

Floyd Hill Master Plan
Focus Group #3 – Landowners/Residents/Neighborhood Associations

Why do you live at Floyd Hill?

- Affordable land – 10-30% less
- Easy access to both the mountains and Denver
- Be in natural environment
- Good water and quantity
- Wildlife
- Summer weather
- Privacy
- Air quality
- No traffic (except on I-70 on Saturday)
- Sense of community

Where do you work?

- Floyd Hill
 - From home – 5
 - Retired – 5
- Away from Floyd Hill - 5
 - Downtown Denver
 - Lakewood – 2
 - Idaho Springs
 - Silverthorne

Where do you shop?

- Bergen Park - restaurants
- El Rancho
- Lakewood
- Idaho Springs – restaurants
- Evergreen

How would you describe Floyd Hill today?

- Noisy – near I70
- Quiet – up the canyon
- Peaceful in the evening
- Beautiful
- Rural mountain environment
- Accessible to I70
- Cabins
- Woods
- Nature

What is Floyd Hill's most identifiable landmark?

- Antique shop
- High school

- Office buildings
- The Hill - on I70
- I70 is a parking lot (bottleneck)

What makes Floyd Hill unique from the other communities in CCC?

- No amenities
- Large lot sizes, well-planned
- Terrain
- Not a city
- No mobile homes
- Rural feel
- Not mining historic - want to celebrate/resurrect
- Commuter residents

Desirable characteristics of Open Space?

- Wildlife habitat
- Quiet
- Bike trails - access CCC and connecting counties
- Active recreation - ballfields, etc.
- Hiking trails
- Natural buffers

Desirable characteristics of Mixed Use?

- Needs of community
 - Groceries
 - Convenience store
 - Restaurants
- Not for I-70 users/tourists
- Civic uses
 - Community Center
 - Education Facilities
 - Community College
- What is economically feasible?

What types of residential development would the community want/accept?

- Depends on availability of water
- Single family homes
- No condos or apartments - too urban
- Lower income/affordable/lower square footage - not sure
- Senior facilities

Transit

- Connect to El Rancho vs. Idaho Springs (want both)
- Bike path
- Shuttle to train/RTD

Local Access:

- Finish off interchange
- Frontage road (alternative based on fiscal constraints)
- Ideal option - interchange at exit 247
- Emergency concerns