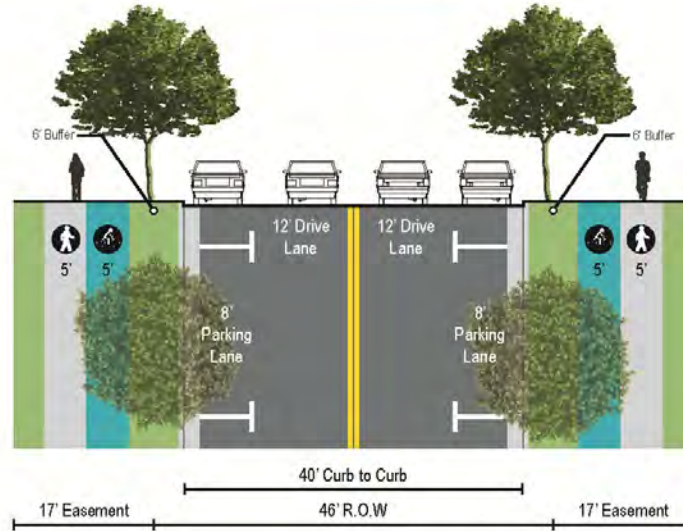
*Please see the next page.*



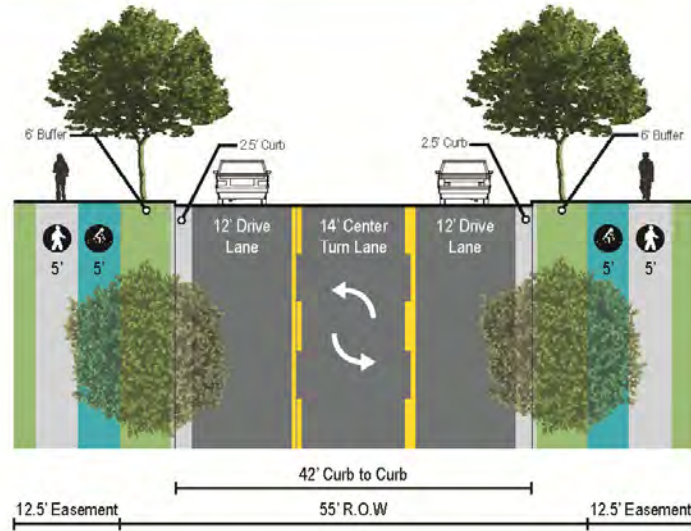
### ② Minor Arterial



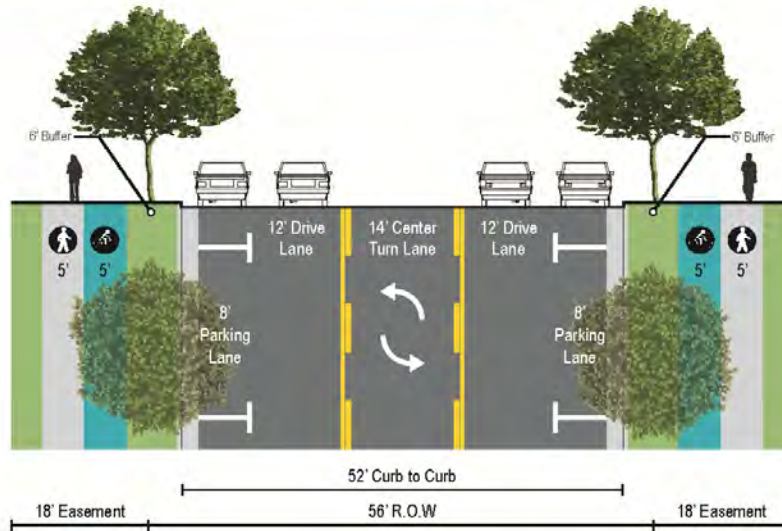
### ③ Collector with On-Street Parking



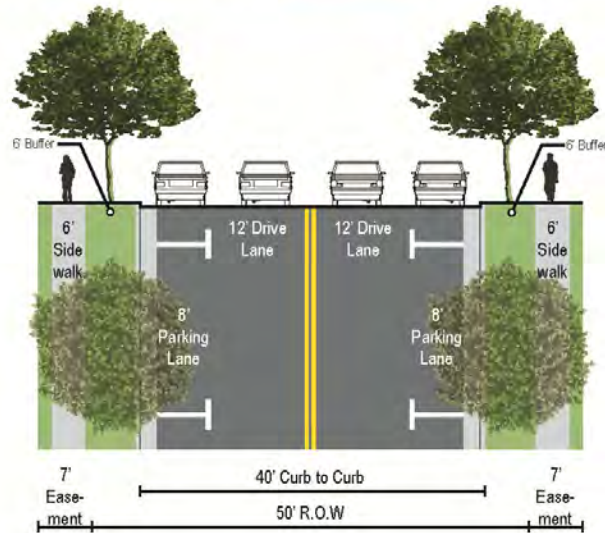
**4 Collector with Center Turn Lane**



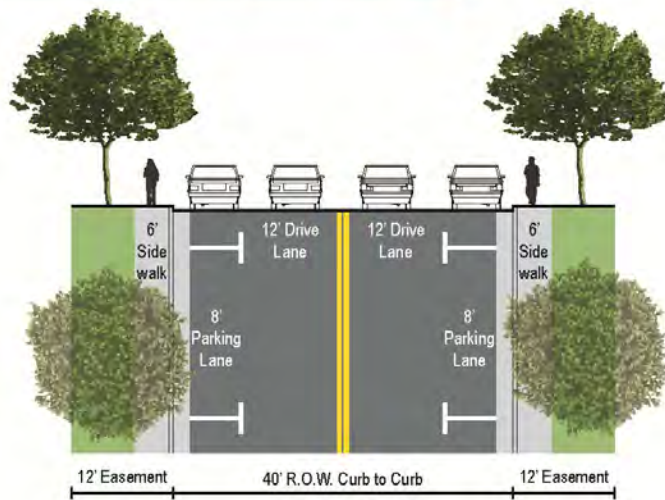
**6 Collector with On-Street Parking and Center Turn Lane**



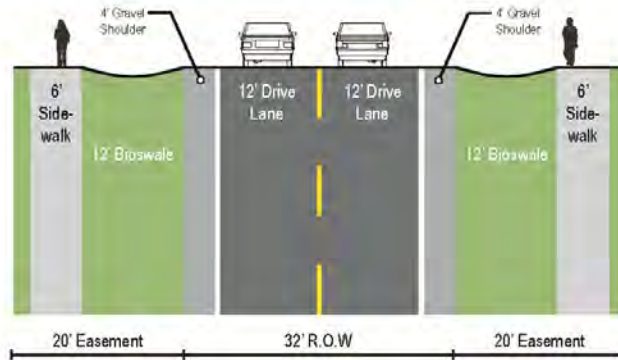
6 Residential with Landscape Buffers from Street



7 Residential without Landscape Buffers from Street



**Ⓢ Estate Rural Residential**



**CT-1.3 Regional Integration**

The Town should integrate transportation systems within Lochbuie with regional roadways and highways.

**CT-1.4 Future Roadway Expansion**

The Town should ensure that road rights-of-way and required easements are dedicated or established for the required cross section to allow room for future roadway expansions.

**Goal CT-2**

The Town will maintain a safe transportation network.

**CT-2.1 Traffic Calming**

The Town should implement traffic calming techniques on local and residential streets where necessary.

**CT-2.2 Roadway Signage**

The Town should maintain and improve signage to clearly represent traffic warnings and efficiently handle traffic volumes commensurate to MUTCD standards.

**CT-2.3 Maintain Streets**

The Town should maintain existing streets in a safe condition and require that new streets be built to Town standards.

**CT-2.4 Pedestrian Safety**

The Town should improve intersections and sidewalks to meet safety and efficiency needs of all pedestrians, including disabled residents to be in compliance with ADA requirements. Intersections should incorporate one or more of the following: crosswalks, tactile warning surfaces, bulb outs, refuge islands, and audible walk indicators.

**CT-2.5 School-Aged Pedestrian Safety**

The Town should work with the Weld County RE-3J School District to identify routes to schools that have safety issues that should be addressed.

**CT-2.6 Roundabouts**

The Town should consider developing roundabouts at highly trafficked intersections to improve mobility, safety, and traffic flow.

**Goal CT-3**

The Town will provide a variety of transportation and circulation modes.

**CT-3.1 RTD Partnership**

The Town should evaluate the ability to join the RTD district and partner with RTD to provide local mass transit options for Lochbuie residents and visitors.

**CT-3.2 Transit Facilities**

The Town will work with larger developments located along designated multi-modal corridors to incorporate bus turnouts, shelters, and other infrastructure that will facilitate the implementation of transit services to and within the Town of Lochbuie.

**CT-3.3 Paths and Trails**

The Town should create a system of paths and trails with linkages between public facilities, employment centers, neighborhoods, and commercial centers.

**CT-3.4 Future Transportation Options**

The Town should look for opportunities to host or connect to future transportation options, such as the Hyperloop One corridor being evaluated for Colorado.

**CT-3.5 Park and Ride Facilities**

The Town should work with landowners, developers and CDOT to implement Park and Ride facilities new existing and future interchanges with I-76.

---

**Goal CT-4**

The Town will enhance roadway appearance and attractiveness.

---

**CT-4.1 Attractive Street Vistas**

The Town should create street vistas that offer an attractive and inviting path for pedestrians, bicyclists, and motorists to traverse.

**CT-4.2 Streetscape Enhancement Plan**

The Town should develop a streetscape enhancement plan for the multi-modal corridors identified on Figure 5-1 to provide and maintain additional streetscape funding, improvements, and enhancements.

---

**Goal CT-5**

Lochbuie will enhance connectivity between subdivisions, neighborhoods, and adjacent communities to create an interconnected and accessible town.

---

**CT-5.1 Trails System**

The Town should develop and maintain a backbone trail system, as illustrated on Figure 4-1.

**CT-5.2 Subdivision and Neighborhood Connectivity**

The Town should require new subdivisions and neighborhood developments to include at least two connections to the Town's existing roadway network.

**CT-5.3 Trails and Pathways**

The Town should encourage developers to incorporate trails and / or pedestrian pathways that connect subdivisions and neighborhoods to each other and to nearby schools and commercial uses.

**CT-5.4 Regional Trail Connectivity**

The Town should connect trails within the Town to the larger county and regional trail system.

**CT-5.5 Regional Connectivity**

The Town should work with Weld and Adams Counties, adjacent communities, and CDOT to develop logical transportation linkages that facilitate efficient transportation connections within the region.

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**Goal CT-6** Lochbuie will be easily recognizable and vibrant through the implementation of a wayfinding program.

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**CT-6.1 Wayfinding Signage**

The Town should develop a program to install attractive wayfinding signage at major nodes in Lochbuie that guide people to major attractions throughout the town.

---

**Goal CT-7** Lochbuie actively supports state transportation planning initiatives including the Upper Front Range Regional Transportation Plan.

---

**CT-7.1 I-76 Maintenance and Improvements**

The Town should support long-term statewide and regional funding solutions for sustained maintenance and improvements to I-76 as identified in the DRCOG RTP.

**CT-7.2 Freight Transportation**

The Town should work with CDOT on freight transportation projects as they pertain to Lochbuie and Weld County.

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**Goal CT-8** Lochbuie should develop a Complete Streets program for the Town.

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**CT-8.1 Complete Streets**

The Town should design and operate town streets to enable safe, comfortable, and convenient access and travel for users of all abilities including pedestrians, bicyclists, transit users, and motorists.

**CT-8.2 Bicycle and Pedestrian Facilities**

The Town should include bicycle and pedestrian facilities on new and / or improved roadways where feasible.

**CT-8.3 Town Center Connectivity**

The Town should ensure accessibility to the Lochbuie Town Center to bicyclists and pedestrians.

**CT-8.4 Neighborhood Connectivity**

The Town should encourage neighborhoods to be connected by pedestrian paths and bike lanes.

*Please see the next page.*





6

## Public Facilities & Services

*The quality and capabilities of the public facilities and services offered in a community can enhance the livability and economic potential of a community. Within Lochbuie, these facilities and services are provided by the Town and a number of partner districts and service providers.*

*The Public Facilities and Services Element provides a policy framework to guide the Town and its partners in delivering the facilities and services needed to contribute to the overall high quality of life in the Town.*



One of the many responsibilities of a Town is to provide, or ensure the supply from other providers, of public services and facilities adequate to serve the needs of residents and businesses in the Town. The desire to provide quality public services was one of the reasons the original residents of the Town wanted to incorporate in 1974. These services help contribute to the public’s quality of life and make the Town a more desirable place to live, work, and play.

This chapter provides the policy guidance that will be used by the Town concerning the provision of public facilities and services in the Town and associated MPA.

### Public Facilities and Services Guiding Principle

*Lochbuie envisions the provision of excellent public facilities and services to all Lochbuie residents and businesses.*

### Goals and Policies

#### Management

##### Goal PFS-1

Town staff and elected officials will partner with residents to ensure that excellent public services and facilities are provided to meet the needs of residents and businesses in the Town and MPA.

##### PFS-1.1 **Maintain Adequate Public Services and Facilities**

The Town should ensure the provision of adequate public services and facilities to the existing areas of the town and to ensure that new development is served by an appropriate range of public services.

##### PFS-1.2 **Water System Master Plan**

New development should incorporate facilities and improvements as identified in the Town Water System Master Plan (WSMP).

##### PFS-1.3 **Annexation Requirements**

The Town should require that prior to any annexations to the Town, a public facilities and financing assessment should be completed that considers both capital facilities and the fiscal impacts to the Town’s ongoing operation and maintenance costs.

##### PFS-1.4 **Conditions of Approval**

The Town should require new development to meet the following:

- The applicant can demonstrate that all infrastructure needed to serve a project or area will be made available;
- Infrastructure improvements are consistent with Town infrastructure plans; and

- Infrastructure improvements incorporate feasible measures that can be implemented to reduce impacts associated with the construction, operation, or maintenance of any required improvement.

#### **PFS-1.5 Easement Planning**

The Town should maintain long-range infrastructure plans to help guide new development to areas that will contain adequate infrastructure and plan for infrastructure easements needed for the extensions of facilities.

#### **PFS-1.6 Prioritize Infrastructure Investments**

The Town should prioritize public infrastructure improvements and investments to optimize service to existing development and new economic development opportunities.

#### **PFS-1.7 Plan for Public Facility Sites**

Secure and plan sites for future public facility and utility infrastructure, including locations called out in Town master plans.

#### **PFS-1.8 Flexible Designs**

The Town should construct public facilities to be adaptable to new functions, technologies, and trends.

#### **PFS-1.9 Energy Saving Designs**

The Town should consider implementing and installing photovoltaic or other sustainable renewable designs as part of new public facilities and facility renovations.

## Water

**Goal PFS-2** Ensure provision of a water system with adequate supply, transmission, distribution, and storage facilities to meet the needs of existing and future development.

#### **PFS-2.1 Reliable Water Supply**

The Town should work to secure and protect dedicated water rights to meet the future needs of the Town.

#### **PFS-2.2 Water Quality in Beebe Seep Canal**

The Town should require new development to connect to the Town water treatment system.

#### **PFS-2.3 Adequate Water Supply for New Development**

The Town should require the availability of an adequate water supply be demonstrated before approving new development.

**PFS-2.4 Fire Flows**

The Town should provide water supply, storage and adequately-sized pipelines to provide required fire flows and pressures at any point within the developed portions of the Town.

**PFS-2.5 Water Conservation**

The Town should require new development and Town facilities to use the best available technologies (BAT) for water conservation in order to reduce overall water usage. For new development / facilities, this may include:

- Water efficient fixtures and appliances,
- Water efficient landscape designs, including landscaped public spaces, and
- Water efficient processes and equipment for commercial and industrial facilities.

**PFS-2.6 Water Conservation Education**

The Town should encourage and educate the community about water conservation.

**Solid Waste**

**Goal PFS-3**

Ensure provision of an efficient program for the management and reduction of solid waste materials, including collection and disposal, in order to protect public health and the natural environment, to conserve energy and natural resources, and to extend landfill capacity.

**PFS-3.1 Waste Reduction**

The Town should work with its solid waste service provider to promote solid waste reduction and recycling of wastes to achieve an overall reduction in residential, commercial, and industrial waste generation and disposal.

**PFS-3.2 Solid Waste Recycling**

The Town should work with its solid waste contractor to educate and promote residents and businesses to recycle solid waste to the greatest extent possible.

**PFS-3.3 Recycling of Construction Debris**

The Town should encourage the recycling of construction debris.

**PFS-3.4 Town Usage of Recycled Materials and Products**

The Town should use recycled materials and products where economically feasible.

**Wastewater**

**Goal PFS-4** Ensure provision of adequate sanitary sewers and wastewater treatment capacity to accommodate existing and future development in order to protect public health and safety.

**PFS-4.1 Wastewater Treatment**

The Town should meet or exceed all applicable federal and Colorado regulations regarding wastewater treatment and discharge.

**PFS-4.2 Connections Required**

The Town should require new development to connect to the Town's wastewater treatment system. Package treatment plans will not be permitted for new development.

**PFS-4.3 Water Conservation**

The Town should minimize wastewater flows through water conservation efforts.

**PFS-4.4 Industrial Operations**

The Town should encourage the efficient use of water by industrial operations in order to minimize wastewater discharge.

**PFS-4.5 Capital Improvements Program**

The Town should strive to maintain a five-year lead time in the planning of needed wastewater system maintenance and improvements and include identified items within the Town's Capital Improvement Program (CIP).

**Drainage / Stormwater**

**Goal PFS-5** Ensure provision and sizing of adequate storm drainage facilities to accommodate existing and planned development.

**PFS-5.1 Stormwater Planning**

The Town should coordinate new development review with South Beebe Draw Metropolitan District (SBDMD) to ensure new development includes appropriate runoff control measures to minimize discharge of urban pollutants (such as oil and grease) into area drainages.

**PFS-5.2 Stormwater Management Plan**

The Town should work with SBDMD to develop, implement, and update a stormwater management plan.

**PFS-5.3 Stormwater Detention Basins**

The Town should design stormwater detention basins to ensure public safety, to be visually unobtrusive, and provide recreational use where feasible.

**PFS-5.4 Erosion Control Measures**

The Town should require adequate provision of erosion control measures as part of new development to minimize sedimentation of streams and drainage channels.

**PFS-5.5 Development Requirements**

The Town should encourage stormwater facility designs that minimize drainage concentrations, impervious coverage, and avoid floodplain areas, where feasible, and are designed to provide a natural water course appearance.

**Public Safety**

**Goal PFS-6**

Ensure adequate fire and police protection facilities and services to ensure the safety of residents and the protection of property in the Town.

**PFS-6.1 Quality Public Safety Services**

The Town should maintain high quality police and emergency services.

**PFS-6.2 Public Safety by Design**

The Town should maintain high quality public works and code enforcement services.

**PFS-6.3 Coordinate Emergency Response Services with Local Agencies**

The Town should continue to coordinate emergency response services with Weld and Adams counties, other jurisdictions within these counties, special districts, service agencies, voluntary organizations, and state and federal agencies.

**PFS-6.4 Crime Prevention**

Work with Lochbuie residents to prevent crime, increase citizens' involvement, and develop volunteer community service opportunities.

**PFS-6.5 Siting of Critical Facilities**

The Town should ensure that the siting of critical emergency response facilities, such as hospitals, fire stations, police stations, substations, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding or other site specific risks.

## Public Utilities

**Goal PFS-7** Ensure the provision of consistent, efficient, cost-effective and environmentally sound utility services to current and future residents and businesses in Lochbuie.

**PFS-7.1 Gas and Electric Service**

The Town should coordinate with gas and electricity providers for the planning of extension of gas and electrical facilities to serve existing and new development.

**PFS-7.2 Undergrounding of Utility Lines**

The Town should require undergrounding of utility lines in new development, except where it is not feasible due to the electrical transmission load or other operational issues as confirmed by the utility provider.

**PFS-7.3 Renewable Energy**

The Town should support the use of renewable energy sources, such as solar, in residential, commercial, and industrial developments.

## Communications

**Goal PFS-8** Expand communication system services to improve personal convenience for residents of the Town.

**PFS-8.1 Telecommunications Services**

The Town should work with telecommunication providers to ensure that all residents and businesses will have access to high-speed broadband service.

**PFS-8.2 Communication Technologies to Improve Citizen Participation**

The Town should expand opportunities for citizen participation for all residents through use of communication technologies, such as the Town website and public service / educational programming.

**PFS-8.3 Siting of Telecommunications Infrastructure**

The Town should encourage the siting of telecommunications infrastructure to minimize the visual impact of wireless communications facilities using the following guidance:

- Locate in areas that minimize visibility from public rights of way and residential areas;

- Whenever possible, locate on existing buildings, poles, or other support structures; and,
- Facilities should be painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site to minimize visual impacts.

## Other Public Facilities and Services

**Goal PFS-9**      Ensure that adequate community facilities are provided and are conveniently located in order to meet the needs of residents of the Town.

### **PFS-9.1 New Community Facilities**

The Town should secure sites for, and phase development of, new community facilities including a Recreation Center/Community Center, Public Library, Youth Center, Senior Center, and other facilities, as warranted.

### **PFS-9.2 Youth and Senior Facilities and Programs**

The Town should work to develop and support child care, youth, and expanded senior programs in Lochbuie.

### **PFS-9.3 Communication on Services**

The Town should establish and maintain a range of communication and outreach services regarding Lochbuie activities.

### **PFS-9.4 Future School Sites**

The Town should collaborate with the RE-3(J) School District to locate potential school sites early in the process as property owners discuss annexation to the Town of Lochbuie.

### **PFS-9.5 School and Park Co-location**

The Town should develop new schools and both active and passive park lands adjacent to each other.





# 7

## **Parks, Recreation, & Tourism**

*As a Colorado community, Lochbuie is endowed with a wealth of natural beauty and recreational amenities. Within the Town borders, Lochbuie has a wide-ranging collection of parks and open space areas that provide residents the opportunity to recreate outdoors. This chapter will provide an overview of the natural environment and recreational amenities available to Lochbuie and how the Town can best leverage these resources to influence tourism in the community.*





Parks, recreation and open spaces are an important component of the quality of life in Lochbuie. These facilities provide places to play, places to explore, and places to share time outdoors with family and friends. These facilities and lands provide a foundation for life in the community and help identify Lochbuie as the place people call “home”.

Open space areas also provide a framework for the community. They provide a break from the suburban form, provide buffers between uses and other communities, provide opportunities for outdoor activities, can provide a corridor in which trails can provide linkages, and can help to preserve environmentally sensitive areas.

While Lochbuie currently does not have any substantial tourism attractions, over the timeframe of this Comprehensive Plan, Lochbuie looks to develop visitor serving commercial uses and create a system of community facilities and open space areas that will attract residents of the greater region to visit Lochbuie.

The Town plans to continue to build on its existing parks, recreation, and trails facilities and to expand the types of facilities and services it provides. This element contains the policy framework to meet the needs of the community.

## Guiding Principle

*Lochbuie envisions a community that supports healthy lifestyles through a high-quality parks and recreation system as its path to the future.*

## Goals and Policies

Goal PFS-1	The Town will create and maintain an excellent park system.
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### PRT-1.1 Park Classification

The Town should identify park facilities using the following classifications.

#### a. Pocket Park

Pocket parks are designed to serve a specific, limited population, and are typically developed for a unique or single purpose, such as a recreation facility for a neighborhood, a recreation or eating location for employment uses, or to preserve an isolated open space resource such as a small clustering of trees. Pocket parks are small parks that are provided by the developer of a subdivision or employment center and maintained by the development.

Typical improvements at pocket parks are turf areas, play areas, picnic tables and shelters, other amenities that are appropriate for the population they serve. Desirable locations for mini parks are within neighborhoods and in close proximity to small lot and higher density residential development. Mini parks may also appropriate within business districts.

Pocket parks should be:

- ¼ acre and two acres in size;
- Located centrally in the interior of neighborhoods or employment areas served;
- Within ¼ mile of population to be served;
- Adjacent on at least one side by a public or private street to provide easy public access, visual surveillance, and parking;
- Usable space and not use of an un-developable “remainder” or odd-shaped parcel; and
- Designed to consider opportunities for preserving natural amenities



Boulder Park

**b. Neighborhood Park**

A neighborhood park can be generally defined as a landscaped park designed for informal recreation for the neighborhood(s) typically within ½ mile of the facility. Typical improvements found in these parks include multi-use turf areas, hard courts and playground equipment, picnic tables and shelters.

Neighborhood parks fall into two categories: those located adjacent to school sites and those not located adjacent to school sites. In general those facilities located adjacent to school sites are larger and provide more active facilities (such as small team sport facilities), while those located away from school sites are smaller.

Neighborhood parks should be:

- Sized to fit the neighborhoods served, with parks adjacent to schools being larger (typically 6 to 8 acres) and provide more active facilities, including team fields and be developed as joint use facilities, and parks not adjacent to schools providing a minimum 5 acres of recreation area;
- Located centrally within or adjacent to neighborhood(s) served;
- Located with frontage on a collector street when possible, especially when located adjacent to schools sites;
- Accessed from two public roadways is desired to provide easy public access, visual surveillance, and parking;
- Sited to avoid separation of the park and the residential areas it serves by major arterial or other barriers;
- Limited in activities which might generate traffic from outside the neighborhood; and
- Accessible from the surrounding neighborhoods using sidewalks and/or trails.

**c. Community Park**

Community parks are designed to accommodate a wider variety and higher intensity of recreational uses than neighborhood parks. Community parks are larger than neighborhood parks and are intended to serve several neighborhoods. Typical facilities may include large children's play areas, group picnic facilities, turf areas for unsupervised free play, sport fields for organized sports, community buildings, off-street parking and rest rooms. Community parks may also include sport courts, skateboard facilities, outdoor concert areas or amphitheater and other special features. Community parks may also be located adjacent to school facilities, generally intermediate or high schools. A community park may function as a neighborhood park for the area in which it is located.



*Bonanza Park*

Community parks should be:

- A minimum of 30 acres in size;
- Typically serves an area within 1 to 1 ½ miles of the park;
- Located with frontage on major collector or arterial roadway;
- Located adjacent to intermediate or high school, when possible;
- Designed so that larger, more active facilities are located away from any adjacent residential neighborhoods;
- Designed to provide off-street parking;
- Sized and designed to accommodate active sports fields or recreational facilities, as needed; and
- Integrated into the Town's trail system.

**d. Town Park**

Town-wide parks are identified as unique recreational centers serving the entire community. This type of park is could be unique due to its location, services, and facilities, which are specialized or of Town-wide or regional interest. Facilities may include large open space areas, large group picnic facilities, rest rooms, nature center, trail system, community centers, library, swimming pool, water-oriented facilities, competitive sports fields, outdoor arenas, play equipment for varied age groups, sports courts and concessions.

Town park should be:

- A minimum of 30 acres in size;
- Designed to serve the entire community or significant portion thereof;
- Located with frontage on major collector or arterial roadway;
- Located adjacent to or near other community facilities;
- Designed so that larger, more active facilities are located away from any adjacent residential neighborhoods;
- Designed to provide off-street parking;
- Sized and designed to accommodate active sports fields or recreational facilities, as needed; and
- Integrated into the Town's trail system.

**e. School Recreation Areas**

School recreation areas are facilities that are developed adjacent to school land and may be jointly developed. The recreation facilities are shared by the Town and school district, subject to use restrictions defined in specific joint-use agreements. These areas supplement the active of each entity. Typical facilities on these park areas may include active facilities such as turf ball fields for organized sports,

hard court surfaces, sports courts, playground equipment and after school care facilities.

**PRT-1.2 Dedication of Park Land and Open Space**

The Town should require a park land dedication of three (3) acres per 1,000 residents, and four (4) acres of open space per 1,000 residents, for a total of seven (7) acres per 1,000 residents as part of new residential development.

- a. In those instances where the Town determines that park land dedication is not appropriate or desirable, funds acquired from new development may be collected and allocated to support and create neighborhood and community features elsewhere to serve the development.
- b. Standards for dedication should be incorporated into the Town's Land Development Code.
- c. While pocket parks are encouraged as amenities within a development, pocket parks of 0.51 acres or less in size are non-credited facilities toward parkland dedication requirements.

**PRT-1.3 Park Amenities**

The Town should require or provide a broad range of active and passive recreational facilities within parks. When possible, this should include trees for shade, active sports fields and facilities, playground equipment, picnic and sitting areas, and other specialized uses as appropriate to the park and area it serves.

**PRT-1.4 Park Design**

The Town should involve community members in the design and development of all new community park facilities or major renovations.

**PRT-1.5 Park Access**

The Town should promote the development of parks in locations and with facilities that promote pedestrian and bicycle access.

**PRT-1.6 Water Conservation**

The Town should encourage the use of environmentally sustainable landscaping and watering systems in park and open space areas, including non-potable irrigation systems.

**PRT-1.7 State Land Board Property**

The Town should explore opportunities to create park and open space features on the State Land Board parcel.

**PRT-1.8 Parks in Stormwater Facilities**

The Town should ensure no more than 50% of any park area is in a stormwater detention or retention facility in any future development.

**PRT-1.9 Playfields in Stormwater Facilities**

The Town should ensure stormwater from 1, 2 and 5 year storm events are not detained or retained on any playfield.

**PRT-1.10 Park Land Maintenance**

The Town should ensure all parks and open spaces are regularly maintained to preserve the aesthetic and appeal.

**PRT-1.11 Accessibility**

The Town should ensure all park facilities are designed and maintained to provide accessible for all Lochbuie residents.

**PRT-1.12 Park User Fees**

The Town should assess and collect park user fees for organized events or large groups to assist with the maintenance of park and recreation facilities.

**PRT-1.13 Recreational Needs Surveys**

The Town should strive to conduct surveys on a periodic basis to determine specific recreation needs of all residents.

**Goal PFS-2**

Lochbuie will secure neighborhood or community features in all new developments.

**PRT-2.1 Walking Distance to Facilities**

The Town should encourage new residential developments to provide neighborhood features within walking distance (1/4 mile) of most residences.

**PRT-2.2 Pedestrian and Bicycle Connectivity**

The Town should support pedestrian and bicycle accessibility between areas of the Town to be incorporated into all developments.

**Goal PFS-3**

The Town will develop a high quality trail and open space network.

**PRT-3.1 Link to Regional Trails**

The Town should work with other jurisdictions and agencies to link the Lochbuie trail system to regional trail systems.

**PRT-3.2 Trails Connecting Open Space**

The Town should connect all planned and future parks and open spaces with an interconnecting trail system throughout Lochbuie as appropriate.

**PRT-3.3 Trails Adjacent to Canals and Ditches**

The Town should cooperate with FRICO, developers and others to provide trails, pathways and public open space along canals and ditches in the area.

**PRT-3.4 East / West Trail Connections**

The Town should require the provision of at least one primary east / west connecting trail within each section of land.

**PRT-3.5 Creation of Buffers**

In new development areas, the Town should encourage the use of open space or recreational buffers between incompatible land uses.

**PRT-3.6 Creek Protections**

The Town will require, as part of future subdivisions, that open space designations will be applied to all land located within a minimum of 50 feet from the center channel of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat. In designating these areas as open space, the Town is preserving natural resources and protecting these areas from development.

**PRT-3.7 Open Space in Utility Corridors**

The Town should work with landowners and utility companies to maintain areas within high voltage utility corridors as open space available for public access and incorporating trails and supporting facilities that are compatible with the corridor's primary use.

**PRT-3.8 Creation of Open Space Buffers**

In new development areas, the Town should encourage the use of open space or recreational buffers between uses of different types, such as commercial or industrial adjacent to residentially-designated lands.



*Trail potential adjacent to canals and within utility corridors*



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**Goal PFS-4** Lochbuie will provide a wide range of high quality recreational opportunities.

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**PRT-4.1 Lochbuie Parks and Recreation Department**

The Town should work to develop a Lochbuie Parks and Recreation Department with the funding and authority to develop, operate and maintain neighborhood and community service features.

**PRT-4.2 Recreational Programming**

The Town should develop and fund a variety of annual and consistent recreational programs in Lochbuie.

**PRT-4.3 Indoor and Outdoor Recreational Facilities**

The Town should develop both indoor and outdoor recreational facilities for residents of all ages to get involved and emerged into the community.

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**Goal PFS-5** Ensure appropriate opportunities for tourism industry in Lochbuie.

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**PRT-5.1 Events and Festivals**

The Town should look for opportunities to support events and festivals in town that are designed to attract residents and residents of adjacent communities.

**PRT-5.2 Lodging Facilities**

The Town should look for opportunities to develop visitor serving lodging facilities adjacent to the Interstate 76 corridor.

**PRT-5.3 Lodging Tax**

As lodging facilities develop in the community, the Town should consider establishment of a Town lodging tax to cover costs associated with these facilities.



*Please see the next page.*



## Sustainability

*Environmental conditions, whether through the built or natural environment, affect human health, well-being, and quality of life. The Town of Lochbuie has a responsibility to be good stewards to the environment and ensure that future generations enjoy the same opportunities as current residents. This can mean the preservation of natural open space, but it can also be the development of a well-designed community or the inclusion of environmentally conscious energy sources in Town buildings. This chapter will identify best practices with regards to sustainability and how Lochbuie can incorporate these practices into development as the Town continues to grow and expand.*



*There are policies related to sustainability in other elements in this Comprehensive Plan.*

*For water supply, see policies under Goal PFS-2.*

*For solid waste recycling and reduction, see policies under Goal PFS-3.*

## Guiding Principle

*Lochbuie envisions new growth that exemplifies responsible stewardship to the earth and supports a thriving natural environment, while providing all daily needs to Lochbuie residents as its path to the future.*

## Goals and Policies

### Goal SUS-1

Lochbuie should reduce nonrenewable energy consumption to reduce the Town's dependency on carbon.

#### SUS-1.1 Alternative Energy

The Town should encourage new developments to incorporate alternative energy, such as solar, into the building designs.

### Goal SUS-2

The Town will grow responsibly by respecting and enhancing the natural environment.

#### SUS-2.1 Low-Impact Design Practices

The Town should promote the use of low-impact design practices such as bio-retention swales / facilities and rain gardens.

#### SUS-2.2 Regional Environmental Efforts

The Town should coordinate and cooperate with other nearby and regional communities to reduce pollution and enhance air quality while protecting public health and economy.

#### SUS-2.3 Low-Water Use Landscaping

The Town should encourage and educate property owners to use low-water use methods for landscaping.

#### SUS-2.4 Native Plant Species

The Town should promote the use of native plant species in new development.

#### SUS-2.5 Protection of Wetland Areas

The Town should encourage wetlands preservation and minimizing development's impacts on wetlands by avoiding direct impacts on wetland areas, providing buffers between the wetland areas and development, and controlling storm water drainage to avoid pollutant loads into the wetland areas.

#### SUS-2.6 Extraction Industries

The Town should require new extraction activities in the Town to provide adequate plans and assurances to mitigate undesirable impacts and address reclamation planning.

**SUS-2.7 Mitigating Impacts of Development**

The Town should minimize and mitigate impacts to wildlife, natural habitats and migration corridors when adopting land use and development plans.

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**Goal SUS-3** The Town will be adequately prepared in the event of a natural disaster.

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**SUS-3.1 Evacuation Routes**

The Town should identify and educate the public on emergency evacuation routes.

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**Goal SUS-4** The Town will preserve, protect, and enhance significant natural resources throughout Lochbuie.

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**SUS-4.1 Encourage Planting of Native Vegetation**

The Town should encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape

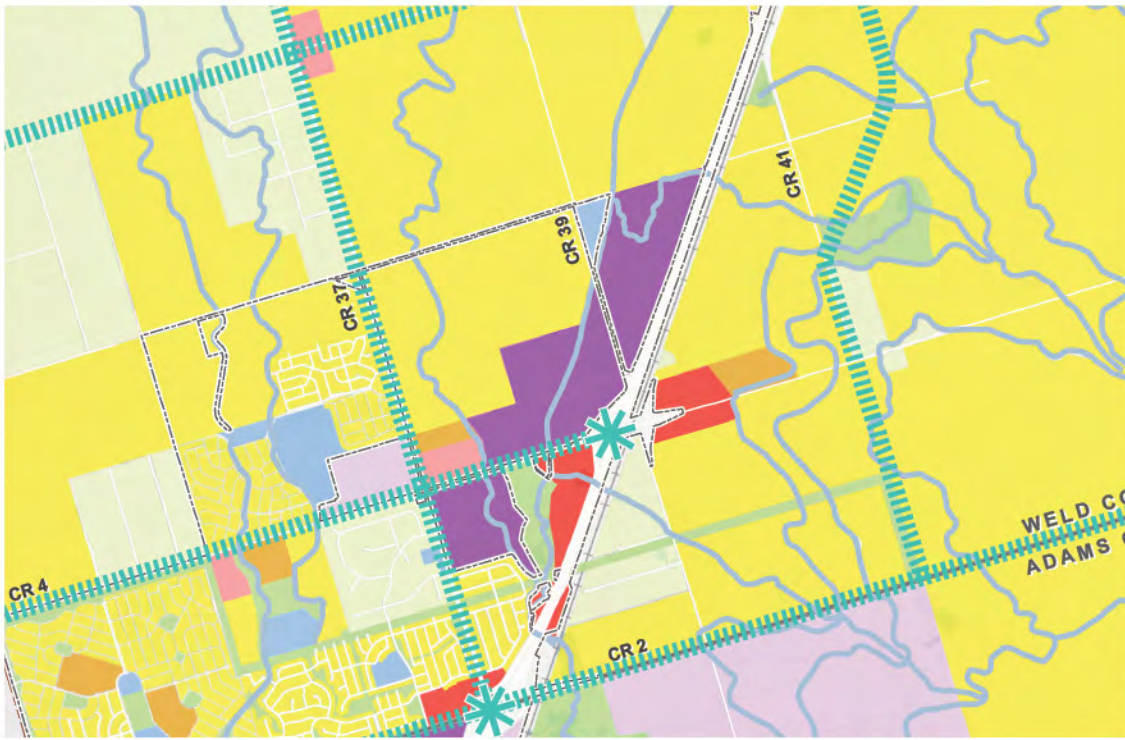
**SUS-4.2 New Development in Sensitive Areas**

The Town should require that new development in areas that are known to have particular value for biological resources (such as wetland and riparian areas) be carefully planned, and where possible, avoided so that the value of existing sensitive vegetation and wildlife habitat can be maintained.

**SUS-4.3 No Net Loss of Wetlands**

The Town will maintain a policy of no net loss of wetlands on a project-by-project basis. For the purpose of identifying such wetlands, the Town will accept a map delineating wetlands which has been accepted by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act of 1972. The term “no net loss” may include mitigation implemented through participation in an off-site mitigation bank or similar mitigation mechanism acceptable to the Town and permitting agencies.

*Please see the next page.*



# 9

## Implementation

*To help ensure that appropriate actions are taken to implement the Comprehensive Plan, a set of implementation actions are provided. An implementation action is a specific measure, program, procedure, or technique that carries out the goals and policies contained in each element of the Lochbuie Comprehensive Plan.*

*The following pages contain the implementation actions. Each action includes a statement to be carried out, a reference to the goal it supports, and the timeline it is expected to be initiated. Timelines are short-term (start 1-3 years after adoption), mid-term (start 4 – 7 years after adoption), long-term (start 8 or more years after adoption), and on-going items that will require work by the community over the duration of the Comprehensive Plan.*



Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
1	<b>Economic Strategic Plan</b> The Town should prepare an economic strategic plan to identify and capitalize on value-added agricultural opportunities.	ED-3	■			
2	<b>Design Criteria</b> Work with residents to develop design criteria that will retain Lochbuie's small-town atmosphere.	ED-6	■			
3	<b>High Tech Infrastructure</b> Where appropriate, the Town should work with communication providers in the region to develop high tech infrastructure, such as fiber optic, to attract tech-related businesses.	LUH-2				■
4	<b>Utility Providers</b> Work with utility providers to supply infrastructure for new and expanding industry and commerce, such as natural gas and fiber optic.	LUH-2				■
5	<b>Three-Mile Planning Area</b> The Town will maintain and update Figure 4-2 in the Comprehensive Plan as needed to reflect the area that may be considered for annexation in the future.	LUH-2				■
6	<b>Lochbuie Town Center</b> The Town should work with landowners and developers to develop a Town Center Plan that creates a "Main Street", "downtown" area, or Town Center in Lochbuie that features residential, office, retail, civic and community uses.	LUH-4			■	
7	<b>Revenue Sharing Agreements</b> Analyze the opportunities for revenue sharing agreements with Hudson as development occurs along I-76.	LUH-5		■		
8	<b>Intergovernmental Agreements</b> Work to develop intergovernmental agreements between Brighton, Fort Lupton, Hudson, Weld County and Adams County regarding growth in the region.	LUH-5	■			
9	<b>Design and Maintenance Standards</b> Develop design and maintenance standards for residential, commercial, public and industrial land uses that reflect Lochbuie's character.	LUH-6		■		



## Implementation

Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
10	<b>Public Art Policy</b> Develop a policy regarding the financing, installation and maintenance of public art in Lochbuie.	LUH-6		■		
11	<b>Physical / Visual Buffer Standards</b> Establish standards for appropriate physical and / or visual buffer zones between residential and non-residential uses.	LUH-6	■			
12	<b>Citizens Police Academy</b> The Town will continue to utilize the Citizen Police Academy to enhance public education and safety.	LUH-10				■
13	<b>Street Lighting</b> Install and maintain efficient street lighting, commensurate to CDOT standards.	CT-1				■
14	<b>CR 2 and CR 37 Intersection</b> Redesign the intersection of County Road 2 and County Road 37 to improve safety for current and future motorists.	CT-2		■		
15	<b>Town Branding</b> The Town should develop an identifiable brand for Lochbuie to be incorporated in future wayfinding projects.	CT-6	■			
16	<b>Wayfinding Program</b> Develop a wayfinding program to install artistic gateways along major access points into the town and into the proposed Town Center that portray Lochbuie's character.	CT-6		■		
17	<b>Capital Improvement Planning</b> Complete a Five Year Capital Improvements Master Plan (with annual updates) that addresses water and wastewater service in the Lochbuie area.	PFS-1	■			■
18	<b>Impact Fee Study</b> The Town should prepare an impact fee study to update and identify new impact fees (where appropriate) to help fund infrastructure maintenance and expansion costs associated with serving development. This fee study should be updated as needed to stay current with costs and needs of the community.	PFS-1		■		■

Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
19	<b>Projected Water Supply and Demand</b> The Town should implement and update its Water Master Plan and Water Resources Plan as needed to adequately address and plan for water supply and systems as circumstances warrant.	PFS-2				■
20	<b>Irrigation Audits</b> The Town will assist homeowners in obtaining irrigation system audits on request to help reduce water efficiency and reduce water waste.	PFS-2				■
21	<b>Curbside Recycling</b> Continue to work with Town solid waste service provider to provide curbside recycling to residential areas.	PFS-3				■
22	<b>Recycling of Hazardous Materials</b> Coordinate with the Weld County Environmental Health Services and Tri-County Health Department and support the proper disposal and recycling of hazardous materials.	PFS-3				■
23	<b>Henry Lake</b> Develop plans for the development of Town property at Henry Lake. This should include planning for water features, trails, educational and picnic facilities as well as natural resource protection.	PRT-1		■		
24	<b>Trails in Utility Corridors</b> Work with utility companies to obtain any permanent agreements needed to assure the long-term use of power lines as trail corridors.	PRT-3		■		■
25	<b>Alternative Transportation on Frontage Roads</b> Work with CDOT to incorporate pedestrian or bicycle improvements along frontage roads and as part of future interchanges along 1-76.	PRT-3			■	
26	<b>Solar Energy Education</b> Educate homeowners on the benefits of solar energy.	SUS-1				■
27	<b>Energy Conservation Initiatives</b> Promote town-wide energy conservation initiatives, including the use of LED light bulbs, energy efficient appliances, installation of energy efficient windows, and others.	SUS-1				■
28	<b>Hazard Mitigation Plan</b> Develop a town-wide Hazard Mitigation Plan.	SUS-3			■	

Implementation

Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
29	<p><b>CR 37 Enhancement</b>            Enhance CR 37 between CR 4 and Lilac Drive to become an attractive main street corridor that supports pedestrian, bicycle, and vehicular traffic. Enhancement should include:</p> <ul style="list-style-type: none"> <li>• Sidewalks and bike lanes on both sides of the roadway</li> <li>• Street lighting</li> <li>• Crosswalks and bulb-outs as the Town Center is developed</li> </ul>	CT-4			■	
30	<p><b>CDOT Collaboration</b>            The Town should work with CDOT to plan, design, and fund an interchange at I-76 and County Road 4 and to plan, design, and fund capacity improvements to the I-76 / CR 2 interchange.</p>	CT-1			■	
31	<p><b>Stormwater Planning</b>            Coordinate stormwater drainage and flood management with South Beebe Draw Metropolitan District (SBDMD).</p>	PFS-5				■
32	<p><b>Response Times – Fire and Emergency Medical Services</b>            Continue to coordinate with Hudson Lochbuie Fire Protection District (HLFPD) and the Greater Brighton Fire Protection District (GBFPD) on new development to ensure timely emergency response.</p>	PFS-6				■

*Please see the next page.*



