

Floyd Hill Master Plan
Community Input Overview
Design Charrettes 8/18-8/19

Common Goals

- Development should be based on what the market will allow
- Balance open space and development
- Maintain the rural feel
- Development should serve the needs of the community
- Rail accessible (bus, trails) to Evergreen / El Rancho and Idaho Springs
- "Gateway" should showcase natural beauty of county

Priorities

- Preserve sense of community and community values – open space
- Water use conservation and responsible development
- Secondary and emergency access
- Site specific design
- Maintain privacy and quiet of existing neighborhoods

Needs

- Locally-oriented development- small grocery, convenience store, restaurant
- Trail improvements and connections
- Frontage road on the south side of I-70
- Civic uses – county annex / library / recreation center
- Understand that a more diversified economy will strengthen the county's tax base

Recognize:

- Prefer development on the north side of the highway
- Senior housing / single family housing okay

Comments on concept presentation at Charrette 8/18/08:

- **Strengths**
 - Open Space reflects community values
 - Right to be Rural – preserve rural feel
 - Development should be centralized with open space around it
 - Proposed civic uses could include preservation
 - Like heliport landings
- **Weaknesses**
 - The concepts do not include enough open space
 - Some of the development plans do not demand enough water (not enough development to bring water from Idaho Springs)
 - Plans need to address north of I-70 as commercial
- **Opportunities**
 - Provide a small town center (near Antique Store)

- Housing for empty nesters, low maintenance housing (patio homes)
- Involvement of Recreation District
- Restaurant / Personal Services
- Needs design standards for architecture
- Active senior housing
- Horizontal mixed use
- Commercial that looks more residential
- Egress / secondary access to existing residential to areas outside study
- Additional Development on North side of I-70

- **Threats**

- Commercial would attract I-70 users
- Water needs for development
- Increased traffic
- Emergency access
- Additional tax dollars needed for recreation, open space funding

Comments on concepts from Charrette 8/19/08:

- **Opportunities**

- Why isn't a large lot residential (per the current zoning) shown as a concept in certain areas?
- A plan should be shown that works with existing utilities
- Need frontage road to Hwy 65 in any scenario
- Shared use facility with high school
- Propose a cooperative office space / tele-commute facility (as a use)
- Active recreation concept good – opportunities
- Transit would be good for residents
- Development could help fund infrastructure improvements
- Should provide a secondary access, not just emergency access (from Saddleback to Hidden Valley Reid property)

- **Issues:**

- Would a large lot (MR-1, 2 acre lots) development be acceptable along I-70?
- County doesn't historically pass tax increases (to pay for open space)
- Two unrealistic solutions (full buildout and open space) that are not practical
- Density required to pay for infrastructure is not practical – too dense
- If dense development occurs, access and transportation must be improved
- Can't man the fire house at Floyd Hill today
- Financial realities of civic uses – focus on shared use facilities instead
- Any development at Floyd Hill should have water from a municipal source
- Worried about the market and current empty buildings
- If we don't bring water up to service development will our wells dry up?
- How could the entire County contribute to the gateway?
- Mixed use must be defined

- **Questions:**

- What is a metro district and how would it be funded?

- Can the market study address water / without water, interchange / without interchange scenarios?
- What level of development is able to be supported on existing utilities?
- Is it practical to develop anything without municipal water source?
- How do you sell / market the gateway to the rest of the County's residents (as open space purchase)?
- Can there be a survey regarding gateway development concepts? Do surveys work in this community?
- Do we have a choice in whether or not there is commercial development is here? Can the County survive without it?
- Why aren't residents included in water discussions?
- Why are we a gateway?
- Can there be a formalized way to submit information / provide input to the Master Plan?

- **Community Values:**

- Open Space and large lots
- Corner stores / community personal services
- Drive 4-wheel drive half the year to live in tranquility

- **Not acceptable land uses:**

- hotel
- high rises
- condos
- power plants
- car wash
- roadside rest stop / gas stations
- golf courses
- car repair
- recycling centers
- RV Parks / campgrounds
- Liquor stores
- Motorized recreation