TOWN OF ELIZABETH
Planning Commission Regular Meeting
Tuesday, March 21, 2023 at 6:30 PM
Town Hall, 151 S. Banner Street

CALL TO ORDER

ROLL CALL

AGENDA CHANGES

UNSCHEDULED PUBLIC COMMENT

CONSENT AGENDA

1. Minutes of the Special Meeting of March 7, 2023

NEW BUSINESS

2. Discussion regarding Elizabeth Municipal Code Updates
3. Discussion regarding Staff Reports
4. Discussion regarding American Planning Association - Planning Commissioner Training Series - Comprehensive Plans

STAFF REPORT

5. Staff Report

COMMISSIONER REPORTS

ADJOURNMENT

PLANNING COMMISSION – RECORD OF PROCEEDINGS
MARCH 7, 2023

CALL TO ORDER
The Special Meeting of the Elizabeth Planning Commission was called to order on Tuesday, March 7, 2023, at 8:34 PM by Chair Jenny Case.

ROLL CALL
Present were Chair Jenny Case, Vice Chair Amy Schmidt, and Commissioners Julie Uhernik, Greg Lindbloom, George Fick, Rob Porter, and Ed Beard. There was a quorum to conduct business.

Also present were Town Administrator Patrick Davidson, Community Development Director Zach Higgins, Deputy Town Clerk Harmony Malakowski, Public Works Director Michael DeVol, Assistant Public Works Director James McErnie, and Community Development Administrative Assistant Dianna Hiatt.

AGENDA CHANGES
No agenda changes from staff.

No agenda changes by the Commissioners.

UNSCHEDULED PUBLIC COMMENT
No Unscheduled Public Comment.

CONSENT AGENDA

1. Minutes of the Regular Meeting of February 21, 2023

Motion by Commissioner Fick, seconded by Vice Chair Schmidt, to approve the Consent Agenda as presented.
The vote of those Commissioners present was unanimously in favor. Motion carried.

Chair Case closed the special meeting and opened the public hearing at 8:36 p.m.

PUBLIC HEARING

2. 701 S Elizabeth St – Pine Ridge Crossing Site Plan Amendment

Staff and the applicant provided an update and presentation to the Commissioners.

Public comments were made by the following individuals:
Rachel White – Town of Elizabeth resident
Roger Goodhue – Town of Elizabeth resident
Patsy Moore Weskamp – Unincorporated Elbert County resident
Paul Schwarzkopf – Town of Elizabeth resident

Chair case closed the Public Hearing and reopened the Special Meeting at 9:25 p.m.

NEW BUSINESS

3. Discussion and possible action on recommendation for approval regarding 701 S Elizabeth Street Pine Ridge Crossing Site Plan Amendment

Motion by Vice Chair Schmidt, seconded by Commissioner Fick, to recommend approval of the 701 S Elizabeth Street Pine Ridge Crossing Site Plan Amendment to the Board of Trustees.
The vote of those Commissioners present was unanimously in favor. Motion carried.

STAFF REPORT

- Mr. Higgins provided reminders and dates regarding upcoming training opportunities.
- Mr. Higgins provided an update to the Commissioners regarding the findings of Stolfus' Old Town Traffic Study.
- The Resolution for updating the Main Street Cross Sections has been tabled to get more information and to finalize plans.
- The Municipal Code updates that the Planning Commissioners worked through with the Board of Trustees went well and everyone is looking forward to finishing the discussions.
- Mr. Higgins provided a reminder to the Commissioners regarding guidelines for conveying information between Boards.
- A new Planner/Project Manager has been hired and will start next week.

COMMISSIONER REPORTS

- Commissioner Lindbloom and Vice Chair Schmidt felt the joint workshop with the Board of Trustees was productive and look forward to working with them again.

ADJOURNMENT

Motion by Vice Chair Schmidt, seconded by Commissioner Lindbloom, to adjourn the meeting at 9:46 p.m.
The vote of those Commissioners present was unanimously in favor. Motion carried.

_____	_____
Chair Jenny Case	Deputy Town Clerk Harmony Malakowski

TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Zach Higgins, Community Development Director

DATE: March 21, 2023

SUBJECT: Discussion Regarding Elizabeth Municipal Code

SUMMARY

Staff has received some recommendations from consultants, advisory boards, and through internal reviews identified a number of code sections which staff recommends additional review. These code sections include language which may be confusing or ambiguous, are outdated, contain cumbersome processes, etc.

Staff needs to verify the Planning Commission's recommendation regarding Use by Special Review yearly review.

STAFF RECOMMENDATION

Please provide feedback/comments regarding what is presented and direction on if a specific code section update should be explored further.

ATTACHMENT(S)

Code language spreadsheet

EMC 16-9 Use by Special Review

Elizabeth Municipal Code Review			
		Code Location	**Code Language**
1	Firework Restrictions	Sec. 10-5-210. - Open fire and open burning restrictions.	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH10GEOF_ARTVPUPEORDE_S10-5-210OPFIOPBURE
2	Physical Copy Requirements (Site Plan)	Sec. 16-2-30. - Application submittal requirements.	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIISIPLSTPR_S16-2-30APSURE
3	ADU - Residential Zoning	Table 16-1 and Table 16-3	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIZO_S16-1-120MOHOSUDI
4	ADU - Yearly review	Sec. 16-9-20. - Criteria for approval.	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIXUSPESPRE_S16-9-20CRAP
5	Parking Space Requirements	Sec. 16-6-10. - Parking space requirements.	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTVIPASPRE_S16-6-10PASPRE
6	Beverage Processing	Table 16-5 Food and Beverage Processing	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIZO_S16-1-150RECORCDI
7	Lot Line Adjustments	Sec. 16-3-80. - Replat, vacation, or plat amendment.	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIIISUPRRE_S16-3-80REVAPLAM
8	CMU - Residential	Table 16-5	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIZO_S16-1-160COMIUSCMDI
9	Public Institution - Private School	Table 16-5	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIZO_S16-1-140PUSEBLINDI
10	Downtown District - schools	Table 16-5	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIZO_S16-1-180DODTDI
11	Define Education Institutions	Sec. 16-1-20. - Definitions.	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIZO_S16-1-20DE
12	Use by Special Review - Every year review	Sec. 16-9-30. - Limitations.	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIXUSPESPRE_S16-9-30LI
13	Setback tables - Front vs Street Side Setbacks	Table 16-2, Table 16-4, Table 16-6	
14	Site Plan requirements	Sec. 16-2-30. - Application submittal requirements.	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIISIPLSTPR_S16-2-30APSURE
15	Site Plan requirements	Sec. 16-2-30. - Application submittal requirements.	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIISIPLSTPR_S16-2-30APSURE
16	Downtown District Lot Coverage	Table 16-6	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIZO_S16-1-180DODTDI
17	Downtown District Height Requirements	Table 16-6	https://library.municode.com/co/elizabeth/codes/municipal_code?nodeId=CH16LAUSDE_ARTIZO_S16-1-180DODTDI
18	Commercial Storage Containers	Table 16-7	Temporary Residential or Commercial Storage Containers
19	Short Term Rentals	N/A	N/A

		Code Comments
1	Firework Restrictions	Further regulations required?
2	Physical Copy Requirements (Site Plan)	Digital submittal now preferred and has been utilized for quite some time.
3	ADU - Residential Zoning	Allow ADU's in all Residential/Dwelling zone types including MH
4	ADU - Yearly review	Reduce ADU review to only original review not yearly
5	Parking Space Requirements	Better define attached residential/dwelling unit parking requirements (possibly more categories)
6	Beverage Processing	Possibly allow small scale beverage, beer, wine, and spirit processing in RC and DT (eliminate spot zoning where possible)
7	Lot Line Adjustments	Possibly make administrative review and approval (possible percentage increase/decrease limitation)
8	CMU - Residential	Residential/Dwelling uses allowed?
9	Public Institution - Private School	Allow private schools in P.I.
10	Downtown District - schools	Allow private schools in D.T.
11	Define Education Institutions	Public, Private, Vocational, Recreational, etc
12	Use by Special Review - Every year review	Possible reduction in Use by Special review reviews to once versus every year
13	Setback tables - Front vs Street Side Setbacks	Provide better definitions for Front vs Street Side Setbacks
14	Site Plan requirements	Add signature block requirements and scan final document for record keeping
15	Site Plan requirements	Details regarding Civil engineering details (CORE Engineering comments provided)
16	Downtown District Lot Coverage	Possible addition of coverage for commercial development
17	Downtown District Height Requirements	Allow for three stories?
18	Commercial Storage Containers	Currently allowed with permit for 60 days.
19	Short Term Rentals	Currently not regulated

Sec. 16-9-10. - Intent.

The uses within the zoning districts established by this Code or by a development guide as uses by special review may be permitted in the designated districts upon approval by the Board of Trustees following a public notice and hearing as described in this Article and subject to such conditions and safeguards as may be imposed by the Board of Trustees.

(Prior code 14-5.1)

Sec. 16-9-20. - Criteria for approval.

(a) The Board of Trustees may approve a use by special review subject to reasonable conditions which include, but are not limited to, the requirements that the proposed use:

(1) Will be in harmony and compatible with the character of the surrounding areas and neighborhood;

(2) Will not result in an over-intensive use of land;

(3) Will not have a material adverse effect on community capital improvement programs;

(4) Will not require a level of community facilities and services greater than is available;

(5) Will not result in undue traffic congestion or traffic hazards;

(6) Will not cause significant air, water or noise pollution;

(7) Will be adequately landscaped, buffered and screened;

(8) Will not otherwise be detrimental to the health, safety or welfare of present or future inhabitants of the Town.

(b) In addition to the above requirements, an Accessory Dwelling Unit (ADU) that is subject to the use by special review requirements shall comply with the following standards:

(1) An ADU shall be limited to one (1) accessory dwelling unit (unit) per lot.

(2) The design and location of the unit shall be clearly subordinate to the principal structure.

(3) The unit can only be located on a lot or parcel of five thousand (5,000) square feet or more.

(4) The unit shall not be included in the zoning or land use density calculation.

(5) The detached unit must meet all requirements of Chapter 18 of this Code.

(6) One (1) off-street parking space per unit is recommended in addition to the spaces otherwise required; however, parking shall be addressed on a case-by-case basis.

(7) The accessory dwelling unit shall be served by the same water tap and sewer tap as the main structure, and the taps shall be sized according to the total demand for both structures.

(8) In a residential zoning district, the detached unit shall not be less than three hundred (300) square feet and not more than the lesser of seven hundred (700) square feet or fifty percent (50%) of the floor area of the primary residence.

(9) In a business zoning district, the accessory dwelling shall not be more than fifty percent (50%) of the total square footage of the building.

(10) The unit shall be integrated into the site by appropriate site grading, earthwork and landscaping and be harmonious with the character of the building.

(11)

The outside appearance of the principal structure shall not be changed from that its primary use.

(12) Private entrances to attached accessory dwellings shall be located on the side or rear of the residence.

(13) Accessory dwelling units that are freestanding shall in no case be located in front of the principal structure. The accessory unit shall be located on the rear half of the parcel or in or above the garage.

(14) Accessory structure setbacks can be used for detached accessory dwelling units if single story. Multiple story structures used as accessory dwelling units must meet principal structure setbacks.

(15) The design and construction material used in an accessory dwelling unit shall be architecturally compatible to the principal structure.

(16) If attached to the main dwelling, it may have a separate entry and kitchen facility. If a separate entry is proposed, the design of the structure shall accommodate a fire wall between the main home and accessory dwelling unit.

(17) Separate addressing of the accessory structure and any related utility taps is not permitted.

(18) ADUs may be approved for a period not to exceed two (2) years. The applicant or owner must reapply biennially for review no later than thirty (30) days past the original approval date.

(c) In addition to the requirements in Subsection (a) above, generally, all commercial animal establishments shall meet the following conditions:

(1) Animal housing facilities shall be provided for the animals and shall be structurally sound, constructed of nontoxic materials, maintained in good repair and designed so as to protect the animals from injury. Each animal shall be provided with adequate floor space to allow it,

according to species and breed, to breathe and turn about freely and to easily ea eliminate wastes, stand, sit and lie in a comfortable normal position and sanitary environment.

(2) Electrical power shall be supplied in conformance with applicable electrical codes adequate to supply heating, ventilation and lighting.

(3) Water shall be supplied at sufficient pressure and quantity to clean housing facilities and enclosures of debris and excreta.

(4) Adequate food and bedding shall be provided and stored in facilities which provide protection against rot, mildew and infestation or contamination by insects or rodents. Refrigeration shall be provided for the protection of perishable foods.

(5) Provision shall be made for the removal and disposal of animal and food wastes, bedding, dead animals and debris. Disposal facilities shall be so provided and operated as to minimize vermin infestation, odors and disease.

(6) Washroom facilities, including sinks with hot and cold water and toilets, shall be conveniently available to maintain cleanliness among animal caretakers and for the purpose of washing utensils and equipment.

(7) Each animal shall be observed daily. Reasonable efforts shall be made to separate sick, diseased or injured animals from those appearing healthy and normal. Sick, diseased or injured animals shall be removed from display and sale and kept in isolation quarters. Ventilation of quarters for sick or diseased animals shall be arranged to avoid contamination of healthy animals.

(8) During the hours any facility is open, there shall be an employee or keeper on duty at all times, whose responsibility shall be the care and supervision of the animals in that facility, whether held for sale or display.

(9)

An employee, keeper or owner shall make provision to feed, water and provide ot necessary care for animals on days the store or establishment is closed.

(10) No person shall knowingly misrepresent an animal to a consumer in any way. No person shall knowingly sell a sick or injured animal. Adequate care and feeding instructions shall be given, in writing, to each animal purchaser.

(11) Animals which are caged, closely confined or restrained shall be permitted to exercise daily for an appropriate length of time as determined by their size, age and species, in an area suitable for that purpose.

(12) Facilities shall be clean and sanitary at all times.

(13) A commercial kennel shall also comply with the following standards:

a. Purpose statement. A statement regarding the specific purpose or purposes of the proposed kennel facility, including the specific category or categories of animal facility designated by the rules and regulations of the Colorado Pet Animal Care Facilities Act (Section 35-80-101—35-80-117, et seq., C.R.S.), the Colorado Division of Wildlife and/or the U.S. Department of Agriculture.

b. Type and number of animals. A statement regarding the type and number of animals for which the kennel permit is requested. The number of dogs allowed in a kennel will be determined on a case-by-case basis, based on location, size of property and number of dogs.

c. Animal management plan. Kennels will not be allowed to become unsightly or a public nuisance or create health or environmental hazards for surrounding properties. The animal management plan shall clearly state how the applicant will address the following:

1. Animal waste and wastewater disposal.

2. Potential for groundwater contamination.
3. Flies and insects.
4. Emergency evacuation of animals.
5. Isolation of sick, injured or aggressive animals or females in season (estrus).
6. Noise mitigation.
7. Odor mitigation.
8. Escape prevention.
9. On-site supervision.
10. Veterinary services.
11 Record-keeping, including but not limited to immunizations, births, sterilizations, etc.

(d) In addition to the requirements in Subsection (a) above, to allow livestock on less than two (2) acres; or more than one (1) horse or two (2) miniature horses on less than two (2) acres but more than twenty thousand (20,000) square feet; or one (1) horse or two (2) miniature horses on less than twenty thousand (20,000) square feet, the following standards shall apply:

(1) One-half (½) acre is required per each additional animal on properties more than twenty thousand (20,000) square feet.

(2) Plot plan of the property showing location of corral and shelter with appropriate setbacks.

(3) Feeding of the animals is required with only limited periodic grazing, vegetation permitting; overgrazing is prohibited.

(4) Regular removal or spreading of manure is required to prevent the property from becoming a nuisance.

(Ord. 09-09 §8; Ord. 10-07 §14)

Sec. 16-9-30. - Limitations.

Uses by special review shall be permitted for a duration of time specified by the Board of Trustees, or until the land use changes, or is terminated, whichever occurs first. Each use is subject to yearly review by the Town, or as often as the Board of Trustees deems appropriate to ensure compliance with the criteria stated in Section 16-9-20, and any other conditions of approval.

(Prior code 14-5.3)

Sec. 16-9-40. - Procedure.

(a) The applicant should meet with the staff of the Town informally to discuss the request to be submitted and determine the requirements for such application, dependent upon the size and nature of the proposal.

(b) Once the applicant determines to proceed, the following information shall be submitted to the Town:

(1) A completed application for a use by special review;

(2) Ten (10) copies of the site plan (folded to 9" by 12");

(3) A narrative outlining the proposal;

(4) A copy of the recorded warranty deed and title commitment current within thirty (30) days;

(5) An alphabetical list of all property owners adjacent to the affected property;

(6) Any other information that the staff of the Town may require;

(7) The appropriate fee; and

(8) Proof of ownership.

(c) The staff of the Town shall review the proposal within twenty (20) days and determine the completeness of the application.

(d) The request shall be sent to the referral agencies for review and comment. Agencies shall have twenty-five (25) days to respond.

(e) Public hearings shall then be scheduled and noticed before the Planning Commission and the Board of Trustees in accordance with the notice procedures set forth in this Code for zoning applications.

(Prior code 14-5.4)

TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Zach Higgins, AICP – Community Development Director

DATE: March 21, 2023

SUBJECT: Discussion Regarding Development Staff Reports

SUMMARY

Staff provides "Staff Reports" to the Planning Commission and Board of Trustees to be utilized in the review of Land Use applications. These reports include what is being requested by the applicant, background, an analysis of the proposed in relation the Elizabeth Municipal Code and Comprehensive Plan, any budget impacts, and recommended action(s). Attached to the Staff Report will be all pertinent documentation.

The recent Walnut Grove Sketch Plan and Pine Ridge Crossing Site Plan Amendment have been attached for your review of the report content and layout. Consider all the information provided in the Staff Report. Would any additional information help your decision-making process? Is the formatting presented in a way that is easy to understand?

STAFF RECOMMENDATION

Please provide feedback/comments regarding the APA Staff Report Training and the current Town of Elizabeth Development Staff Report format.

ATTACHMENT(S)

Walnut Grove Sketch Plan – Staff Report

Pine Ridge Crossing Site Plan Amendment – Staff Report

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STAFF REPORT

Sketch Plan Application
Lot Reconfiguration of Walnut Grove

Applicant: Unibuilders / Applicant Representative: Otto Burden, PE
Location: SE corner of E Walnut St and S Elbert St, Elizabeth CO
Zone District: Planned Unit Development (PUD)

Exhibits:
Exhibit A: Sketch Plan Submittal
Exhibit B: Referral Agency Comment Letter(s) (incl. applicant response for second submittal)
Exhibit C: Preliminary Plan including proposed configuration and previously approved plat related to approved PUD and site plan

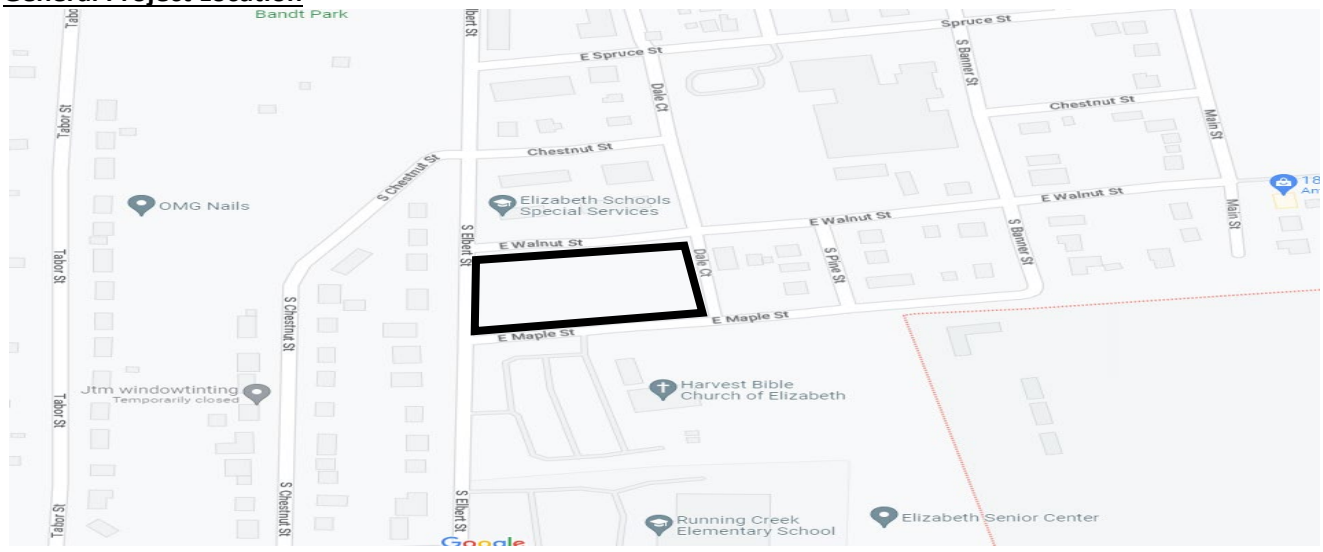
Applicant Request

The Applicant, Unibuilders, represented by Otto Burden, PE, request the Planning Commission provide a positive recommendation to the Board of Trustees to approve a Sketch Plan Application for a new residential development at the NE corner of S Elbert St and E Maple St in the Town of Elizabeth, CO.

As stated in Section 16-3-40(a) of the Elizabeth Municipal Code (EMC), the intent of the sketch plan is to examine the general feasibility of a conceptual layout of the subdivision.

In accordance with Section 16-3-40(b.7), the Planning Commission shall make a recommendation to the Board of Trustees to approve, approve with conditions, continue for additional information, or deny the sketch plan.

General Project Location



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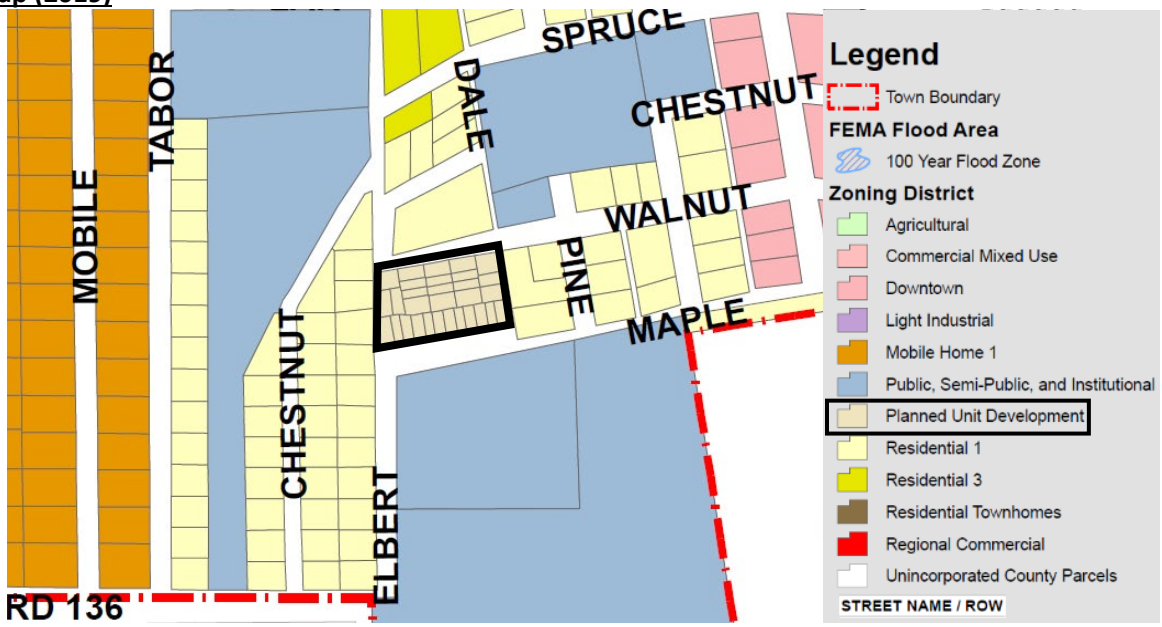
Proposal:
The applicant is proposing to reconfigure the previously approved Walnut Grove Townhomes Planned Development Final Plat (See Exhibit A & Exhibit C).

Background:
The subject site is a currently vacant, 1.568 acre parcel, that was previously occupied by 24 mobiles homes. In 2012, The Town approved ordinance 07-12 that rezoned the property from Mobile Home Park-2 (MH-2) to Planned Unit Development (PUD) that allowed for 28 townhomes. The ensuing resolution, 07R19, provided approval for the site plan, preliminary plat, and final plat. Through ordinance 07-15, Park Street right-of-way was vacated within the site. The PUD was subsequently amended by ordinance 18-03 to increase the density and allow for the development of up to 44 apartments and townhomes.

As mentioned, the applicant is proposing to reconfigure the final plat and develop the parcel in two phases. Phase one will include a one, 28-unit, three-story above grade and one-story below grade multi-family apartment, as well as one, one-story community building. Phase two of the development will include 14, one-story, townhomes. The current proposal proceeds a required preliminary plat and final plat process where the Commission and Board will examine additional details. As the proposal for this sketch plan differs from the existing, approved land use documents, the applicant understands that future information and additional details will be required of the preliminary and final plat process.

Approval Criteria:
The Land Use and Development code, Article III and Sec. 16-3-40, do not stipulate criteria for approval of a sketch plan application; therefore, staff has established a set of criteria for the Planning Commission to consider in order to offer a recommendation to the Board of Trustees. This includes review against all applicable standards as found in the EMC and the Elizabeth Comprehensive Plan.

Zoning Map (2019)



Surrounding Land Uses:

North: Elizabeth School District (Residential 1)
South: Harvest Bible Church of Elizabeth (Public, Semi-Public, and Institutional)
East: Single-family dwellings (Residential 1)
West: Single-family dwellings (Residential 1)

Current Vacant Site – Aerial View



Current Vacant Site – NE corner of S Elbert St and E Maple St



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Current Vacant Site – On street view from E Maple St looking north



Current Vacant Site – NW corner of Dale Ct and E Maple St



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Current Vacant Site – SW corner of S Elbert St and E Walnut St



Current Vacant Site – On street view from S Elbert St looking east



Current Vacant Site – SE corner of Dale Ct and E Walnut St



Current Vacant Site – On street view from E Walnut St looking south



Case Analysis:

Staff finds that the proposed building and site development plan displays general conformance with the applicable provisions of the EMC, the Elizabeth Comprehensive Plan, and the Town of Elizabeth Design Guidelines. Town staff has provided suggested findings and a recommendation at the end of this report.

Elizabeth Municipal Code (EMC):
The applicant is proposing to reconfigure the lot for the previously approved planned development. As such, the following topics outline the specific analysis applied to the proposal in the context of Staff's proposed sketch plan requirements.

- **Submittal Requirements (see Exhibit A)**
  - Completed land use application: This submittal requirement has been met.
  - Application fee: This submittal requirement has been met.
  - A copy of the recorded warranty deed and title commitment or updated title commitment current within thirty (30) days: The Town has received an updated title commitment.
  - A notarized letter of authorization from the landowner permitting a representative to process the application: This submittal requirement has been met.
  - Plan exhibit: This submittal requirement has been met.
  - Development reports: This submittal requirement has been met as the Town has received a preliminary drainage and geotechnical report.
- **Subdivision Design Standards**
  - The proposed lot reconfiguration has been reviewed against the subdivision design standards of code Sec. 16-3-110 and has been determined to be in general compliance.
- **Drainage**
  - Staff is completing a second review of the proposed drainage plan to ensure compliance with the Town standards. As of the publication of this staff report, final review of the applicant's response is not complete by the Civil consultants.
- **Floodplain**
  - The floodplain does not impact the site.
- **Traffic and Access**
  - As the proposal will maintain the same number of approved dwelling units it is anticipated that traffic on the site will remain the same. Access has been modified due to the reconfiguration of the site. The Town's traffic consultant had no comments regarding the sketch plan application.
- **Right-of-Way (ROW)**

- No new ROW is proposed with the development. All streets internal to the development are anticipated to remain private with no dedication to the Town.

- **Landscaping**
  - The proposed landscape for the overall site meets the minimum requirement of 15% of the total site area as stated in code Sec. 16-2-50 (b.1). The applicant is proposing 22% landscaped area that includes a private playground located at the southwest corner of the site (see **Exhibit A)**. The proposed sketch plan and lot reconfiguration does not appear to conflict with the previously approved landscape plans.

Elizabeth Comprehensive Plan (2019):
Staff has found that the proposed use does not conform to the Town's currently adopted 2019 Comprehensive Plan. The future land use map depicts the site as low density residential, which proposes a density of two to four dwellings per acre (on a gross basis). However, through the rezoning of the parcel via zoning ordinance 07-12 to Planned Unit Development (PUD), an increase in the density was allowed. While the proposed density differs from the current Comprehensive Plan, the increased density aids the Town in meeting the goal of increasing housing options and density as outline below:

- **Future Land Use and Development - GOAL 1, POLICY 1.4:** *Encourage the diversification of Elizabeth's housing options to meet the full life cycle of the community's housing needs. This would enable residents to remain in the community as their housing needs change and would accommodate a more diverse range of residents from a wider range of ages to live in Elizabeth.*
  - By reconfiguring the lot, the applicant is proposing to diversify the provided housing types to meet the full life cycle of the community's housing needs and thereby better serve the Town.
- **Future Land Use and Development GOAL 3:** *Future development in Elizabeth incorporates appropriate levels of density and design to support increased housing options, the viability of neighborhood commercial, and overall long-term neighborhood sustainability.*
  - The reconfiguration of the approved final plat does not propose to further increase the density allowed by the Walnut Grove Townhomes PUD. As such, the proposal will lead to the development of the vacant site into multi-family apartments and townhomes that expands upon the available housing options for the Town.

Referrals

The following agencies provided comment during the referral period **(see Exhibit B).**

Referral Agency / Consultant	Discipline
SAFEbuilt	Community Development
CORE Engineering	Town Engineer
CORE Electric / IREA	Utility Service Provider

JVA	Public Works - Water & Sewer
Elizabeth Public Works	Public Works
Stolfus & Associates	Transportation
Elizabeth Fire Protection District	Fire
Elbert County Community Development	Community Development
Black Hills Energy	Utility Company
Elbert County Public Health	Environmental Review
Elbert County Assessor's Office	GIS

Outstanding Referral Comments:
A second submittal, with a response to comments, was received by staff (2/10/23) that will require an additional review by the above referral agencies. As of publication of this staff report the following outstanding comments remain for the applicant:

- **CORE Electric Cooperative / IREA:**
    - "CORE Electric Cooperative does not approve the Walnut Grove Sketch Plan, as the proposed development does not address existing electric facilities and the easement requirements to serve the development."
        - *Town staff note – as mentioned above, a preliminary plat and final plat process is required and subsequent to the sketch plan process. Traditionally, easement vacations and official dedication of any required easements occurs at those later stages and are reflected on the final, approved plat – as recorded with the County Clerk.*
- **CORE Engineering:**
    - The Applicant submitted a "Final" Drainage Report which includes far more detailed technical information than what is provided with a Sketch Plan. The Report must be identified as a "Preliminary" Report.
    - It is unclear from the Sketch Plan if the Applicant is intending to utilize Dale Ct in any way. This should be made clear at this Sketch Plan phase.

      Applicant's response – "Dale Ct will not be vacated. Some of the TH sidewalks are within the ROW. ROW will be used for pedestrians only and maintained by the development."

Findings and Staff Recommendation:

A favorable recommendation is provided for the sketch plan application upon review by the development review team and staff in accordance with Section 16-3-40 of the EMC. Staff provides the recommendation in the context of the following findings.

Findings:

1. The sketch plan application is a simple reconfiguration of the lots for a previously approved planned development **(see "background" section).** No proposed changes to land use accompany the application and the reconfiguration of lots does not create any additional impacts that were not considered during the previous approval process.
2. The proposal has been found to substantially comply with the standards for development as found in the Chapter 16 of the Elizabeth Municipal Code.
    a. The proposal maintains the nature of the development previously approved by the PUD ordinance and site plan approval process.
    b. The applicant has provided landscaping covering > 15% of the site.
    c. Required easement dedications or vacations are noted and can be addressed prior to subsequent platting processes required by the Town and prior to any issuance of permits for construction.
    d. An updated drainage memo has been provided, reviewed, and is under current review with the Town's engineering consultant.
    e. No floodplain issues are present.
    f. There is no evidence of increased traffic to the area that wasn't previously reviewed and approved.
3. The proposal has been found to comply with various housing elements of the Town's current Comprehensive Plan.
4. The proposal has been found to substantially comply with the Town of Elizabeth Design Standards for subdivisions as outlined in Sec. 16-3-110.
5. The development will be served by adequate water supply and waste disposal systems as determined through the previous approval process of the PUD and Site Plan.

Staff Recommendation:
Based on the analysis above, staff believes that the application meets the criteria for a recommendation of approval to the Board of Trustees as set forth in Chapter 16-3-40 (b)(9) of the Elizabeth Municipal Code.

TOWN OF ELIZABETH

STAFF REPORT
Site Plan Amendment Application / Pine Ridge Crossing

Applicant: Pine Ridge Apartments, LLC. / Applicant Representative: Tahoe Consulting, LLC.
Location: 701 S. Elizabeth Street, Elizabeth CO
Zoning: Commercial Mixed- Use (CMU)
Date: Updated for 3/7/23 Hearing

Exhibits:
Exhibit A: Applicant's submittal documents and proposed plans
Exhibit B: Referral agency compiled comment letters, redlines, and applicant's response

APPLICANT REQUEST

The Applicants, Pine Ridge Apartments, LLC, request the Planning Commission provide a recommendation of approval to the Board of Trustees for a proposed Site Plan Amendment Application at the Pine Ridge Crossing development, located at the corner of E. Kiowa Ave, and County Road 13 in the Town of Elizabeth, CO. (Exhibit A).

In accordance with Section 16-2-20 (a) of the Elizabeth Municipal Code (EMC) – Site Plan Standards and Procedures – an approved Site Plan may be revised or amended and per Sec. 16-2-20 (k), this application may be process as a minor revision or formal amendment. Due to the nature of the request, staff has processed the site plan amendment as a formal amendment that will require a full submittal to all applicable referral agencies as well as Planning Commission and Board of Trustees review and approval processes. In accordance with Section 16-2-40(g) the Planning Commission shall consider a site plan application and make a recommendation to the Board of Trustees to approve, approve with conditions, continue to obtain additional information, or deny.

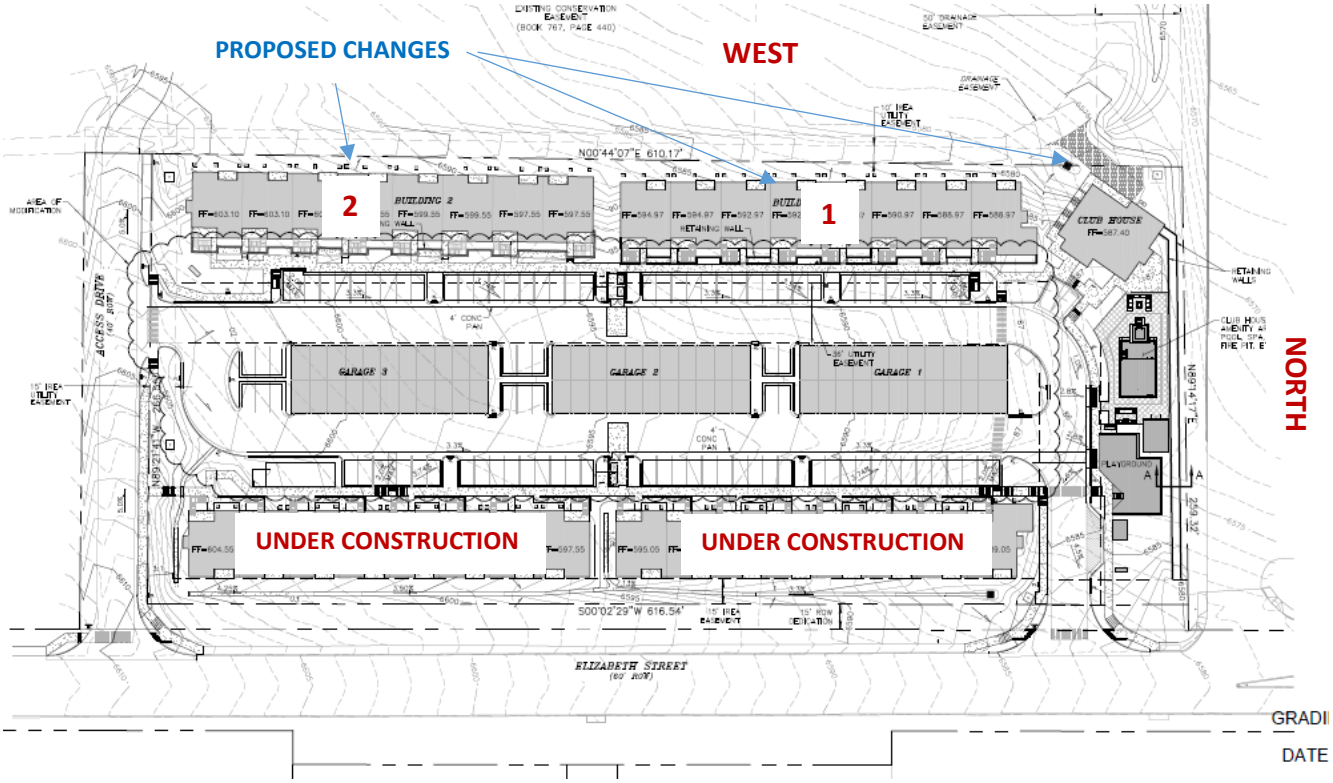
General Project Location



TOWN OF ELIZABETH

BOARD OF TRUSTEES

Proposal/Background:
The applicant is proposing to amend the previously approved Pine Ridge Crossing site plan to increase the density of allowed dwelling units, without reconfiguring the buildings, infrastructure or increasing the building height.



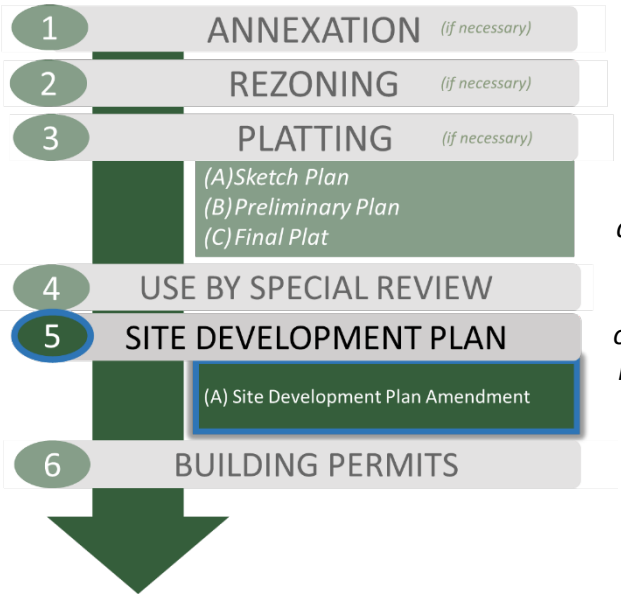
The original project was approved through the Town's *Use by Special Review and Site Plan processes in 2019. The subject site is 4.19 acres and is currently being developed to support four (4) two-story apartment buildings, parking (both surface and garage), pool, clubhouse/management office and playground. The four apartment buildings included (16) two- bedroom apartments each, totaling (64) proposed units. The approved proposal provided 150 parking spaces, of which 60 are parking spaces provided in garages.

The proposal for a Site Plan Amendment includes the addition of 16-units to the overall development with eight additional units proposed in each of buildings one (1) & two (2). The additional units are proposed as "garden-level", lower floor additions to each building bringing the total unit count to 80 units. Parking would be increased to 160 spaces to meet the Town's current parking standards, with six parking spaces dedicated to ADA. The site is in proximity to but removed from the 100-year floodplain.

Additionally, changes to the clubhouse elevations and an expansion of the overall gross floor area of the clubhouse were noted as part of the review process. These changes were not outlined in the original narrative submitted with the proposal. The expansion of the gross floor area is proposed in the form of basement storage area for maintenance equipment. This expansion seemingly has little to no impact on the bulk standards or design of the clubhouse.

TOWN OF ELIZABETH

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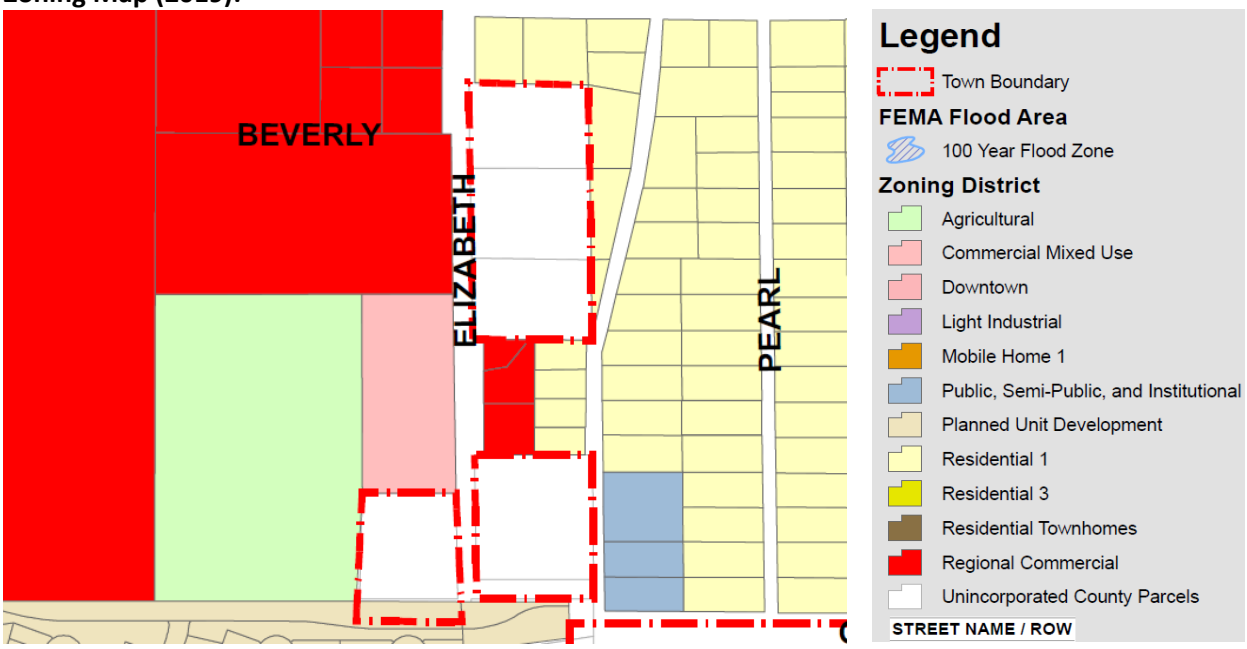


**Staff note - As noted, the original project was entitled under a Site Plan process and a Use by Special Review process that includes various criteria for approval. The Use by Special Review process is a requirement for all residential development that is proposed in a Commercial Mixed-Use zone district. Based on the analysis of the proposed changes to the project, the absence of code language considering amendments to Uses by Special Review, and the accompanying impacts of higher densities (traffic, noise, etc..), staff has elected to have the Planning Commission and Board of Trustees hear this proposal as a Site Plan Amendment.*

Approval Criteria:

Section 16-2-40 of the EMC includes criteria for the Planning Commission to consider in order to offer a favorable recommendation for approval to the Board of Trustees. This includes review against all applicable standards as found in the EMC, the Elizabeth Comprehensive Plan, and the Town of Elizabeth Design Guidelines.

Zoning Map (2019):



TOWN OF ELIZABETH

BOARD OF TRUSTEES

Surrounding Land Uses:

North: Big R Store (Regional Commercial)
South: Single-family dwelling units (Unincorporated County Parcels - Residential)
East: Vacant (Regional Commercial)
West: Single-family dwelling units (Agricultural)

Current Site – Aerial View



Current Site – (Under Development)



TOWN OF ELIZABETH

BOARD OF TRUSTEES

Current Site – (Under Development)



Site – Vacant (prior to start of construction)



CASE ANALYSIS

Elizabeth Municipal Code (EMC):

The proposal is to amend the previously approved Pine Ridge Crossing site plan located within the Commercial Mixed-use (CMU) district. Approval for residential uses in the CMU district was granted via the Use by Special Review process as required per code. As such, the following topics outline the specific analysis applied to the proposal:

- **Density**
    - The Town's comprehensive plan anticipates "Mixed-Use" development in this location with a general range of residential densities from 8-24 dwelling units per acre. The increase to 80 units would seemingly provide an overall density of approximately 19.1 units/acre, an increase of 3.82 units/acre from the previous density or 25%. The proposed density increase is well within the range of anticipated density for the mixed-use designation of the Comprehensive Plan and as noted on the future land use map.
    - ~~The current zoning code establishes a "minimum lot/space size (square feet)" of "2,500 sq. ft." This is assumed to be a minimum land to unit, area ratio that helps prescribe density for a particular parcel within the CMU zoning district. Although not expressly denoted in the code, this type of regulation is traditionally used to regulate density. Per application of these zoning parameters, the additional units would require an approximate 1-acre larger parcel size to adhere to the standards. Overall, using these parameters, the 80 total units would require a development property of approximately 4.6 acres.~~
        - **<u>Update to staff report 3/2/23</u> – Staff researched the history of the changes to the Land Development Code, via ordinance, and the application of the "minimum lot/space size (square feet)" requirement as amended in 2017. Based on the staff report that accompanies the ordinance, it appears that the language was not intended to require a minimum of 2,500 sq. ft. per unit as implied above. Staff rescinds the original discussion of the requirement and believes that the outlined comprehensive plan densities are the appropriate policy to apply to this review.**
- **Bulk Standards:**
    - Per code Sec. 16-1-20, building height "means the vertical distance from the average finished grade to the highest point of the roof surface. A weighted average on the perimeter of the building may be utilized." The amended site plan proposes to provide for additional units located below (sub-surface) the surrounding grade for building one and two only and includes space for accessing and traversing the area at the base of the building. Essentially, no additional height will be added from that approved with the original site plan.

- **Lighting:**
    - The light levels measured at the SW corner of the site do not demonstrate compliance with code Sec. 16-8-20 (b)(6); therefore, an updated lighting plan that shows compliance with this standard has been requested from the applicant.
        - **Update to staff report 3/2/23 – The applicant has updated the lighting plan to depict compliance with the code.**
- **Drainage:**
    - A drainage memo was provided by the applicant and reviewed by staff consultants. Staff has requested additional grading detail regarding the new entry area retaining walls which have been trigged by the garden level units, and an addendum to the drainage report that discusses the increase in impervious area and changes needed to the storm drainage facilities including the pond and its outlet control box.
        - **Update to staff report 3/2/23 – The applicant has updated the drainage plan to depict compliance with Town standards. The civil construction referral consultant is satisfied with the proposed changes to the drainage plan.**
- **Floodplain**
    - The floodplain does not impact the site.
- **Parking:**
    - The applicant has demonstrated compliance with code Sec 16-6-10 (b.1) that requires two (2) off-street parking spaces be provided for each new dwelling unit (d.u.). The amended parking configuration proposes 160 parking spaces (80 d.u. x 2 parking spaces). From the total provided parking spaces, six are allocated as ADA parking spaces, which shows compliance with code Sec. 16-6-10 (f.1).
- **Traffic and Access**
    - No changes to the existing structures are proposed that would change the traffic patterns and access to the site will remain the same. The Town's Traffic consultant provided no comments regarding the proposal.
- **Right-of-Way (ROW)**
    - No new ROW is proposed with the amended site plan.
- **Landscaping**
    - Per code Sec. 16-2-50 (2.b and 2.c), at least seventy-five percent (75%) of the area required to be landscaped shall have a ground cover of living plant materials, including but not limited to grass and other recognized ground-covering plant materials. The remaining twenty-five percent (25%) of the area required to be landscaped may be covered with bark, wood chips, wood shavings, rock, stones or other materials approved during the site plan processes. As denoted for change, the overall required landscape area appears to be comprised of 31% non-living material and 69% living

material. An updated landscape plan that shows compliance with this standard has been requested from the applicant.

- Per code Sec. 16-2-50 (2.f), all development projects requiring off-street parking spaces for fifty (50) or more cars shall allocate a minimum area equal to ten percent (10%) of the total area covered by the parking lot for landscaped islands. The area covered by the parking lot shall include parking stalls and vehicular circulation aisles, but exclude driveways, access drives, loading areas and similar access features. As proposed, the landscape islands comprise approximately 9% (2,537 sf /27,388 sf) of the parking lot square footage. An updated landscape plan that shows compliance with this standard has been requested from the applicant.
    - **Update to staff report 3/2/23 – The applicant addressed the landscaping comments provided above with their updated submittal being brought forward for approval consideration. Their non-living landscape percentage stands at 31% which is a reduction (improvement) from the original approved site plan that allowed 33% non-living material. Staff believes that this is an improvement and increase to the amount of living material as compared to the approved plan from 2019. The applicant also adjusted the landscape islands to depict compliance per staff comment above.**

The Town of Elizabeth Design Standards and Guidelines:
The original proposal was reviewed in the context of the Town's adopted Design Standards and Guidelines. Nothing regarding the proposed additional units will impact the requirements of the Design Standards and Guidelines.

Elizabeth Comprehensive Plan:
The Town's Comprehensive Plan (2019) anticipates "Mixed-Use" development in this location with a general range of residential densities from 8-24 dwelling units per acre. The previously approved site plan allowed for 64 units and an overall density of 15.3 units/acre. The increase to 80 units would seemingly provide an overall density of approximately 19.1 units/acre, an increase of 3.82 units/acre from the previous density or 25%. The proposed density increase is well within the range of anticipated density for the mixed-use designation of the Comprehensive Plan and as noted on the future land use map. The increased density furthers the Town's goal of offering expanded housing options and increasing density as outline below:

- **Future Land Use and Development - GOAL 1, POLICY 1.4:** *Encourage the diversification of Elizabeth's housing options to meet the full life cycle of the community's housing needs. This would enable residents to remain in the community as their housing needs change and would accommodate a more diverse range of residents from a wider range of ages to live in Elizabeth.*
    - By increasing the density, the enhanced availability of housing options will benefit the Town and serve as a resource for residents of all ages.
- **Future Land Use and Development GOAL 3:** *Future development in Elizabeth incorporates appropriate levels of density and design to support increased housing options, the viability of neighborhood commercial, and overall long-term neighborhood sustainability.*

- The increased density and previously approved design ensure that the Town's availability of new residential housing is focused near commercial services, which may ensure long-term neighborhood sustainability.

Findings and Staff Recommendation

The following findings and staff recommendation are offered for consideration by the Planning Commission:

Findings:
The proposal has been found to generally comply with the standards for development as found in the Chapter 16 of the Elizabeth Municipal Code. Staff finds the following specific details are applicable.

1. The proposal fulfills the purpose of the CMU zone district by spurring high-density residential development.
2. The proposed density increase is well within the range of anticipated density for the mixed-use designation of the Comprehensive Plan and as noted on the future land use map.
3. Parking opportunities are increased to support the increased density.
4. The proposed increase in density is in general compliance with the bulk standard requirements for the CMU district.
5. The applicant has satisfied all of the requirements of the various referral agencies and service providers. All referral partners have deemed the project to be in compliance with the requirements of the Land Development Code, Utility Requirements and Specifications, and other applicable Municipal Code Requirements

Staff Recommendation:
Based on the analysis above, staff believes that the application meets the criteria for a Site Plan as set forth in Chapter 16 of the Elizabeth Municipal Code and recommends that the Planning Commission forward the Site Plan Amendment request to the Board of Trustees with a favorable recommendation.

TOWN OF ELIZABETH
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Zach Higgins, AICP – Community Development Director

DATE: March 21, 2023

SUBJECT: Discussion Regarding Comprehensive Plans

SUMMARY

DOLA has provided this language regarding Comprehensive Plans:

Municipalities and counties are authorized to prepare comprehensive plans as a long-range guiding document for a community to achieve its vision and goals. The comprehensive plan(or master plan) provides the policy framework for regulatory tools like zoning, subdivision regulations, annexations, and other policies. A comprehensive plan promotes the community's vision, goals, objectives, and policies, establishes a process for orderly growth and development, addresses both current and long-term needs, and provides for a balance between the natural and built environment.(See C.R.S. 30-28-106 and 31-23-206.) Elements addressed in a comprehensive plan may include: recreation and tourism (required by state statutes), transportation, land use, economic development, affordable housing, environment, parks and open space, natural and cultural resources, hazards, capital improvements, water supply and conservation, efficiency in government, sustainability, energy, and urban design.

STAFF RECOMMENDATION

N/A

ATTACHMENT(S)

Town of Elizabeth Comprehensive Plan (2019)









DECEMBER 2019

Town of Elizabeth Comprehensive Plan

ELIZABETH, COLORADO

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Preface



Acknowledgements

Town of Elizabeth:
Matt Cohrs, Town Administrator
Grace Erickson, Assistant Town Administrator
Michael DeVol, Public Works Director

Board of Trustees, Town of Elizabeth:
Megan Vasquez, Mayor
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Old Town Plan and Historic Preservation

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Transportation Planning

JVA, Inc., Boulder, CO
Infrastructure Planning

HRS Water Consultants, Lakewood, CO
Water Infrastructure Planning

Preface

This document represents the new Comprehensive Plan for the Town of Elizabeth, replacing an older plan completed in 2008. A great deal has changed in the local area over the last ten-plus years, from the economy to trends in community development. The Town elected to complete a new Comprehensive Plan that would outline a guide for the evolution of Elizabeth and help preserve the small town charm and quality of life that has made the community a great place to live, work, and play. This Comprehensive Plan will help guide the community in this effort over the next one to two decades.

1.0 Introduction



1.0 Introduction



What is a Comprehensive Plan?

A Comprehensive Plan serves as an advisory document for future growth and development of a community. It outlines the vision of the community for future land use, parks and open space, transportation, and utilities. The Elizabeth Comprehensive Plan also focuses on the vision and goals of the community for the Old Town area, historic preservation, tourism, and resiliency with regard to natural disasters and other shocks to the community.

Above all, the Comprehensive Plan outlines the community's vision for how the area could evolve and change over the next twenty years. The overall goal of the plan is to outline a "road map" that will maintain Elizabeth as a healthy, functional, and desirable place to live, work, and visit.

The Comprehensive Plan process drew from community input on a number of key questions, including the following:

- What is the overall vision for Elizabeth in the future?
- What guiding principles will help Elizabeth achieve its vision over the next few decades?
- How could Elizabeth grow over the next twenty years – in terms of growth in new areas, and revitalization of vacant areas or older parts of town?
- What is the community missing in terms of transportation facilities and utilities to ensure that Elizabeth will grow in a quality manner?
- What is the vision and strategy for the development of parks, open space, and tourism in the Elizabeth area?
- What policies and strategies should the Town use to retain the small town feel and appeal of Elizabeth, while growing as a high quality community over the next two decades?

The Elizabeth Comprehensive Plan guides and influences the following types of decisions:

- It provides a general framework for evaluating land development applications submitted to the Town.
- It establishes the policies and guidance for the Town's zoning and subdivision regulations and provides the framework for updates to design guidelines and other regulatory documents used to evaluate development applications.
- It establishes the priorities for major investments the Town may make in coming years for key "catalyst projects" identified through this plan.
- It assists in prioritizing funds for public improvement projects around Town (concerning parks and open space, streets, trails, and other amenities).



Why has Elizabeth Created a New Comprehensive Plan? Why is This Needed?

The State of Colorado anticipates significant population growth in the Elbert County area over the next 20 years. Specifically, the state demographer projects that the population of Elbert County will grow by nearly 30,000 residents between now and 2040. The Town of Elizabeth has already seen several residential developments move forward over the last two years. Growth has arrived in the Elizabeth area, and it is expected to continue for the foreseeable future. This new Comprehensive Plan will help guide and manage how growth occurs in the Town.

The Comprehensive Plan is a long-range document that outlines the vision for the Town of Elizabeth for the next twenty years. The Plan is an advisory document for how town staff and elected leaders make decisions in the future with respect to the comprehensive transportation planning, parks and open space, economic development, housing, utilities, and public facilities. The Elizabeth Comprehensive Plan also focuses on planning for the Old Town area, historic preservation, tourism, and the community's resiliency with regard to natural disasters and other shocks to the community.

Legal Basis of the Comprehensive Plan

The State of Colorado requires municipalities to plan for how they envision future land use for areas up to three miles surrounding the current municipal limits. The future land use plan contained in the Elizabeth Comprehensive Plan identifies the three-mile radius surrounding the Town's current boundaries. The future land use plan illustrates the vision for what could be developed on various parcels, if the owners of particular parcels request to be annexed into the Town, and the Town of Elizabeth agrees to the annexation. Elbert County and Douglas County have final authority over land use decisions for parcels located in the counties' respective unincorporated areas, unless an annexation is approved.

Comprehensive Plan Process

An important element of the Elizabeth Comprehensive Plan has been a comprehensive, transparent, and orchestrated outreach effort. The Town staff and consultant team worked throughout the planning process to reach a broad range of participants and create a consensus for the recommendations included in the Comprehensive Plan that will guide Elizabeth over the next two decades. During the project, members of the consultant team and representatives from the Town met with community leaders, property and business owners, and the general public to review, discuss, and advance the components of the new Comprehensive Plan.

Steering Committee and Focus Group Meetings

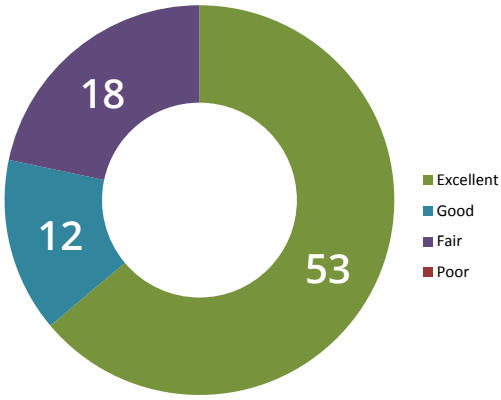
In order to engage businesses, elected leaders, and other civic leaders in the Elizabeth area, the consultant team worked with staff from the Town of Elizabeth to form a Steering Committee to help guide the planning effort. The Steering Committee served as a leadership group comprising representatives of the Elizabeth Planning Commission and other key stakeholders and helped to represent various interest groups and associated constituents in the planning process. At regular meetings held throughout the process, this committee helped guide the project and advise the team on various components of the Comprehensive Plan. Town staff, along with the consultant team, used input from the Steering Committee throughout the process to help define the project's critical success factors, address key issues facing the Town, and develop graphics and materials for community meetings and other outreach.

The consultant team consulted with various departments of the Town, including the Police Department, to discuss policy and technical issues related to planning and implementation. Discussions with the Town staff helped sort out policy issues and resolve technical concerns in preparation for the crafting of recommendations to be included in the Comprehensive Plan document.

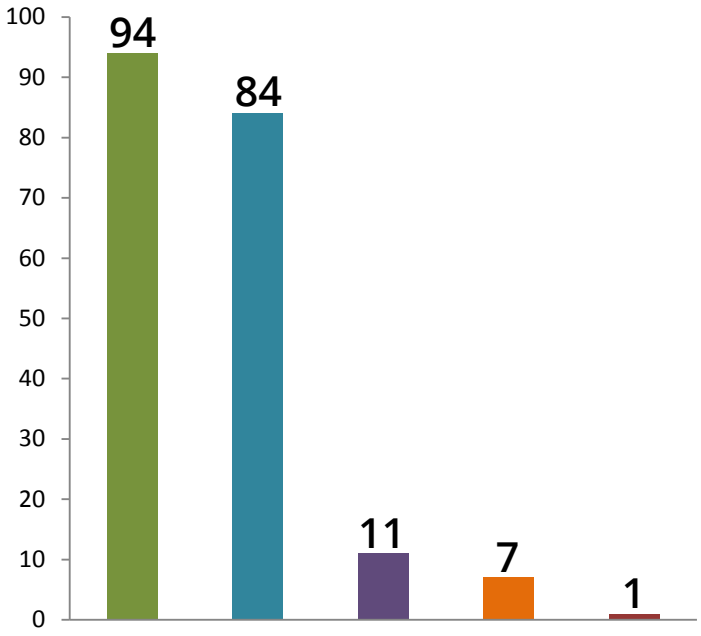
The Main Street Board of Directors and Historic Advisory Board also contributed to the Comprehensive Plan process. Specifically, these advisory boards held various meetings and work sessions regarding the Old Town Plan and Historic Preservation Plan, both included in the overall Comprehensive Plan.

The consultant team and Town staff met with representatives from a number of public agencies to discuss technical issues related to various components of the Elizabeth Comprehensive Plan, including Elbert County, Douglas County, the Colorado Department of Transportation, Elizabeth Fire Protection District, Elizabeth School District, Elizabeth Park and Recreation District (EPRD), Pines and Plains Libraries, and Intermountain Rural Electric Association. The

How would you rate the overall quality of life in Elizabeth? (Please choose one)



What is your vision for what the Town of Elizabeth should be in the future? (Please choose one)



- A small town that remains a smaller growing small town, with a rural character
- A growing community retaining its small town flavor
- A significant suburb or satellite community, with a growing employment base
- A bedroom community or suburb in the Denver and Colorado Springs metro areas
- I don't know

Summaries of results from two questions included in the Community Survey, March 2019.

consultant team and Town staff also met with property owners and associated representatives from various areas around the Elizabeth area to discuss ideas for future land uses and the implementation of the plan.

Publicity and Outreach During the Project

The Town of Elizabeth publicized the Comprehensive Plan throughout the project, using various methods, including :

- Information on the project webpage (which was housed on the Town of Elizabeth's website).
- Flyers distributed throughout the community to publicize the various community meetings and to encourage residents in the area to complete online surveys.
- Door hangers distributed throughout the Town to publicize the second community survey.
- Outreach (including information booths) at the Elizabeth Farmers Market and at a Saturday baseball league held by EPRD at Evans Park.
- Communication via the Town's social media channels to publicize the planning effort and ways to get involved in the planning process.
- Communication via the Town's newsletters, which are mailed out monthly with utility bills and also posted online.
- Email blasts to a list of interested citizens on process updates.
- An online mapping function to gather input on the conceptual alternatives developed for the Comprehensive Plan components.

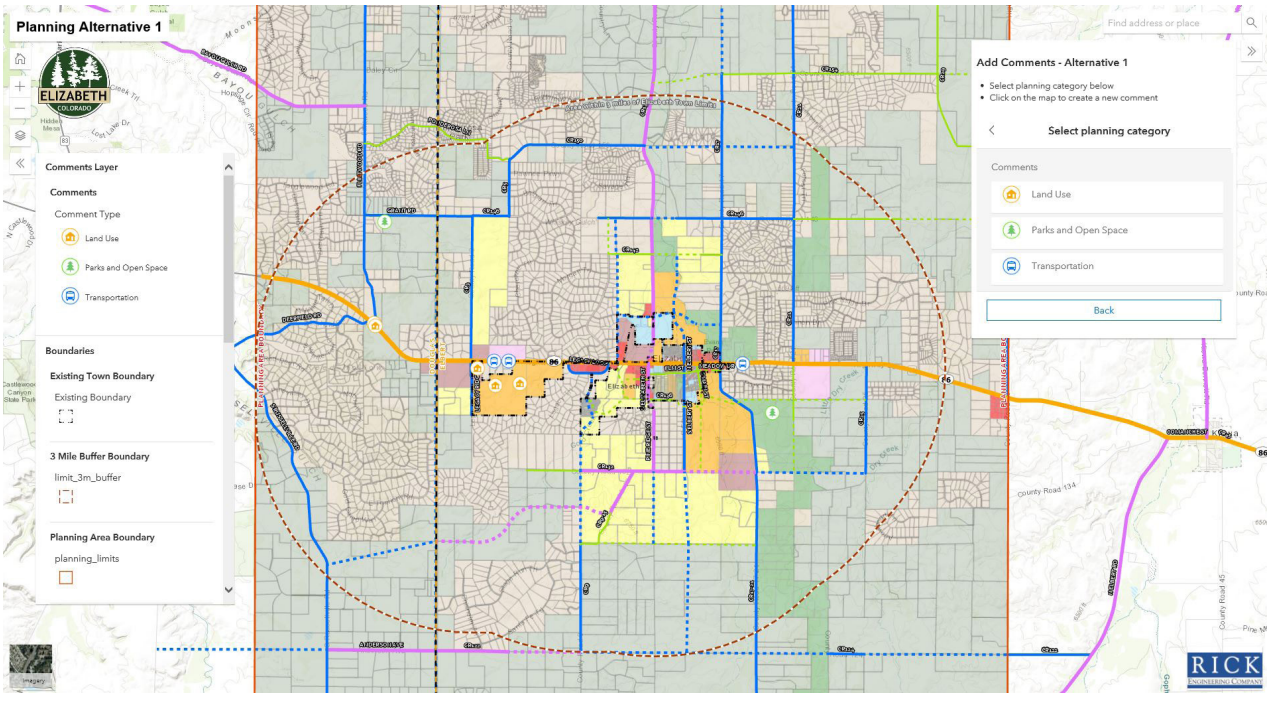
Online Input: Project Webpage and Online Mapping Tool

Project Webpage:

The Town established a webpage for the Comprehensive Plan on the Town's website to publicize the planning effort, including key meetings, background information, and various alternative and final planning concepts, and to solicit general input from the public (through a centralized email address for the project). The project webpage contained online versions of the three community surveys conducted during the planning process.

Online Mapping Tool:

The project team developed an online mapping tool that allowed members of the public to provide comments regarding the three conceptual alternatives for future land uses, transportation, and parks and open space. This tool allowed people to make comments on a parcel or location-specific basis, which provided more robust feedback concerning the conceptual alternatives. The project team drew from these comments in developing the final version of the Comprehensive Plan elements, later in the project.



Community Meetings

The project team hosted six community meetings throughout the Comprehensive Plan process to gather input, share ideas, address concerns, and present options to residents of the Elizabeth area and others interested in the project.

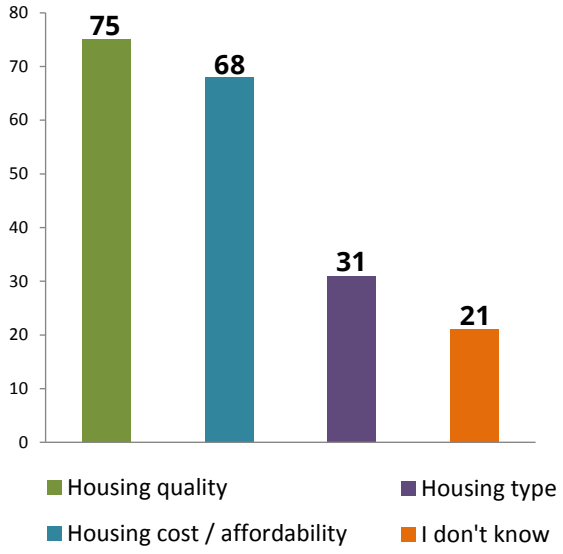
Initial Open House Meeting, Wednesday, March 20, 2019: Elizabeth Town Hall

The consultant team prepared a series of presentation boards and hosted open house "stations" around the Town Hall board room to introduce the Comprehensive Plan process to the community; share background information about Elizabeth regarding the various planning frameworks (land use, transportation, parks, resiliency, utilities, etc.); and to gain initial input from the community regarding its vision for the future of Elizabeth and the surrounding area. The Town advertised the open house through flyers distributed around the area, through the project website, and through emails sent out to a contact database established for the project. A total of around 70 residents and interested citizens attended this initial public open house. In addition to the planning team's engagement with attendees, public comment sheets allowed participants to answer a series of questions, in written form, on a variety of planning topics. The key takeaways from the initial public open house included:

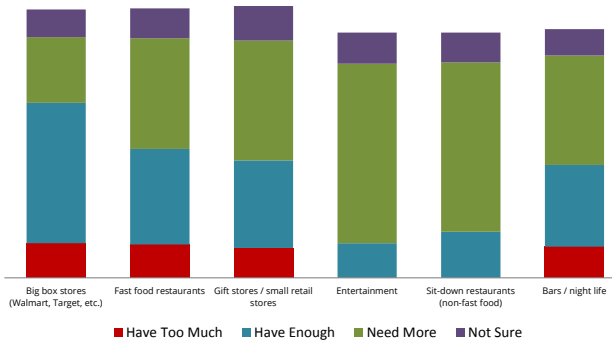
- Attendees expressed concern about how new development in the area may impact water supplies, existing water wells, and related infrastructure systems.
- Attendees expressed concerns about traffic congestion and how additional development may worsen traffic conditions in the local area.
- Attendees expressed concern that, with additional growth, Elizabeth would become just another suburb, like Parker and Castle Rock.
- There was a great deal of interest in maintaining the rural character and small-town feel of Elizabeth, including its association with equestrian activities.

Which of the following aspects of housing is most important to improve in the Elizabeth area?

(Note - Housing type refers to desiring a greater variety of housing types, or less variety in housing types)



Please share your opinion about the supply of retail options in the Elizabeth area?



Summaries of results from two questions included in the Community Survey, March 2019.

Second Community Meeting, Wednesday, May 8, 2019: Elizabeth High School

The Town and the consultant team conducted a second community meeting in May 2019 to gain input from participants concerning three conceptual alternatives for the future land uses in Elizabeth and the surrounding area, as well as input concerning concepts for future transportation and parks and open space planning in the Elizabeth area. Around 40 people attended the second community meeting.

Following an opening presentation by the consultant team, attendees participated in breakout groups around tables in the meeting room to discuss the pros and cons of the various conceptual alternatives and provide their feedback on comment sheets regarding the content presented.

Key Takeaways from the second community meeting:

- Attendees like the ideas of preserving creek corridors and the pine belt east of Elizabeth.
- Attendees desired a downtown that reflects the small town and Western heritage of the Elizabeth area.
- Attendees expressed general support for the future transportation corridors, as shown.
- Attendees expressed the desire to maintain the rural character and small town feel of the Elizabeth area.
- Attendees expressed concerns about new residential development occurring next to existing neighborhoods in the area.

Third Community Meeting, Wednesday, August 21, 2019: Elizabeth High School

The Town and the consultant team conducted a third community meeting to gain input concerning the preferred direction of the various plan elements (including land use, transportation, parks, and utilities). The meeting also presented preferred plans for the Old Town area and Main Street in Elizabeth, as well as ideas for the implementation of the Comprehensive Plan.

A total of between 700 and 800 people attended the third community meeting. Due to the increased interest in the planning effort at this stage, and to provide additional information to the public about how the preferred plans emerged and how the plan would impact residents in Elbert County, the Town leadership elected to conduct three additional community meetings in September and October 2019.

Key takeaways from the third community meeting included:

- A significant number of attendees expressed a desire to learn more about how future development may impact them, in terms of traffic and impact on utilities in particular.
- A significant number of attendees expressed a desire for the Elizabeth area to not grow very much, if at all, in the future.
- A significant number of attendees expressed a desire for Elizabeth to avoid evolving in the same manner as Parker and Castle Rock.
- Attendees wanted to learn more about the details of the various plan components.





Fourth, Fifth, and Sixth Community Meetings: Thursday, September 26, Tuesday, October 1, and Wednesday, October 2, 2019: Elbert County Fairgrounds and Elizabeth Middle School

Due to the increased interest in the Comprehensive Plan at the third community meeting in August and the desire to resolve questions concerning components of the Comprehensive Plan, the Town of Elizabeth hosted and conducted three additional community meetings in late September and early October. The first of these three meetings was held at the Elbert County Fairgrounds in Kiowa to provide a more convenient location for residents living to the east of Elizabeth. The Town held the other two additional community meetings at the auditorium at Elizabeth Middle School.

The Town of Elizabeth made opening presentations at each of these three meetings, clarifying the following for attendees:

- Why the Town of Elizabeth was creating a new Comprehensive Plan
- What Comprehensive Plans involve and do not involve
- The key components typically included in Comprehensive Plans
- Key issues that the Town addressed in the Comprehensive Plan (including land use, transportation, and utilities)

The Town's consultants for the Comprehensive Plan, Transportation Plan, and Water and Sewer Master Plan were available at each of the three additional community meetings to answer questions from the audience. The Town allowed everyone in attendance to ask whatever questions they had concerning the planning process, and members of the consultant team or Town staff answered each question. The Town videotaped each of these three community meetings and later provided links to the videos to the public.

These additional community meetings helped to dispel misperceptions and confusion in the Elizabeth area concerning the planning process. They also assisted in providing additional information concerning the various plan components to attendees from Elizabeth and the surrounding area.

As a result of input received from the third community meeting in August, as well as the three additional community meetings in September and October, the consultant team made changes and edits to various components of the final version of the Elizabeth Comprehensive Plan.

Community Surveys:

The project team conducted community surveys after each of the first three community meetings to gain input concerning various plan components and the concepts and ideas presented by the project team at these meetings. The Town provided all presentation materials and maps from each community meeting on the project webpage to provide additional background information for people taking the survey who did not attend the community meeting.

The Appendix contains the summary data from each of the three community surveys.





2.0 Community Context



2.0 Community Context

The area around Elizabeth continues to evolve as the Palmer Divide and the Front Range of Colorado continue to grow. While the Town has a relatively small population as of 2019, regional trends indicate that the growth of the region will begin to impact Elizabeth significantly over the next few decades. In addition, a number of trends in demographics and economics are impacting the Elizabeth area. This section provides a summary of key elements of the community's context that set the stage for the creation of the new Comprehensive Plan. While this chapter provides an overview of the key takeaways from analysis of the community's context, the Community Assessment (included in the Appendix to the Comprehensive Plan) provides detailed information concerning current conditions in Elizabeth and the surrounding area and projections for how key community metrics will likely evolve over the next 20 years.

The Town of Elizabeth has evolved from its history as a railroad and agricultural town to a community that has preserved much of its small town charm. The community began development in the late 1800s as a railroad stop on the railroad line between Denver and Colorado Springs and served the surrounding agricultural areas in Elbert County. The Town remained largely unchanged through the early 20th century, but the areas around Elizabeth began changing in the 1960s. A number of residential subdivisions were constructed in Elbert County, surrounding the Town, over the last few decades. Meanwhile, the Town itself remained fairly unchanged in terms of population and size until the last several years.

Since the end of the Great Recession, Elbert County in general has experienced increased demand for housing and development, as the Denver and Colorado Springs areas have exploded with growth and people have sought out housing in Elbert County. Today, the Town of Elizabeth faces the challenge of balancing quality development and growth with the desire to preserve the Town's small town charm and quality of life.

Population

The Colorado State Demography Office provides projections for population growth at the county level in the state of Colorado. The state currently projects that Elbert County will grow from a population of around 26,000 residents in 2018 to over 55,000 residents by 2040. The Town of Elizabeth has the potential to absorb a significant portion of the projected population growth in the county. While the Town had an estimated population of around 1,500 residents in 2018, developments that are currently under construction or are already planned will more than double the Town's population over the next five years. Elizabeth has the potential to rapidly grow into a full-service community over the next two decades.



Income

The Town of Elizabeth had a median household income in 2017 of around $58,500, compared to a median household income of $92,849 for Elbert County and $111,154 for Douglas County. While Elizabeth is generally surrounded by affluent areas in the two counties, the incomes in the Town are notably lower, and 11 percent of households in the Town reported incomes lower than the federal poverty level, according to the most recent U.S. Census American Community Survey (for 2012 – 2016).

Education and Occupational Breakdown

The Town of Elizabeth and the surrounding area have a relatively well educated population. Over 35 percent of residents in Elizabeth age 25 or older have earned a college degree or a graduate / professional degree. Residents in Elbert and Douglas counties report even higher levels of educational attainment.

Data from the U.S. Census indicate that residents over the age of 16 in Elizabeth work in the services sector of the economy in greater numbers than their counterparts in Elbert or Douglas counties, or in the overall Denver metro area. Elizabeth residents tend to work in the construction and administrative support fields in greater numbers than residents of the two counties and the Denver metro area.

Housing

The following are key takeaways of an analysis of the housing inventory in Elizabeth and the surrounding area.

- Elizabeth has a broad range of ages of housing units, ranging from homes constructed in the 1800s to a small number constructed within the last ten years.
- A total of 11 percent of homes in Elizabeth date to before 1940, reflecting the historic nature of the heart of Elizabeth.
- Family households (including two or more related persons) accounted for nearly 72 percent of households in Elizabeth in 2018.
- Nearly 80 percent of the homes in Elizabeth are owner occupied, and around 8 percent of homes are currently vacant in the Town.
- Affordability has become a major issue in Elizabeth and across the Front Range. Nearly 13 percent of Elizabeth households (between 2012 and 2016) spent more than 50 percent of their income on housing.

Transportation

The following are key takeaways of an analysis of existing transportation conditions in the Elizabeth area:

- Existing traffic congestion within the Town is mainly limited to Highway 86 during the weekday peak hours or immediately before or after special events. The key locations for congestion include unsignalized intersections along Highway 86 during peak hours.
- The Town of Elizabeth currently maintains almost 16 miles of public streets, not including state highways or private roads.
- Within and near the Town limits, there were 325 traffic crashes during a five-year period from 2013 to 2018. Crashes involving fixed objects (such as a fence, sign, tree, or embankment) were the most common (36 percent) and rear-end collisions accounted for 18 percent of crashes.
- The Town plans for multi-modal improvements (including for people walking and biking). There is a need for improved and continuous pedestrian and bicycle facilities in the Town, in addition to the need for safety improvements at designated crossings of Highway 86.
- Transit service is not currently provided to the Town of Elizabeth, besides a rural transit service that provides service to Elizabeth approximately three times per week. The closest regional transit service is located at The Pinery off of Highway 83 (south of Parker).
- Truck traffic accounts for less than two percent of all traffic on Town of Elizabeth streets, and freight traffic accounts for a very small portion of traffic along the Highway 86 corridor.



Economic Development

The following represents key areas of opportunity for the Town of Elizabeth, drawing from anticipated trends in population growth and household formation in the local area over the next 20 years.

Residential:

- Homes for families with children, as projections indicate that Elbert County will continue to see an increase in the number of school-aged children over the next 20 years.
- Homes for young adults, as the number of people in the county age 25 to 44 is anticipated to increase over the next 20 years.
- Homes for seniors, as the population of Elbert County continues to age over the next 20 years.

Commercial / Retail:

Drawing from data from recent market studies and population projections, the Town has the opportunity to pursue economic development through retail and commercial growth in the following categories.

- Restaurants and drinking establishments: A 2018 market analysis completed for the Town noted the potential to develop a range of additional restaurants in the Elizabeth area, including in the Old Town area and along the Highway 86 corridor. This trend will continue with anticipated population growth in the area over the next two decades.
- Specialty retail / gift stores: This category of retailers could encompass a range of different businesses, including smaller stores located in the Old Town area and larger retailers along the Highway 86 corridor.
- Tourism-related business from local festivals and events.
- Entertainment: The 2018 market analysis completed for the Town noted the potential demand for entertainment uses in the Old Town area and elsewhere in Elizabeth.
- Lodging: As the community continues to grow, demand will increase for lodging. This demand would further increase with the development of a medical facility in the Elizabeth area.

Employment:

The Town of Elizabeth has the potential to increase its base of employment and business operations in the following categories:

- Healthcare / senior services
- Co-working / telecommuting work spaces
- Companies seeking more affordable flex or assembly space, compared to the Denver and Colorado Springs metro areas
- Government and professional offices



Parks, Recreation, and Open Space

The following represents key takeaways from an assessment of the existing parks, recreation, and open space resources in the Elizabeth area.

- The Town is increasing its offering of greenspace (including park land and open space acreage) as new subdivisions are developed within the Town limits.
- The Town's Public Works Department is currently responsible for maintaining existing Town-owned parks.
- The Elizabeth School District, the Elizabeth Park and Recreation District, and various homeowners associations provide additional parks, trails, and open space areas and opportunities. EPRD provides access to two significant parks on the eastern edge of town (Evans Park and Casey Jones Park) as well as two smaller parks to the west of town.
- EPRD provides recreation programming including special events, youth and adult sports, and other programs and activities which are available to residents of the Town.

Resiliency

The following represents key takeaways from an assessment of risks to resiliency for the Elizabeth area.

- Elizabeth and the western Elbert County area face moderate to high risks of hazards associated with drought, floods, severe weather (including winter storms, and spring and summer storms including tornadoes), and wildfire.
- As detailed in the Appendix, Elizabeth faces a range of additional issues tied to community resiliency, economic resiliency, health and social resiliency, housing resiliency, and infrastructure resiliency.



3.0 Vision and Guiding Principles

3.0 Vision and Guiding Principles



Establishing a clear vision for Elizabeth's future is a critical step in the comprehensive planning process. A "vision" statement captures a community's aspirations and provides a framework upon which the Comprehensive Plan and implementation strategies can be built and carried out. The vision and associated guiding principles become a yardstick by which to measure progress. The vision statement for Elizabeth outlines how the community would look, feel, and function over the next 20 years.

The vision and guiding principles are rooted in recommendations and content from the Town's existing Comprehensive Plan, content generated during the current Comprehensive Plan effort, and input from the community and elected leaders. Importantly, the vision and guiding principles of any community evolve as conditions and the desires of community members change over time. However, changes to the vision and guiding principles should be done carefully and through a transparent and inclusive planning process.

Guiding principles support the vision and define the priorities of the community. They act as an ongoing measurement tool for evaluating the effectiveness of future initiatives. A set of guiding principles has been created to provide additional clarity to the vision for Elizabeth.

Vision

While rooted in the community's heritage and where Elizabeth is today, the vision statement describes how the Elizabeth community would look, feel, and function in 2040. The vision statement articulates a desired condition or state for Elizabeth and represents an aspirational or ideal view of the community in the future. It is an over-arching framework that informs supporting policy decisions on the part of the Town.

Vision Statement for Elizabeth Comprehensive Plan

Elizabeth is a multi-generational and fully functional small town with a diverse range of employment, entrepreneurial, educational, shopping, housing, tourism, and recreational opportunities that are connected and accessible. Elizabeth actively preserves the natural landscapes and environments of the Palmer Divide that surround the town, and the environmental resources within the Town. Elizabeth contains a good balance of opportunities to live, work, and play in the community. It continues to draw from thoughtful design to preserve its small-town heritage and historic resources and to serve as a key destination in the local area.

Guiding Principles:

Supporting the vision, the guiding principles help define the character, values, and priorities of the Elizabeth community by acting as an ongoing measurement tool for the appropriateness and effectiveness of future initiatives (including projects, programs, etc.). The following are key characteristics of guiding principles:

- Orient the community to the future:
- Require imagination, recognizing that the direction it sets for the community is ambitious and aspirational
- Look to current conditions and community traditions to inform the appropriate future
- Identify what the community desires for itself based on shared understandings
- Serve as a tool for evaluation of proposals, projects, ideas, and future directions
- Provide an anchor during conflict and a way of finding common ground and shared values
- Become a basis for coordination and cooperation
- Offer a source of energy and enthusiasm for maintaining a commitment to the future of Elizabeth

Coordinated and Efficient Growth Management:

Elizabeth should provide infrastructure and services for growth in an efficient manner that balances development with the conservation of the natural environment and preservation of historic resources. The Town should manage development in order to concentrate more activity near the core of the Town and prevent urban sprawl.

A United and Accessible Community:

Elizabeth is accessible to all people and all generations in its planning and operations. Elizabeth pursues partnerships that advance the goals of the Town, including partnerships with the school district, park district, Elbert and Douglas counties, and other entities across the Front Range region at large.

Economic and Fiscal Strength:

Elizabeth should build its base of employment and its overall tax base to provide a strong fiscal foundation for the community and to help fund the level of services and amenities the community will need as it continues to grow. It should plan in a fiscally sustainable manner for new growth and the management of infrastructure to serve both newer and older parts of the community.

Trails, Parks, and Recreational Opportunities:

Elizabeth should provide a range of recreational opportunities, including facilities and programming for all ages and varying interests. Trails, parks, open space, and recreational opportunities should be connected and integrated into neighborhoods and other areas of the community, with a special emphasis on equestrian activities.



A Comprehensive and Multi-Modal Transportation System:

Elizabeth should work in cooperation with partners including the Colorado Department of Transportation, surrounding counties, and other agencies to provide a safe and efficient transportation system that connects all areas of Town and effectively connects Elizabeth to the broader region. The Town's transportation network should provide for all modes of travel, including both motorized and non-motorized modes. It should also provide for aesthetically appealing local streets and the integration of transportation and land use through multi-modal transportation strategies.

Quality of Life:

Elizabeth should encourage the creation of new and strengthening of existing neighborhoods, community destinations, and gathering places (including Old Town, various parks, and civic spaces). It should provide for a variety of public art and cultural amenities around the community. It should promote and maintain the quality and character of established and new neighborhoods and provide the services and programs needed for healthy, livable neighborhoods. Elizabeth should work to preserve the historic buildings and character of the older parts of Town, as a key asset for the community.





Environmental Quality:

Elizabeth should remain a clean, sustainable, and environmentally friendly community that conserves natural, scenic, and environmentally sensitive areas, including important wildlife habitat, riparian corridors, and visually sensitive areas. It should focus in particular on maintaining the views of Pikes Peak and the Front Range and the health of the pine forests that surround Elizabeth and serve as a key identifying element of the Elizabeth area.

A Unique, Destination Community:

Elizabeth should retain its small town and historical, western, qualities and remain a unique community, serving Elbert County and the Palmer Divide. Elizabeth should continue to evolve as a key destination in Elbert County and the surrounding area for entertainment, shopping, recreational activities, and for employment.

4.0 Future Land Use and Development



4.0 Future Land Use and Development



Overview

The future land use plan provides the framework for the use of land in Elizabeth and planned areas of growth for the Town. It reinforces desirable land use patterns, identifies places where change is needed, and guides the location, form, character, and timing of future growth.

The land use plan outlined in this chapter has a planning horizon of 2040. It was shaped by a number of factors, including the vision and guiding principles, the existing conditions in Elizabeth, community input gathered throughout the planning process, input from elected leaders, historical development trends and emerging trends, an understanding of real estate and market forces, and a careful examination and analysis of the physical landscape in and around Elizabeth.

Land Use Category Descriptions

The following section provides general descriptions of the land use categories contained within the future land use plan. While the planning for specific land uses and projects within these categories may differ over time, these descriptions provide the general guidelines for land use planning by category in Elizabeth through 2040. The land use categories provide guidance for the application of the Town's zoning ordinances and specific districts that regulate land development.

The future land use plan was developed from community input throughout the process. The plan emphasizes the preservation of the small town charm of the older portions of Elizabeth, and concentrating more development near the heart of the community. It also emphasizes providing buffers around the edges of Elizabeth to help prevent urban sprawl and help preserve the small town feel of the local area.



Agricultural Reserve

The plan assumes the preservation of the rural landscapes in the areas surrounding Elizabeth in land use areas identified as "Agricultural Reserve". The plan assumes that these areas would continue to operate as agricultural areas over the next 20 years. In order to prevent the development of private infrastructure systems and haphazard development, the land use plan assumes that these areas would not be subdivided into parcels smaller than 35 acres in size. Essentially, the plan assumes that these areas would continue to operate as agricultural lands and would not be developed into other residential or commercial uses over the next two decades.





Unincorporated County Development

The future land use plan assumes the preservation of existing residential subdivisions and other non-agricultural land uses developed within unincorporated Elbert County, as shown on the future land use plan. This category includes a variety of existing residential subdivisions, with lots ranging from a few acres to 10 acres or more, as well as miscellaneous non-residential land uses that are likely to remain in unincorporated Elbert County over the next 20 years. This category includes larger residential subdivisions just to the west of Elizabeth, as well as a number of developments just to the east of Elizabeth, to the north and south of Highway 86.





Conservation Residential

The "Conservation Residential" category aims to help preserve the various areas of pine forest to the east of Elizabeth for future generations. The future land use plan assumes that any residential development in these areas would need to be clustered in order to preserve larger areas of forest or meadow. While property owners in the Conservation Residential category would retain the right to subdivide parcels into lots of 35 acres or larger, the emphasis of this land use classification is on the preservation of key open spaces on the outskirts of Elizabeth.





Estate Residential

The future land use plan assumes that some areas within the Town limits of Elizabeth would develop in a much lower residential orientation, ranging from one home on a half acre parcel to one home on a two acre parcel. This general density range would be similar to many of the existing residential subdivisions that have been developed on the edges of Elizabeth, within Elbert County, over the last few decades.





Low Density Residential

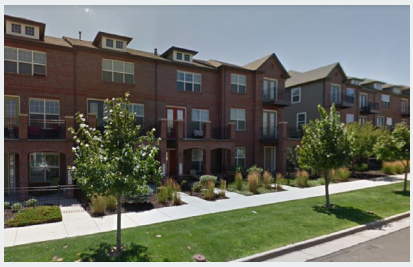
"Low Density Residential" identifies locations where lower density residential development, typical of post-war suburban communities around Colorado, would logically locate. As depicted on the future land use plan, these areas are focused in particular along Highway 86 to the west of Elizabeth and near Highway 86 and County Road 21, to the east of Town. This land use category assumes a general range for residential densities of 2 to 4 dwelling units per acre (on a gross basis). Within Low Density Residential, the Town also encourages the use of "clustered development" techniques that would preserve larger areas of trees or other key open space and environmental assets as open space, and cluster homes in other areas of a development.





Medium Density Residential

"Medium Density Residential" identifies areas where smaller lot residential development (detached or attached) could occur in Elizabeth. The plan primarily concentrates these areas near the heart of Elizabeth, in order to tie with the historic grid pattern and the size of lots in the historic core of the community. The plan logically locates areas of greater residential density closer to the heart of Elizabeth in order to encourage greater economic activity near the Main Street area. This land use category assumes a general density for residential land uses of 4 to 10 dwelling units per acre, on a gross basis.





Mixed Use

The "Mixed Use" classification identifies areas for future mixed use development or redevelopment, farther from the heart of Elizabeth. These areas are located primarily along the Highway 86 corridor. This land use classification calls for the vertical or horizontal integration of commercial spaces with various types of residential land uses, including smaller lot detached housing or multi-family housing, including condos, townhomes, rowhomes, or apartments. The goal of this land use designation is to avoid the separation of land uses that has been pervasive in communities across the nation over the last 50 years, and to create distinct districts or nodes of development in various parts of Elizabeth that serve as focal points for activity. This land use category assumes a general range for residential densities of 8 to 24 dwelling units per acre. The Mixed Use classification also assumes that at least 70 percent of the area within a given development would be developed as retail or commercial. Ongoing design guideline efforts on the part of the Town would continue to help shape how mixed use development proceeds in Elizabeth.





Old Town Mixed Use

The "Old Town Mixed Use" land use classification allows for a mixture of residential and commercial development and the preservation of the character of existing neighborhoods in the historic core of Elizabeth. This area includes the historic Main Street as well as the oldest neighborhoods of Elizabeth, to the west of Main Street. This land use classification emphasizes the maintenance and promotion of a historic character unique to Elizabeth and the strengthening of these neighborhoods through multi-modal improvements (including trails and sidewalks), streetscape enhancements, and the redevelopment and enhancement of various parcels within the Main Street area and surrounding neighborhoods in the Old Town area. The Old Town Mixed Use classification should generally maintain a mixture of 70 percent commercial uses and 30 percent residential throughout the entire Old Town Mixed Use area. This land use category assumes a general range for residential densities of 8 to 24 dwelling units per acre.






Retail / Commercial

"Retail / Commercial" areas depict locations where neighborhood or regional-level commercial centers could be located in the Elizabeth area over the next two decades. These areas include key intersections along Highway 86, to the east and west of the current Town.






Business Park / Employment

"Business Park / Employment" identifies areas in Elizabeth that would be ideal for the location of various types of businesses, ranging from businesses with small offices to companies that require assembly or warehouse space. The Business Park / Employment classification could serve as the home for a medical campus, including a hospital and surrounding medical office and retail uses. The Business Park / Employment designation provides the Town with an inventory of lands that could be marketed to prospective companies and employers and therefore build the economic base of the Elizabeth community.





Parks / Open Space

"Park / Open Space" areas identify the existing areas of parks and open space in the Elizabeth area, including facilities owned by the Town, by Homeowners Associations (HOAs), or by the Elizabeth Park and Recreation District (EPRD). It also identifies key park and open space corridors for future preservation and development, including the various creek corridors in the Elizabeth area.







Institutional

"Institutional" land uses include publicly owned or oriented land uses, such as school campuses, Town Hall, and related uses.

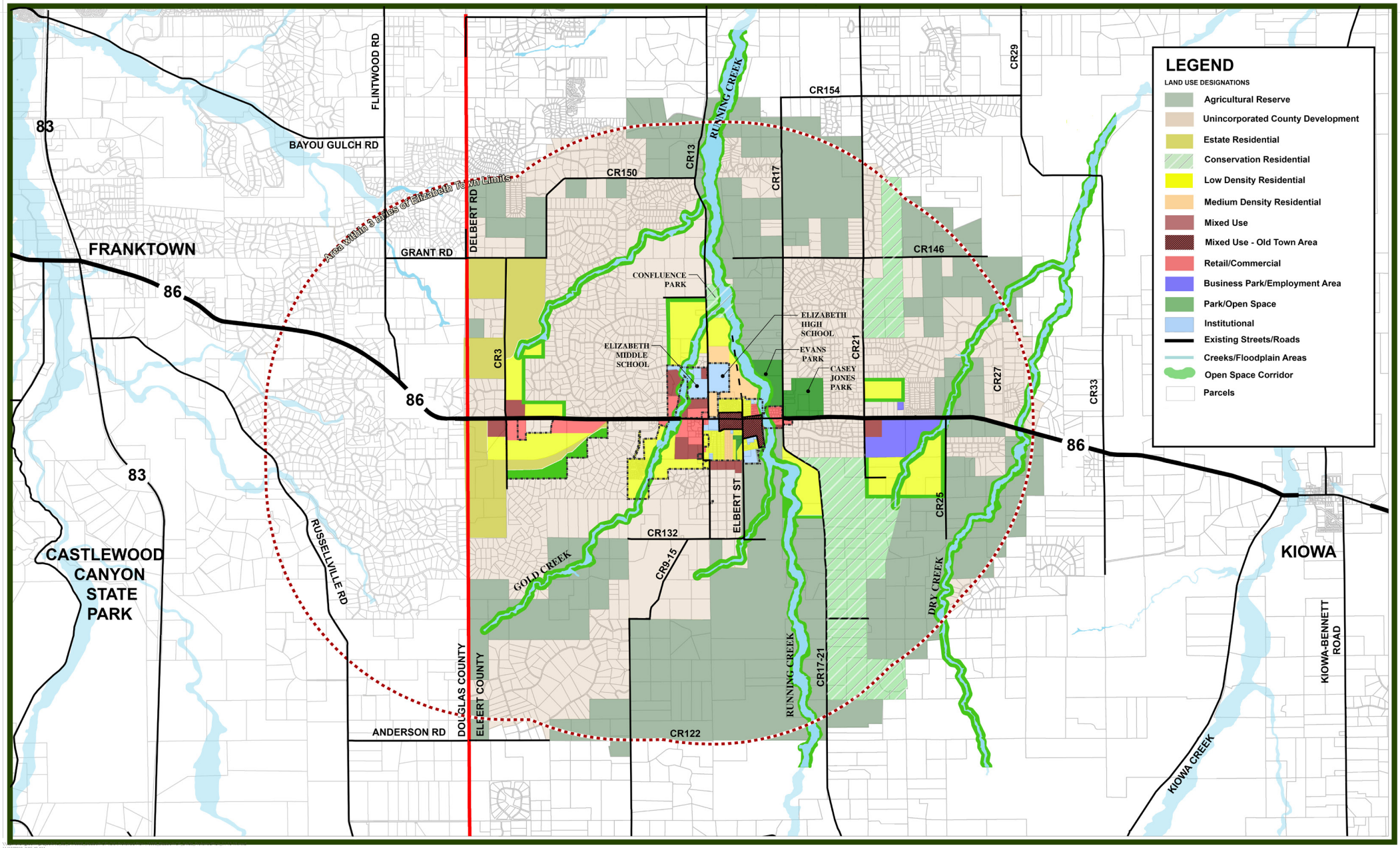






The future land use plan for the Elizabeth area aligns with the land use plan identified for the three mile radius around the current boundaries of the Town of Elizabeth (referred to as the "3-Mile Plan", per state law). The acreages depicted in the future land use plan are shown in the table to the right. The estimated 2040 population of the Town of Elizabeth per the future land use plan is 15,775.

Future Land Use Plan Category	Gross Acres
Agricultural Reserve	12,112
Unincorporated County Development	12,277
Conservation Residential	1,902
Estate Residential	1,173
Low Density Residential	1,800
Medium Density Residential	212
Mixed Use	285
Old Town Mixed Use	83
Retail / Commercial	282
Business Park / Employment	209
Park / Open Space	400
Institutional	182



Elizabeth Comprehensive Plan

Future Land Use Plan

Goals, Policies, and Actions

Goals, policies, and actions provide the direction to help implement the Comprehensive Plan. The following goals, policies, and actions are not in any particular order of priority but instead are meant to cover the full spectrum of land use related topics.

GOAL 1: Maintain a sustainable balance in land uses between residential, commercial, office / business park, industrial, and park / open space land uses

Policy 1.1
Promote and guide land for a diverse range of commercial and office development to support a balanced and resilient tax base in Elizabeth.

Policy 1.2
Preserve open space corridors to protect sensitive natural areas and the enhancement of wildlife habitats through the use of a Park and Open Space land use designation.

Policy 1.3
Support institutional uses and their expansion especially when designed to enhance neighborhood connections, uses, and services.

Policy 1.4
Encourage the diversification of Elizabeth's housing options to meet the full life cycle of the community's housing needs. This would enable residents to remain in the community as their housing needs change and would accommodate a more diverse range of residents from a wider range of ages to live in Elizabeth.

Policy 1.5
Preserve areas planned for non-residential uses for later development. The Town should preserve areas designated for commercial and business park development and prevent the conversion of these uses to residential land uses. The Town could ensure that the base of lands available for non-residential growth, as well as necessary infrastructure to serve non-residential development, remain sufficient to provide for the tax base of the Town in the future.

Action 1.1
Continue to monitor and report to the community on development activity, platting and lot inventories, and building permit data (including commercial square footage absorptions and housing units by type).

Action 1.2
Conduct fiscal impact studies on a periodic basis to ensure that the balance of residential versus non-residential land uses planned for the Town is appropriate to maintain the fiscal stability of the Town in the future.

GOAL 2: The development of new projects in Elizabeth should focus on areas closer to the Town's core as a priority, and avoid the "urban sprawl" of Elizabeth into the surrounding countryside

Policy 2.1
Provide a phasing map of anticipated infrastructure expansions to help guide where development would occur.

Policy 2.2
Conduct fiscal benefit analysis as part of project application reviews to balance the anticipated revenue to the Town from a development with the cost of providing utilities and services.

GOAL 3: Future development in Elizabeth incorporates appropriate levels of density and design to support increased housing options, the viability of neighborhood commercial, and overall long-term neighborhood sustainability

Policy 3.1
Ensure that the density or intensity of uses would be compatible with the general characteristics of the surrounding area in which development is located. Changes in density or intensity may be supported when they enhance the viability, character, and livability of the area.

Policy 3.2
Support higher density or intensity of uses in areas appropriate for more intensive activities. The design and execution of such development should be of high quality and integrate with surrounding areas.

Policy 3.3
Prepare design guidelines that demonstrate support for enhanced pedestrian and bike connectivity, crime prevention through design, and healthy living components. These guidelines can be used through the development review process.

GOAL 4: The physical character and identity of Elizabeth is maintained through a high degree of aesthetics and quality development

Policy 4.1
Promote a stronger tax base by encouraging property maintenance, enforcing Town codes, and regularly reviewing development and performance standards.

Policy 4.2
Guide development to achieve appropriate transitions between different types of land uses and different levels of densities to ensure that new development is compatible with existing areas.

Policy 4.3
Support the use of streetscape and other public improvement projects to create, reinforce, or improve unique commercial and residential areas in Elizabeth.

Policy 4.4
Encourage the preservation and enhancement of natural, recreational, historical, and cultural landmarks that are unique and essential to the identity of Elizabeth.

Policy 4.5
Require that the location, size, number, and appearance of signage throughout the community is appropriately regulated.

Policy 4.6
Provide cultural amenities throughout Elizabeth by incorporating them into public facilities and projects, such as monuments at Town entrances, as well as encouraging development of cultural amenities by the private sector.

Action 4.1
Review and update the zoning code to ensure that sufficient design standards, landscaping, buffers and screening, and development amenities are addressed in all development projects.

GOAL 5: New development and redevelopment projects incorporate creative site design. Preserve and incorporate high-quality natural, cultural, and historical features as part of development projects

Policy 5.1
Provide a mix of residential unit styles, values, and densities within the same development.

Policy 5.2
Provide multi-modal means of access to provide connectivity to parks, employment areas, businesses and services, and neighborhoods.

Policy 5.3
Create neighborhood identities and / or unique features that are representative of Elizabeth.

5.0 Economic Development and Tourism



5.0 Economic Development and Tourism



As Elizabeth continues to grow and evolve, the community aims to develop a strong and diversified economy that provides fiscal strength to the Town and serves the interests of local residents and the business community. Elizabeth wishes to increase the jobs base in and around the community and reduce the reliance upon commuting into the Denver and Colorado Springs metro areas. Strategies to leverage technology, including the potential to work remotely, in coworking spaces and in incubators, can reduce the reliance on commuting and provide more daytime activity to support small businesses.

The economic development and tourism efforts of the Town of Elizabeth focus on pursuing strategies to maintain the Town's unique qualities. They also focus on strengthening and supporting small businesses that are unique to Elizabeth.

In the national and global economy, companies can change locations rapidly, and communities are competing for economic activity based in part of their ability to attract a talented workforce and individuals with new ideas and innovations. Building a high-quality community represents one of the main aspects of economic development today.

The goal of the Elizabeth Comprehensive Plan, from an economic development perspective, is to outline a road map to support ongoing growth of companies and industries. The community should pursue economic development while preserving and enhancing quality of life factors that make Elizabeth unique and attractive to companies and residents.

The economic development strategy also includes a special focus on tourism in Elizabeth. Given the historic character and its established attractions, Elizabeth is pursuing tourism as an important element of economic development. While Elizabeth could not rely on tourism as heavily as traditional tourism-based communities (for example, in the Colorado high country), the Town views tourism as an element that could help Elizabeth diversify its economy and enhance its appeal from a quality of life perspective.

Economic Development Approach

The Town of Elizabeth aims to protect and enhance business and resident investments and the overall quality of life by planning proactively for the expansion of employment and business opportunities. Investments in Town infrastructure, transportation systems, educational resources, tourism amenities, and economic development programs help provide the foundation to build Elizabeth's economy. The Town's approach to economic development is to provide a high quality community in which to live, work, and play that leverages the character of the Palmer Divide area, the community's location, and its small town heritage. Its approach also promotes small businesses, unique to Elizabeth, throughout the Town and especially in the Old Town area.

Economic Development Strategies

The following economic development strategies are intended to help improve the overall marketability and viability of the community from an economic development perspective. The strategies are intended to apply to the Town's efforts to attract new and potentially larger companies but also apply to its efforts to retain and attract existing smaller businesses. A major focus would be to increase local employment opportunities in order to reduce the reliance on commuting.

These strategies may be applied by the Town on a regular basis, as part of its economic development activities, and also through various decisions pertaining to land use and community amenities and facilities.

Business Attraction and Retention:

Quality of Life Investments:

"Quality of life" is a term used to describe various factors that make a community attractive to residents and prospective companies and organizations. Investments in parks, schools, housing, entertainment, and infrastructure can enhance the marketability of a community to businesses and employees. In general, investment in a number of the quality of life enhancements identified in the Comprehensive Plan would help to enhance the economic development position of Elizabeth as a unique location.

Financial Incentives:

Communities very often offer financial incentives to attract or retain businesses with the goal of increasing the net business investment in the community or producing an increase in employment. Cities and towns in Colorado routinely offer a variety of incentives, either at the municipal level or through state programs and initiatives. Typical financial incentives include:

- Tax increment financing (TIF)
- Tax abatements
- Development loans or bonds
- Grants
- The waiving of development or permit fees
- Providing infrastructure or other municipal services for free or at a reduced rate to entice businesses

Community Marketing:

Communities often develop economic development marketing efforts and programs to target potential companies or industry sectors to locate or expand operations in a given municipality. Elizabeth could increase its economic development marketing by developing and distributing brochures, advertising in various trade and economic development publications, conducting direct contact to target organizations, and developing websites dedicated to Elizabeth's economic development efforts. The Town could also work with representatives from the real estate community to provide, and regularly update, databases of available commercial property (including land and buildings) in the Elizabeth area.

Land and Infrastructure

The future land use plan for Elizabeth, as outlined in Chapter 4, identifies a number of locations for potential new businesses or business expansion in the Town of Elizabeth. A larger business park area could be developed along Highway 86 to the east of town to attract larger commercial users requiring larger lots or more space for operations. Developing a dedicated business park that offers infrastructure (water, sewer, streets) in place would help to attract organizations to Elizabeth. The Town could also develop marketing efforts tied to the business park, including potentially branding the business park to enhance marketability and marketing individual lots or spaces within the

business park through local and regional marketing channels. Elbert County currently lacks a modern, full-service business park development. Given the Town's location between the Denver and Colorado Springs markets and relative proximity to Interstates 25 and 70, Elizabeth has the potential to develop a business park that would attract new employment to the area.

As discussed in Chapter 4, the future land use plan also provides various areas for commercial or mixed-use new development in Elizabeth, primarily along the Highway 86 corridor. Areas along Highway 86 could include new retail businesses (including grocery stores, shops, and convenience uses). The areas designated for commercial or mixed use could also accommodate a variety of new businesses, ranging from professional office users (such as doctors, dentists, and attorneys) to small to mid-sized companies using flex space, particularly in areas located a block or more away from the Highway 86 corridor. The areas behind retail spaces along Highway 86 could develop with a mixture of business uses. The future land use plan focuses on providing as much space as possible to accommodate new businesses or expansions of current businesses in the Elizabeth community.

Businesses rely on various forms of infrastructure to conduct their operations and transport their goods and services. Key infrastructure elements include water, sewer, communications infrastructure (such as wireless and broadband), roads and streets, transit, sidewalks and trail connections, and emergency services. Communities must offer various forms of infrastructure in order to attract and retain companies and employees. Chapter 11 outlines the goals and policies of the Town of Elizabeth with regard to community facilities and infrastructure, tied to the overall economic development goals of the community.





Business Incubators and Co-Working Spaces

In addition to identifying and / or providing land and infrastructure to entice and support businesses, the Town of Elizabeth could help support the creation of business incubators and co-working spaces to support smaller businesses in the community. A number of communities around the country have worked as part of public-private partnerships to develop Incubator spaces to support and nurture small businesses. Incubator facilities typically offer common office resources to tenants and partner companies (including conference rooms, work spaces, office supplies and equipment) as well as resources to help coach and support businesses. Experts in entrepreneurship from around the region (such as from local colleges and universities, or from the local business community) often provide counseling services to newer businesses, to help guide them with regard to business development, finance, and operational matters. Business Incubators can be scaled to the size of a given community, ranging from a space within a particular office building to a larger campus, including many tenants and more developed meeting spaces and facilities. Incubators have worked around the country over the last two decades to foster entrepreneurship and the growth of newer and smaller businesses, and could help build the business community in Elizabeth.

Co-working spaces have also emerged as a key strategy for economic development in a variety of communities nationwide over the last five years. Similar to a formal incubator facility, a co-working space offers spaces for rent (by the hour, day, etc.) to companies needing centralized meeting spaces, and usually offers office equipment and resources (such as printers, computers, etc.) to business people stopping by to conduct business. Co-working spaces often partner with coffee shops to provide a centralized place to meet, socialize,

and conduct business. Co-working spaces have flourished in particular in central city environments, but have also emerged in smaller towns across the country. Given the number of people who live in Elizabeth and commute to the Denver Tech Center and the Denver metro area for work, having a co-working space in Elizabeth could provide an alternative business location for days when workers are working at home or telecommuting. A co-working space could be developed by a private-sector entrepreneur in the Elizabeth area, or in concert with the Town. Given Elizabeth's distance from the core areas of the Denver and Colorado Springs markets, developing co-working options in the Elizabeth area could enhance the economic development position of the community.

The technological advances of broadband and similar connectivity services have and should continue to benefit Elizabeth and similar smaller towns, by providing platforms for co-working, telecommuting, and related trends.

Workforce Development

Communities around the country compete not only in terms of the financial and physical incentives provided to potential businesses, but also in terms of the quality of workforce available for various positions. Competition is particularly keen for skilled workers, with skills ranging from information technology specializations to skills from the various trades (welding, plumbing, etc.). The Town of Elizabeth could partner with the Elizabeth School District and regional educational partners (including community colleges along the Front Range, and local universities) to enhance training and educational opportunities for residents of Elizabeth and Elbert County, of all ages. Workforce development initiatives can provide training and skills for a range of industries. Potential areas of focus for workforce development for the Town of Elizabeth may include the following:

Training within Elizabeth School District:

The local school district could partner with local businesses to provide training in various areas of expertise to ensure the presence of a larger trained workforce in the local area. While many high school graduates go on to college, communities across the country have realized in recent years that college is not for everyone and providing sufficient training for individuals who elect to enter the workforce after high school is important from an economic development perspective.

Online Courses with Local Community Colleges:

The Town of Elizabeth could partner with local companies and nearby community colleges in the Denver or Colorado Springs areas to provide targeted online courses and training geared to the needs of local businesses. The Town could help provide financial support for these initiatives as a way to incentive companies to open or expand operations in Elizabeth.

Development of a Post-Secondary Educational Campus:

Elbert County does not currently have a post-secondary school within its boundaries, and as the population of the county continues to expand significantly over the next few decades, the need for post-secondary education will increase. Given its status as the current and future hub of commercial activity in Elbert County and its location close to the Denver and Colorado Springs metro areas, Elizabeth provides a strategic location for the development of a campus for a community college or vocational-technical school. While many courses are offered online today, a number of courses and training exercises still require in-person training. Developing a new post-secondary campus in Elizabeth would enhance the economic development position of the community and help to keep young people in the community after they graduate high school.

Building the Tourism Sector of Elizabeth's Economy

Some of the key tourism-related events in Elizabeth include the Elizabeth Stampede, Elizabash, and the Elizabeth Hops Fest. The Elizabeth Farmers Market also attracts a good deal of business from the surrounding area to the Old Town area, not only for fresh produce, but also for live music, food, and libations. Tourism can continue to grow as a source of economic strength for the Town. Elizabeth is not likely to resemble a fully tourism-oriented town like Vail or Breckenridge. However, its unique small town, Western feel and location in the pine forest region of the Palmer Divide provides the opportunity to make Elizabeth a tourism-oriented community for day or evening trips from surrounding areas. The economic development strategy concerning tourism focuses on maintaining and potentially expanding facilities that host major tourism events. For example, the Town could work with the Stampede organization and Elizabeth Park and Recreation District (EPRD) to help plan for

enhancements to the Stampede grounds to make the event more marketable around the region. The Town could focus on creating a new market pavilion to the east of Main Street that could further strengthen the existing farmers market and house other events year-round. From a programming perspective, the Town could work with its partners to expand the number of events held during the year, especially during the normally quiet winter months. Through partnerships with other organizations and event organizers, the Town could help strengthen the tourism aspects of the local economy.



Goals, Policies, and Actions

The following goals, policies, and actions are not in any particular order but instead are intended to cover the full spectrum of economic development and tourism topics.

GOAL 1: Ensure the development of commercial and business park land uses that are efficiently planned and held to high standards for quality

Policy 1.1
Ensure commercial developments are dispersed around the community and in locations designated through the Comprehensive Plan as commercial development areas.

Policy 1.2
Discourage the conversion of commercial and industrial lands to other non-commercial uses unless it is in the public interest.

Policy 1.3
Encourage commercial developments that efficiently use infrastructure systems in the Elizabeth area.

Action 1.1
Identify key commercial development areas for the community, resulting from the future land use plan.

Action 1.2
Explore establishing a formal business or office park in Elizabeth to attract businesses and tenants.

Action 1.3
Utilize financial and non-financial incentives and programs (as discussed in this chapter) to promote economic development in key areas around the community.

Action 1.4
Ensure the creation of attractive and marketable commercial and business park properties by developing design guidelines to provide for high quality aesthetics and construction in commercial areas.

Action 1.5
In order to enhance the next generation of businesses, the Town could identify opportunities to develop smart technologies for the area, including broadband internet services.

GOAL 2: Actively promote Elizabeth as a great place for investment and employment

Policy 2.1
Collaborate with other agencies and partners to market Elizabeth as a great place to live, work, and play on the Front Range. Ensure that regional economic development publications and marketing efforts include content devoted to Elizabeth.

Policy 2.2
Use economic development tools and strategies to attract businesses to relocate or establish operations in Elizabeth, or to help existing businesses to expand operations in the Town.

Action 2.1
Establish policies and programs for financial incentives and other economic development tools (such as Tax Increment Financing, tax abatements, grants, etc.) in order to attract or retain companies.

Action 2.2
Educate local businesses and entrepreneurs regarding the various types of municipal, state, and federal economic development programs and incentives available.

Action 2.3
Work with the private sector to develop services, facilities, and infrastructure in support of small companies and entrepreneurs in Elizabeth. Key initiatives may include small business incubators, co-working spaces, and ensuring the provision of high-speed cellular and broadband coverage in Elizabeth.

Action 2.4
Work with the private sector to secure a healthcare facility to serve the Elizabeth area.

GOAL 3: Attract, develop, and retain a quality labor force that meets the needs of businesses

Policy 3.1
Support K-12 educational institutions (such as the Elizabeth School District) in the pursuit of top-quality educational programs and facilities.

Policy 3.2
Partner with local schools, colleges, and private-sector businesses to expand post-secondary educational and training programs for residents of all ages to fill gaps in various professions and enhance the earning potential of local residents.

Action 3.1
Explore opportunities to provide vocational / trade training through partnerships with local colleges or organizations, including internships, mentorships, and shadowing opportunities.

Action 3.2
Explore the potential to create a satellite branch of a community college in Elizabeth, or an online resource center of a community college, dedicated to Elizabeth.

Action 3.3
Explore grants and programs to expand vocational and technical training programs at the high school level.

GOAL 4: Actively promote Elizabeth as a great place to visit and strengthen tourism in the local economy

Policy 4.1
Use the economic development functions of the Town to strengthen the Town's assets related to tourism.

Action 4.1
Establish marketing campaigns and strategies to broaden the recognition of Elizabeth in the regional market.

Action 4.2
Utilize Town-owned historic buildings for community gatherings and public spaces. The Town could explore acquiring historic properties as part of its overall tourism strategy.

Action 4.3
Work with the Elizabeth Rodeo Association (ERA) to expand the recreation and economic impacts of the Elizabeth Stampede (for example: hold a 5K walk-run, or hold a bike rodeo that includes a bicycle safety and skill development clinic for youth. This event could involve law enforcement agencies, bike mechanics, and volunteers.)

Action 4.4
Work with ERA and EPRD to utilize the rodeo grounds for non-traditional rodeo activities and uses, such as obstacle races and temporary rock-climbing walls.

Action 4.5
Establish a Downtown Development Authority (DDA) to help lead and implement improvements and initiatives in the Old Town area.



6.0 Parks, Recreation, and Open Space



6.0 Parks, Recreation, and Open Space



It is well known that public spaces such as recreation facilities, parks, trails, and open spaces are some of the most valuable assets a community can possess. These resources encourage active and healthy living, community and family connections, and a greater appreciation of the natural environment. Parks can help define the character of a neighborhood and help to protect and enhance property values. The parks, trails, and open spaces in and around Elizabeth serve as the base for creating great neighborhoods in the Town and provide opportunities for residents and visitors to interact with nature and the environment.

With a mix of publicly accessible parks, trails, and natural areas in the community, the Town of Elizabeth is fortunate to be well on its way to maximizing these features that attract residents and visitors alike. Continued investment and maintenance of these public amenities is critical to strengthen the foundation upon which the Town of Elizabeth will thrive.

The Comprehensive Plan's direction for the future captures the Town's visionary opportunity to provide the necessary infrastructure and resources to support these public spaces. Focused attention and action in the areas of green infrastructure, conservation, and tourism initiatives would preserve Elizabeth-defining natural resources and provide the financial and maintenance guidance needed for the Town to flourish in the future.



Opportunities for Leveraging Elizabeth's Setting

The Elizabeth area is recognized for its natural assets and historic charm. These are distinguishing characteristics of the area and serve as key drivers in attracting residents and visitors. Communities across the country realize that investing in the health of all facets of their environment and outdoor infrastructure is integral to the economic success of their community. The Town of Elizabeth, through its Comprehensive Plan, has an opportunity to embrace and showcase its amazing setting.

Connections Create Healthy Communities

Access to, and care of, the area's natural assets makes it easier for residents to live a healthy lifestyle. Communities with active outdoor recreation offerings, such as greenways and trail systems for biking and walking, have higher levels of physical activity and lower levels of obesity and illness. Open spaces also contribute to a healthy environment by preserving natural resources, protecting clean water, maintaining clean air, and encouraging community appreciation of the outdoors. Increasing investments in outdoor infrastructure, following conservation-based management practices, and pursuing dedicated efforts to preserve the natural assets in and around Elizabeth should ensure that all community members realize the health benefits of the area's outdoor assets.

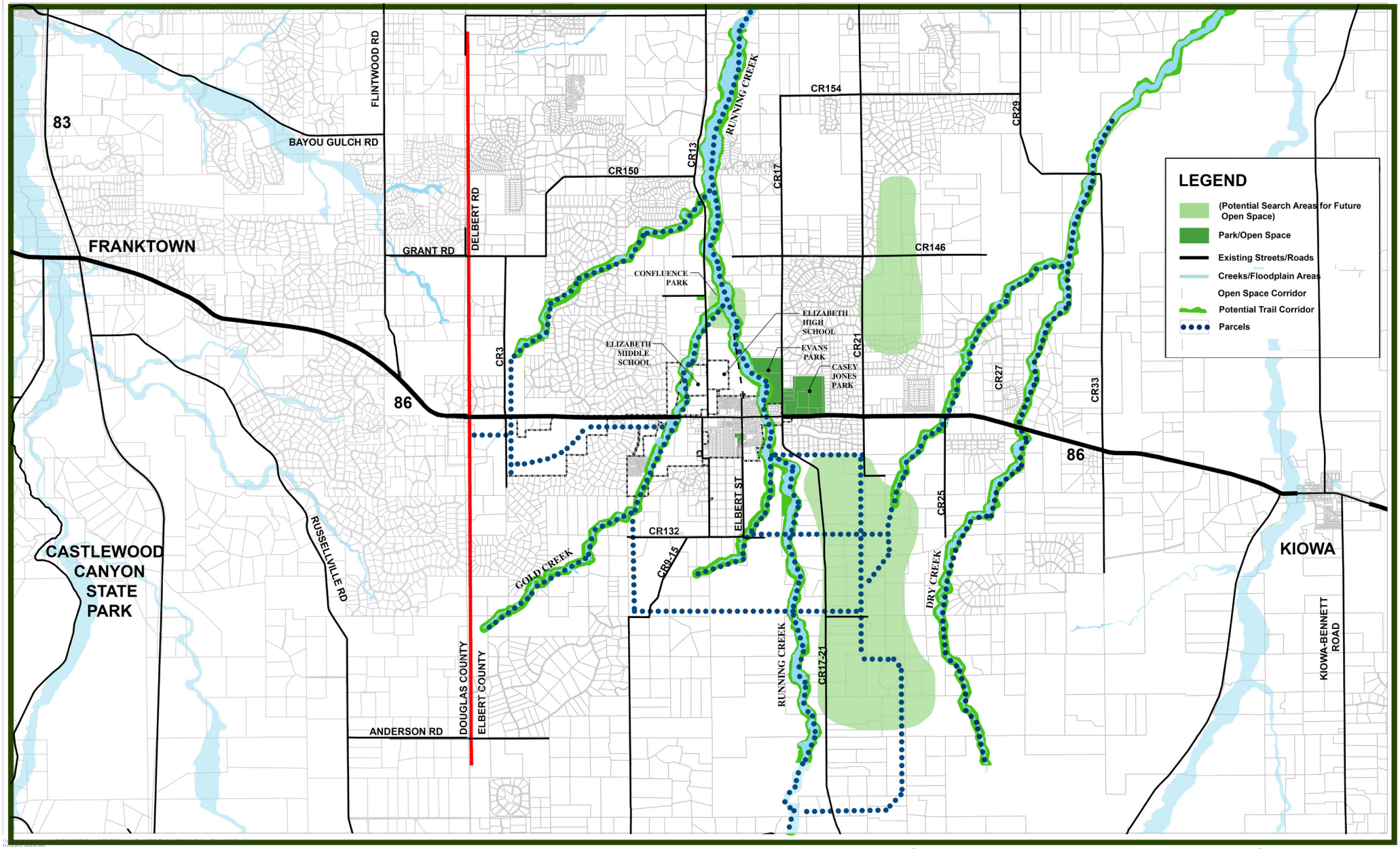


Planning for Parks in New Neighborhoods

As Elizabeth continues to grow, it should work to create a system of neighborhood parks and open space corridors in new areas of growth. The Town should work with applicants to ensure that neighborhood parks incorporate playground elements and other features that serve the full range of residents and visitors. The Town should ensure that Elizabeth meets general industry standards for park planning. These standards call for:

- An average of 10.1 acres of park land per 1,000 residents
- Establishing at least one park for every 2,181 residents

The following diagram illustrates the overall framework for the parks and open space system in the Elizabeth area. The plan calls for the preservation of open space corridors along Running Creek, Gold Creek, Dry Creek, and tributaries as the underlying framework for the parks and recreational system. The existing parks within the Town of Elizabeth, along with existing Elizabeth Park and Recreation District (EPRD) parks (including Evans Park and Casey Jones Park) also serve as a foundation for the growth of the parks and open space system over time. In addition, the plan identifies two areas of pine forest concentrations east of Elizabeth (one south of Highway 86 and one north of Highway 86) that represent key areas to explore for future park and open space acquisition. The Town or other partners could potentially acquire portions of these areas to preserve the pine forest resources to the east of town. However, the property owners in these areas would have to agree to sell their properties in order for these lands to become park lands. While this map identifies these general areas for potential park acquisition, the official land-use designations of these areas in the Comprehensive Plan remains as "Conservation Residential" as identified in the Land Use chapter. In addition, because these areas are currently within unincorporated Elbert County, the current zoning of these properties in the county would remain in effect as long as the properties remain under the jurisdiction of the county.



DECEMBER 2019

Elizabeth Comprehensive Plan

Parks and Open Space

Specifically, the park system in Elizabeth should include the following park types as the community continues to grow.

Neighborhood Parks

Typical Size: 5 – 10 acres, and occasionally smaller

Service Area: Typically one quarter mile, free of barriers such as major roadways, creeks, or rail corridors. The service area may extend as far as one-half mile from a particular location.

Standard: 5 acres per 1,000 residents

Neighborhood parks serve nearby residential neighborhoods throughout the Town and should develop as new areas of residential growth proceed over the next few decades. Neighborhood parks serve as a focal point for individual neighborhoods and connect with nearby residences and other parks through a complete network of sidewalks and trails. The design of neighborhood parks may build upon and strengthen the character and identity of a local neighborhood through elements such as art installations and themed playgrounds. To facilitate the expansion of the neighborhood park system, the Town should review zoning and subdivision ordinances to identify any needed updates associated with park dedication and trail and sidewalk development regulations.

The Town should also update aging facilities and amenities within existing neighborhood parks, including play equipment, park furniture, signage, and landscape plantings.



Community Parks

Typical Size: Over 10 acres, often 30 – 80 acres

Standard: 3 acres per 1,000 residents

Community parks serve as the main venues for community recreation and serve broad purposes. These parks meet community-based recreational needs, preserving unique recreation venues, and providing specialized facilities. Community parks and sports complexes concentrate a number of heavily programmed facilities in larger and less numerous sites around the community. Community parks may include sports fields, more active uses such as playgrounds, and passive uses such as open fields and the integration of internal trails and paths. Each community park in Elizabeth should respond to the locational characteristics and physical properties of each site, as well as the current and anticipated needs of the entire community with regard to park and open space facilities and programs.

Regional Parks and Open Space

Typical Size: Over 100 acres

Standard: 4 acres per 1,000 residents

Regional parks and open space areas serve a number of communities in a given section of a county and serve broad purposes. A given county typically includes only a handful of regional parks. While the Town of Elizabeth does not currently have any regional parks within its boundaries, the Town, along with Elbert County, could explore the possibility of creating a regional park to serve the growing western part of the county. A regional park that preserves large areas of the existing pine forest in western Elbert County, for example, could serve as a key regional amenity and serve not only Elizabeth but also surrounding areas in the county, and beyond.The Town could also work with Elbert County and other partners to create trails that would connect from regional parks back to the Town of Elizabeth. The design of regional park facilities could leverage the topography of the area to install active recreation and adventure related amenities such as an "incline" trail, a zipline, or a sledding hill.

Open Space Corridors

Typical Size: Varies

Service Area: Varies. Distance is less important than ensuring that open space corridors are connected throughout the Elizabeth area and are accessible to everyone in the community, via trails.

The various open space corridors in the Elizabeth area provide for natural experiences and protect natural resources and open space. These corridors, as depicted on maps in this plan, would primarily follow and connect existing natural features and environmentally sensitive areas such as drainageways, wetlands, and topographically interesting locations.

The Town should work with developers to keep the vision of the park and open space system in mind when planning new developments.

The Town should plan for open space corridors to transportation networks, natural areas, and community destinations.

The Town and developers should ensure connectivity between open space corridors, trails, destinations, nearby parks, and residential neighborhoods.

Trails

The popularity of trails and bikeways has consistently increased over the last few decades as Americans have viewed the use of these facilities as key to promoting health, fitness, and sustainability. Trails provide the opportunity to travel safely within a community, to exercise, and to enjoy natural areas.

Integrating Trails into Open Space Corridors:

Elizabeth should integrate trails into open space corridors as the system is completed. Providing access to natural areas via trails would help to draw residents and visitors to the various open space corridors in Elizabeth. The corridors along Running Creek and Gold Creek, in particular, represent ideal alignments for trails that would appeal to a wider range of bicyclists and people hiking around the area.

Providing Effective Signage and Wayfinding:

Providing very clear signage and wayfinding for various types of trails is essential to attracting more users to the trail system. A wayfinding system involves a coherent, easily understood system of trail names, maps, and kiosks that build awareness, identity, safety, and ease of use. Kiosks provide a variety of information in a consolidated location, at key spots along trails or within parks.



Connecting Neighborhoods:

Trails and sidewalks allow for active living, active transportation, and connections between different neighborhoods and throughout the community.

The Transportation Plan has analyzed existing and needed sidewalk and trail connections both in the Town and regionally. The Town could use this analysis as a guide while incorporating projects into the ongoing Capital Improvement Plan.

Relationship of Parks, Recreation, and Open Space to Tourism

Outdoor infrastructure investments support tourism. The Elizabeth area is a known destination for visitors looking for a chance to escape the norm. Events like the Elizabeth Stampede, Wine in the Pines, Elizabash, and Elizabeth Hops Fest attract community members and visitors and generate tourism-based revenue. The valuable natural environment around the Elizabeth area provides vistas and connections to nature that are unique in the region. Outdoor facilities, particularly when branded and programmed, can become magnets for drawing people into the area. Building and maintaining outdoor infrastructure and working alongside partner organizations would allow the Town to preserve the advantageous setting of the community and expand tourism opportunities.





Equestrian Focus of Parks and Open Space

The equestrian heritage of the Elizabeth area is strong and residents expressed a desire to continue to emphasize the equestrian heritage of the area. Residents routinely ride horses for recreation and, in some cases, still ride horses for ranching operations in the area or to travel from one location to another. The planning for future trails in the Elizabeth area should accommodate equestrian movement, where possible, as new trails are designed and installed. Trails that are non-paved, for example, could be designated for horse travel, or could provide alternate routes for horses versus non-equestrian movement. While the Town cannot provide the same level of equestrian accommodation that communities did in pioneer days, the Town should work to emphasize its equestrian heritage in the design of parks and open spaces around the Town.

Policies, Goals and Actions

The following goals, policies, and actions are not in any particular order of priority but instead are meant to cover the full spectrum of topics related to parks, recreation, and open space.

GOAL 1: Create a Well-Connected Community

Policy 1.1:
Ensure that trail, sidewalk, and pathway connections are made to key destinations, and through Town, as development and redevelopment occurs.

Action 1.1.a:
Create trail corridors along Gold and Running Creeks for tourism and recreation-based public benefits.

Action 1.1.b:
Create a multi-modal transportation plan that details a system of accessible, walkable and bikeable connections.

GOAL 2: Provide a High-Quality System of Parks, Open Space, Trails, and Recreation Facilities and Amenities

Policy 2.1
Work with land owners and other partners to help preserve the existing forest in the Town and surrounding areas.

Policy 2.2
The Town should create a shared community vision for the protection of natural resources and the provision of parks, recreation, trails, and tourism.

Policy 2.3
Partner with neighboring jurisdictions to preserve land valued for natural processes and wildlife, agricultural and forest production, aesthetic beauty, active and passive recreation, and other public benefits, including passive recreation uses such as hiking and mountain biking.

Policy 2.4
Partner with EPRD to provide park and recreation services to the community.

Action 2.1
Adopt a policy applicable to public and private projects that protects adequate space for trees with the best health, structure, and appearance, while removing hazardous trees, lower-quality trees, and others that are in the way of construction.

Action 2.2
Encourage projects to include a tree preservation plan as part of the development review process.



Action 2.3
Develop a community-informed Parks, Recreation, Open Space, Trails and Tourism Master Plan that includes assessments and recommendations for all related public facilities, management best practices, and financial resources.

Action 2.4
Establish design and construction standards that align with the Town's brand.

Action 2.5
Utilize tools such as conservation easements and fee simple purchases or donations to preserve lands on behalf of the public.

Action 2.6
Work with organizations such as the Trust for Public Lands to negotiate transactions between partners and land owners.

Action 2.7
Develop an Intergovernmental Agreement that clearly delineates the financial and management roles and responsibilities of partners involved in parks, recreation, and open space (such as EPRD) for a given period of time (for example, five to ten years).

Action 2.8
Allocate increased funding to address facilities and amenities that are below acceptable standards.

GOAL 3: Nurture a Healthy Natural Resource Environment

Policy 3.1
Understand what protected species (Federal and State Endangered and Threatened Species) and other species of special concern exist in the planning area (i.e., Preble's meadow jumping mouse, bald eagles).

Policy 3.2
Understand the species that utilize the riparian corridors in the area so that management practices and development projects consider the ecological functions of the corridors.

Policy 3.3
Encourage the maintenance of the existing tree canopy in the planning area.

Action 3.1
Work with Colorado Parks and Wildlife staff to establish baseline data regarding protected species and other species of special concern, particularly along the Gold and Running Creeks riparian corridors.

Action 3.2
Monitor data on protected species and other species of special concern on an annual basis, using the resources of staff or volunteers.

Action 3.3
Adopt a program to plant additional pine trees on parks and open space lands.

Action 3.4
Adopt elements within the Land Development Code that establish riparian zones for Gold Creek and Running Creek that include floodplain and riparian buffers within a range of 150 feet to 300 feet of the non-stream edge of vegetation.

Action 3.4.a
Grandfather-in existing structures (i.e., allow existing structures within the riparian corridors to remain).

Action 3.5
Time thinning, pruning, burning, and grazing on agricultural reserve lands to avoid particularly critical migration periods, calving, nesting, or spawning.

Action 3.6
Where feasible, encourage the use of natural materials such as rocks or wood in the construction of park and trail facilities throughout the area.

Action 3.7
When possible, allow large dead and dying trees to remain for use by cavity nesters and for eventual recruitment of species within the stream channel.

Action 3.8
Maintain a continuous wildlife movement corridor on one side of both Gold and Running Creeks.

Action 3.8.a
Where pinch-points exist (for example, where a bridge narrowly spans a creek), ensure that space is provided at ground-level crossings and that noise and light pollution is minimized, so that wildlife can traverse the movement corridor.

GOAL 4: Leverage parks, recreation, and open space to make Elizabeth a desirable place to live

Policy 4.1
Preserve the historic character of the Town using marketing and branding strategies that align with Town goals.

Policy 4.2
Expand and measure the recreation and economic impacts of community festivals and celebrations.

Policy 4.3
Utilize existing facilities for creative recreational purposes that attract residents and visitors.

Policy 4.4
Partner with EPRD to coordinate and provide resources for mutually beneficial activities and events.

Action 4.1
Utilize the themes of agriculture, railroads, and pioneering in park designs and on interpretive signage.

Action 4.2
Work with the Historic Preservation Board to strategically incorporate historical aspects of the Town into signage at parks and along trails.

Action 4.3
Construct additional public gathering places for events in the Old Town area.

Action 4.4
Partner with EPRD to host youth and adult sport tournaments maximizing the use of facilities available in the area.

Action 4.5
Market the use of historical sites and structures (for events and programming uses) on the Town's website as well as through online and other marketing channels.

Action 4.6
Consider joining resources with EPRD and other organizations, such as the YMCA, to build a community center to provide wellness and fitness opportunities.

Action: 4.7
Identify and measure the economic impact (not simply the financial impact) that is attributable to the parks and recreation facilities and services provided by the Town (and its partners).

7.0 Old Town Plan



7.0 Old Town Plan



The Old Town Plan draws from previous planning efforts for the older portion of the Town of Elizabeth, including the Downtown Strategic Plan, and outlines the overarching vision and a physical plan for the Old Town area of Elizabeth over the next few decades. This plan also incorporates input from the community, the Main Street Board, and the Historic Advisory Board throughout the planning process.

The Old Town area includes the Main Street area and surrounding neighborhoods. The plan for this area extends beyond the traditional Main Street "downtown" area because significant changes and enhancements may occur on parcels and blocks located away from the Main Street corridor. The Old Town area represents the historic "heart" of Elizabeth, and changes and enhancements to commercial, residential, and institutional areas in this part of town help to create a strong and distinctive core of the community. The concept of planning for an "Old Town" is common in Colorado, as communities such as Arvada and Fort Collins have developed a distinct plan for their Old Town districts in recent years.

The graphic on the following page depicts the overall components of the Old Town Plan for Elizabeth, and descriptions of the key components follow.

Old Town Area Plan

ELIZABETH COLORADO

Old Town Signage
(Potential Traffic Signal)

Old Town Signage

Old Town Signage

Old Town Signage

E Kiowa Ave / Hwy 86

S Elbert

Dale Ct

Banner St

Town Hall

Similar to 556 Main St. Development Sketches

E Broadway St

Town of Elizabeth Trails

Running Creek

Market Pavilion

Floyd Shepherd Memorial Park

E Elm St

Amphitheater

E Poplar St

Police Station

Agricultural Reserve

Spruce St

556 Main St. Development



556 Main St. Development



E Chestnut St

Frontier High School

E Walnut St

- Existing Building
- Redevelopment Site
- Proposed Government Office
- Proposed Public Parking
- Streetscape - Level 1
- Streetscape - Level 2
- Proposed Trail
- Proposed Fence
- Proposed Landscaping & Lighting
- Pr

0 60 120 240 FT

Main Street Corridor

The Old Town Plan assumes that the Town would pursue the completion of streetscape design and implementation for a redesign of Main Street, from Highway 86 south to the current end of the street, to the south of Walnut Street. While the Town has approved a street section for the future Main Street design, including one travel lane in each direction and angled parking on either side of the street, the actual design of the streetscape remains to be completed. The following outlines key recommendations for this streetscape planning effort:

- The streetscape design should incorporate bulbouts and well-designed crosswalks to facilitate safe and inviting pedestrian movement.
- Sidewalks along Main Street should be of sufficient width to accommodate retail shopping and outdoor dining with ample room for an "amenity zone" between the street and the fronts of buildings.
- The streetscape design should incorporate attractive landscaping and sufficient areas for street trees.
- Streetscape design should incorporate public art (in the form of benches, trash cans, and related features designed as art pieces) and attractive lighting.
- The streetscape design should, ideally, include space for festivals or events to be held along or to the side of the street.
- The design should include attractive and effective signage and wayfinding to draw people into the Main Street district and direct them to appropriate destinations along Main Street or elsewhere in Elizabeth.

The Old Town Plan also recommends that the Town pursue the creation and adoption of a Form Based Code to guide the development or redevelopment of properties along the Main Street corridor. The Form Based Code would identify recommended guidelines for the interaction between buildings and the public right-of-way and would provide guidance concerning architecture and other design parameters that affect the quality of the public realm along the Main Street corridor.



While the Old Town Plan emphasizes the creation of a quality public realm along the edges of the buildings along Main Street and the public right-of-way, the Town should carefully plan for the interaction between the sides and rear sides of buildings along Main Street and adjoining streets or areas. For example, the Old Town Plan recommends that design guidelines be produced that would allow and encourage the development of patios and entrances from the rear sides of buildings along Main Street, facing the Running Creek corridor to the east. The Old Town Plan also recommends that the Town establish design guidelines for the Main Street area that manage the interaction between buildings along Main Street and side streets that run parallel to Main Street.





Public Park Along Running Creek

As outlined in the plan diagram for the Old Town area, the Comprehensive Plan recommends that the Town of Elizabeth develop a key public park on the Town-owned parcel located along the west side of Running Creek, and south of Highway 86.

This public park should include the following key components:

- A community amphitheater, located toward the southeastern corner of the Town-owned parcel, near Running Creek, to serve as the focal point for community festivals and performance art events. The amphitheater has the potential to emerge as one of the key gathering places in the community over the next few decades.
- A new market pavilion. The Old Town Plan assumes that the property that currently serves as the site for the market pavilion, at the southwest corner of Main Street and Highway 86 will eventually develop into a key building at this prominent intersection. The market pavilion could move to a central plaza within the community park along Running Creek. The Town could explore designing the market pavilion to provide enclosed space to facilitate a variety of events throughout the year.
- Public parking areas within the community park to serve people visiting the park, as well as shopping in the Old Town district.
- Additional trees and landscaping to buffer the park from the Highway 86 corridor. The Town could plant pine trees along the creek corridor to emphasize the theme of pine trees in the local area (and from the Town's logo). Pine trees grew along Running Creek during the pioneering period of Elizabeth's history, and the plan re-introduces them to the creek corridor.

Government and Professional Office Development

The development of government and professional offices in various areas in and near the Old Town area would bring significant value to the district, not only in terms of business activity provided by businesses occupying these offices, but also by additional spending (at shops, restaurants, etc.) made by employees working in the Old Town area during the day. Many downtowns in communities large and small across the country have successfully supported their retail sectors by developing a larger daytime population through the development of government and professional office space.

Potential Re-Use of Frontier High School Site

It is possible that the Frontier High School site could cease to be used as a school facility over the course of the next decade. If this were to happen, the parcel could become available for redevelopment and revitalization for residential and/or commercial uses. Furthermore, at least a portion of the existing building could be repurposed into a mixture of uses, including potentially residential, retail, and office uses. For example, the former Ivywild school building, located a few miles southwest of downtown Colorado Springs, was repurposed into a mixture of restaurants, shops, and workspaces, and has been very successful. At least a part of the Frontier High School property could be repurposed in a similar manner.



Additional Infill Development

As depicted on the Old Town Plan graphic, various parcels in the vicinity of Main Street could be redeveloped into a mixture of residential and / or commercial spaces. The plan identifies parcels that based upon current use and conditions could represent likely locations for redevelopments. However, the Old Town Plan does not bind any property owner to pursue or not pursue redevelopment.



Integration with Trails and Multi-Modal Connections

As depicted in the Old Town Plan graphic, over time the Town should continue to link individual streets and properties within the Old Town area with trails established by the Town along the Running Creek corridor and the general vicinity near Old Town.



Development of Municipal Parking Lots and Facilities

Many downtown districts around the country face issues surrounding a lack of sufficient parking to serve residents, customers, and visitors. The Town should proactively plan for future parking facilities in the Old Town area in order to prepare for ongoing redevelopment and revitalization of this part of the community and accommodate its growth. The Old Town Plan graphic illustrates potential locations for municipal parking lots that would serve the range of different public and private sector developments in the Old Town vicinity.



Illustrations of Potential Changes on Main Street



The first rendering depicts a view looking to the north, from the intersection of Main Street and Broadway. This rendering depicts the potential streetscape improvements along Main Street in clearer focus. This rendering provides a vision of the community for the type of quality development that would ideally proceed in the Old Town area over time.



The second rendering includes a view looking to the south, toward the intersection of Highway 86 and Main Street. It includes a rendering for the construction of a multi-story building on the site of the Gesin lot, which is currently vacant. The rendering depicts a building that could include a mixture of retail uses on the ground floor with either residential or office uses on the upper floor. This graphic also illustrates how streetscape improvements, including street trees, new pavers and cross walks, improved lighting, and other features, could improve the look and feel of the Main Street area.

Goals, Policies, and Actions

The following goals, policies, and actions are not in any particular order of priority but instead are meant to cover the full spectrum of topics related to the Old Town area.

GOAL 1: Maintain Old Town Elizabeth as a Unique, Historic, Vibrant, and Attractive Local and Regional Destination

Policy 1.1
Promote the development and rehabilitation of properties in the Old Town area as mixed use, to strengthen retail uses in the area, add vitality to the area, and integrate new households and employment into the area.

Policy 1.2
Ensure redevelopment projects in the Old Town area maintain a scale consistent with that of surrounding buildings.

Policy 1.3
Architectural features of new construction or renovations should reflect and enhance the quality and character of existing buildings and the public realm.

Policy 1.4
Public and private improvements in the Old Town area should provide amenities for bicyclists and pedestrians, including sidewalks, trails, and enhanced streetscape elements.

Policy 1.5
Revisit and strengthen zoning standards and design guidelines pertaining to Old Town, in order to guide projects going forward.

Action 1.1
Complete revisions to the zoning standards and design guidelines tailored to the Old Town area, including the adoption of a Form Based Code for Old Town.

Action 1.2
Complete design and installation of streetscape improvements along Main Street and other streets in Old Town.

Action 1.3
Complete the design and installation of improvements associated with the new Town park along the west side of Running Creek.

Action 1.4
Develop municipal parking facilities serving the Old Town area.

Action 1.5
Complete additional trail linkages from Old Town streets and key locations to the trail system in the Old Town area, currently being installed by the Town.

Action 1.6
Complete streetscape design and improvements for streets running parallel to or crossing Main Street. The streetscape improvements should include the development of civic spaces.

Action 1.7
Explore the potential to construct a new municipal complex within the Old Town area, to help increase the overall visitation to and activity of the area.

8.0 Historic Preservation





8.0 Historic Preservation

Given the historic character of Old Town and other areas in the Town of Elizabeth, the Comprehensive Plan incorporates a Historic Preservation Plan developed as part of the planning process. A number of individuals and groups around the community have focused on historic preservation over the last several years, and the Comprehensive Plan represents the vision and direction of the Town with regard to historic preservation going forward. The overall goal for historic preservation in Elizabeth involves preserving the historic character of the community as much as possible, while accommodating the changes to and evolution of Old Town and other key areas around town over time.

Communities around the nation with similar historic resources have been able to leverage their historic character while growing and evolving over time, and this Comprehensive Plan outlines a road map for how Elizabeth can continue to grow (and, redevelop in some locations) while preserving historic character.

The Town of Elizabeth has worked through federal and state requirements to gain certification as a Certified Local Government (CLG). Communities with a CLG designation gain a variety of benefits from state and federal sources with regard to historic preservation.

Formal Designation of Historic Resources

The Comprehensive Plan recommends that the Historic Advisory Board outline to the Board of Trustees the formal designation of sites and areas of historic, architectural, and / or environmental significance in Elizabeth. Designation of important historic properties and areas helps ensure their protection while providing financial and other incentives for historic preservation. Property owners, historic preservation organizations, the Historic Advisory Board, or the Board of Trustees may begin the designation process for a property or for a district. The Historic Advisory Board makes a designation recommendation to the Board of Trustees, which decides whether the property or district should be landmarked.

The process of designating historic properties and districts should be proactive. It should adequately publicize information about the potential designation of historic districts and ensure that property owners are aware of the benefits and responsibilities of living in, operating a business, or maintaining a property in a historic district.

The Town and the Historic Advisory Board should use the guidance from the Downtown Historic District Survey (conducted in 2018 and 2019) regarding the eligibility for historic designation (as outlined below) in moving forward with the designation process.

The Downtown Historic District Survey advised that the Town should create a local landmark nomination form in order to make it easier to include properties on historic registers in Elizabeth. The survey also recommended that the Town complete a prioritized, intensive-level survey of properties and establish additional signs to identify historically designated properties.

Table 1: Eligibility for Intensively Surveyed Properties

Address	Site Number	Historic Name	National Register	State Register	Local Landmark
213 S. Banner St.	5EL.957	(likely) Erkenbeck House	N	N	N
218 S. Banner St.	5EL.958	Greve Residence	N	N	N
235 S. Elbert St.	5EL.974	Talbot Residence	N	N	Y
356 E. Elm St.	5EL.980	Blumer House	N	N	N
244 E. Grant St.	5EL.987	Garland House	N	Y	N
279 E. Grant St.	5EL.989	Ragsdale Residence	N	N	Y
154 E. Kiowa Ave.	5EL.992	Wight Residence	N	N	Y
187 E. Kiowa Ave.	5EL.993	Bennett Residence	N	Y	Y
251 E. Kiowa Ave.	5EL.994	Charman House	N	N	Y
322 E. Kiowa Ave.	5EL.996	Blumer House	N	N	N
349 E. Kiowa Ave.	5EL.325	Russell Gates Mercantile	N	N	N
377 E. Kiowa Ave.	5EL.326	Farmers' State Bank	N	Y	Y
381 E. Kiowa Ave.	5EL.998	Jones Motor Company	N	N	Y
148 W. Kiowa Ave.	5EL.1000	McCracken (likely) Residence	N	N	Y
173 E. Logan St.	5EL.1001	Frank E. Garland Residence	N	N	Y
225 E. Logan St.	5EL.1002	Williams Residence	N	N	Y
122 S. Main St.	5EL.324	IOOF - Elizabeth Lodge 108	N	N	Y
249 E. Poplar St.	5EL.323	Adventist Church	N	N	Y

Source: Downtown Historic District Survey (2019)



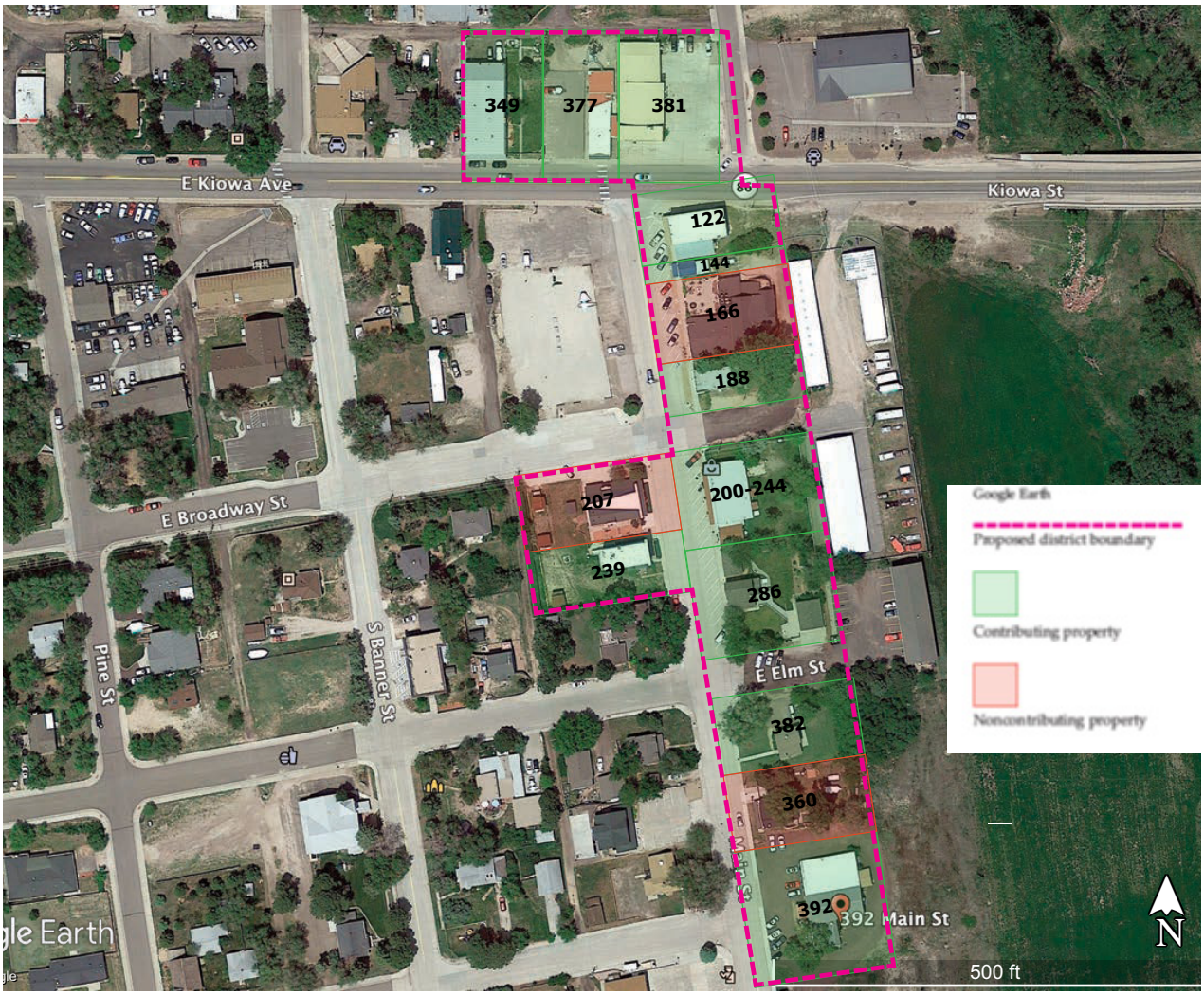


Potential Historic Districts

Based upon community input during the Comprehensive Plan process, the results of the Elizabeth Downtown Historic District Survey (2018-2019), and the report "Elizabeth, Colorado: Enduring Heritage of a Small Town on the Divide, 1881 – 1965." the following list represent key historic districts ideal for formal identification by the Town of Elizabeth.

Elizabeth Commercial Core Historic District:
As outlined in the Downtown Historic District Survey, this district would include properties primarily on the east side of Main Street, from Poplar Street to Kiowa Avenue (Highway 86) and along the north side of Kiowa Avenue, in the vicinity of the intersection with Main Street. This district focuses on the commercial businesses in the traditional downtown core of Elizabeth. It would focus on preserving the historical character of the Town's downtown that dates to the late 1800s.

The following map (from the Downtown Historic District Survey) outlines the boundaries of this potential district.



Source: Downtown Historic District Survey (2019)

The following table from the Downtown Historic District Survey articulates the status of the various buildings within the potential area for the Elizabeth Commercial Core Historic District.

Table 2: Proposed Elizabeth Commercial Core Historic District

Address	Site Number	Construction Date	Survey Level	District Status
349 E. Kiowa Ave.	5EL.325	1894	Intensive	Contributing
377 E. Kiowa Ave.	5EL.326	Ca 1902 - 1907	Intensive	Contributing
381 E. Kiowa Ave.	5EL.998	1947	Intensive	Contributing
122 S. Main St.	5EL.324	1897	Intensive	Contributing
144 S. Main St.	n/a	1901(date of relocation from Town of Elbert)	n/a	Contributing
166 S. Main St.	5EL.1003	Pre-1880	Recon	Non-Contributing
188 S. Main St.	5EL.321	1907	Recon	Contributing
200 - 244 S. Main St.	5EL.1004	Ca 1880s	Recon	Contributing
207 S. Main St.	5EL.1005	Ca 1970s	Recon	Non-Contributing
239 S. Main St.	5EL.295	1890	Recon	Contributing
286 S. Main St.	5EL.1007	1897	Recon	Contributing
338 S. Main St.	5EL.322	Ca 1881	Recon	Contributing
360 S. Main St.	5EL.1009	Ca 1890s - 1930s	Recon	Non-Contributing
392 S. Main St.	5EL.1011	1889	Recon	Contributing

Source: Downtown Historic District Survey (2019)

Orchestrating the Design Review Process

The Comprehensive Plan recommends that the Town should oversee a design review process to ensure that changes to properties designated as historic, or located within historic districts, are consistent with standards for rehabilitation by preserving key architectural features. Town staff may review minor alterations to properties designated as historic or located within a historic district, such as the construction of rear fencing or roofing work. The Town should review applications for more significant changes, including front and side yard fences, window rehabilitation and replacement, and additions to designated buildings.

The Town should meet regularly and work collaboratively with property owners, architects, and building owners using relevant design guidelines. Design review is very important in maintaining the visual and material character of historic areas in Elizabeth. The design review process should be carefully managed so that it provides a collaborative way to appropriately manage change in the Town's historic fabric. The design review process should examine how projects are adhering to the architectural styles for different parts of Elizabeth as articulated in the report "Elizabeth, Colorado: Enduring Heritage of a Small Town on the Divide, 1881 – 1965." The Town should carefully monitor the design review process to ensure consistency regarding decisions. Members of the Historic Advisory Board should be encouraged to participate in design training sessions in order to provide the highest quality design reviews of applications.

Creating Historic District Design Guidelines

The Town should complete design guidelines for designated historic districts to provide guidance for property owners undertaking exterior changes to designated individual landmarks or buildings within historic districts. Design guidelines should be based upon the federal Secretary of the Interior's Standards for the Treatment of Historic Properties.



Guidelines should be written in a manner that is understandable, accessible, and comprehensive. The design guidelines for the Main Street area should focus on preserving the historic facades of the first few feet of the fronts of buildings, as these portions of the buildings along Main Street contain the most notable and memorable architecture from a historic perspective. The design guidelines should allow and encourage the creative reuse or adaptation of the rear portions of buildings along Main Street to suit the needs of the district going forward. For example, the design guidelines should outline how the rear portions of Main Street buildings and properties could be modified to provide patios and outdoor dining and the fronting of buildings toward the Running Creek corridor and the Town's potential new park along the west side of the creek corridor (as outlined in the Old Town Chapter). The design guidelines should provide for transitions from the rear sides of buildings to nearby parking areas, civic plazas, and other features that are located to the east and west of Main Street. The design guidelines should also articulate how buildings could potentially be expanded, either vertically or horizontally, and how buildings could be modified to include a greater proportion of residential uses.



Establishing Historic Preservation Incentives

A variety of local, state, and federal incentives are available to encourage the maintenance and enhancement of historically landmarked buildings and properties in Elizabeth. As a CLG, Elizabeth reviews applications for historic incentives.

Available Incentives for Landmarked Properties Include:

- Eligibility for a 20 percent Federal Tax Credit for income-producing properties listed on the National Register of Historic Places
- Eligibility for a 20 percent Colorado State Income Tax credit for individually landmarked properties and those located within a historic district
- Eligibility for grants through the State Historical Fund. Projects must demonstrate a public benefit to be eligible for a grant
- Potential exemptions or variances from select building code and zoning standards, including floodplain and height requirements
- Staff assistance for applicants for development review and building permit processes



Goals, Policies, and Actions

The following goals, policies, and actions are not in any particular order of priority but instead are meant to cover the full spectrum of topics related to historic preservation.

GOAL 1: Ensure the Protection of Elizabeth's Historic and Architectural Resources

Policy 1.1

The Town of Elizabeth should create a shared community vision for the protection of resources and areas that are historically or architecturally significant.

Policy 1.2

The Town should develop strategies for the protection of historically or architecturally significant resources and areas, consistent with state and federal historic preservation practices.

Policy 1.3
Ensure that historic preservation goals and initiatives remain consistent with other plans, policies, and priorities of the Town and enhance coordination.

Action 1.1
Designate the commercial core of Elizabeth as a historic district, per the Downtown Historic District Survey, completed in 2019.

Action 1.2
Designate historical properties identified in the Downtown Historic District Survey.

Action 1.3
Establish a design review process for historic sites or properties located within a historic district.

GOAL 2: Engage the Community in Historic Preservation Efforts

Policy 2.1
Encourage collaboration and dialogue between the community, the Historic Advisory Board, other boards, the Board of Trustees, Town staff, and other organizations to advance historic preservation goals and enhance community support.

Policy 2.2
Promote and raise awareness of historic preservation efforts in the Elizabeth area.

Policy 2.3
Develop collaborative relationships with owners of properties that are individually landmarked and / or located within a historic district.

Action 2.1
Create interpretive materials for residents and visitors to understand Elizabeth's historic and architectural resources.

Action 2.2
Publicly promote the historic survey the Town completed in 2019. As an initial step of implementation, the Historic Advisory Board and Town staff should work to widely distribute the information from the survey to the community and to educate property owners of key properties concerning the historic preservation opportunities identified through the historic survey.

Action 2.3
Collaborate with owners of landmarks and properties in designated historic districts. Owning historic properties presents property owners with great opportunities but also requires owners to make higher levels of investment in materials and often involves working with specialized trades people or design professionals with experience working on historic properties. Supporting the owners of historic properties is critical. The Town should foster an open dialogue about the benefits and responsibilities of landmark designation, collaborate with them to streamline the design review process, and implement improvements to historic preservation program elements to promote collaboration. Events such as workshops to demonstrate how to maintain particular elements of historic properties, for example, would allow property owners to learn from professional trades people how to best maintain and repair properties.

Action 2.4
Promote greater understanding of historic preservation. The Town could recruit volunteers to act as neighborhood liaisons to increase the understanding of historic preservation in the key districts in Elizabeth, meet routinely with neighborhood liaisons and residents to engage in an open dialogue about common issues and concerns with historic districts, and distribute clear and accurate information about the Town's historic preservation initiatives.

Action 2.5
Regularly update the Town's website to include historic preservation elements. The Town should maintain a dedicated portion of its website to promote historic preservation initiatives and provide information for property owners about various opportunities and resources available to them.

Action 2.6
Engage the community in historic preservation activities. Key action steps for providing more information about historic preservation in Elizabeth include making an annual presentation to the Board of Trustees highlighting preservation activities and successes, holding more community events and educational sessions, and providing stories about historic preservation to local organizations.

GOAL 3: Make Review Processes Clear and Objective

Policy 3.1
Provide training opportunities for Historic Advisory Board members and Town staff to ensure decision making is made in an objective and consistent manner.

Policy 3.2
Provide clear, accurate and easily accessible information to the public.

Policy 3.3
Ensure regulations and design guidelines are current, relevant, and effective in balancing the protection of historic buildings with other community priorities and policies.

Policy 3.4
Protect historic resources through effective, consistent, and transparent review and enforcement policies and practices.

Action 3.1
Enhance training opportunities for staff and the Historic Advisory Board. Training for Historic Advisory Board members is important to provide for greater continuity, consistency, and capacity. New members should receive training that provides practical skills regarding historic preservation issues.

Action 3.2
Establish a process to review proposed demolitions of historic properties and properties within established historic districts.

GOAL 4: Encourage Preservation of Historic Resources

Policy 4.1
Better publicize and promote existing incentives, such as eligibility for tax credits and relief from building and zoning codes.

Policy 4.2
Recognize and honor property owners for exemplary stewardship of historic buildings.

Action 4.1
Ensure integration of local, state, and federal policies for historic preservation. The Town should ensure that its design guidelines for historic preservation are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Town should ensure that its standards are consistent with national historic preservation standards, whether for historic designation, design review, demolition, or tax credit review. The Town should continue to explore ways to make sure that all designated historic properties meet requirements of the Americans with Disabilities Act and provide for a high level of life safety without compromising important historic character-defining features.

Action 4.2
Publicize incentives. Many owners of historic properties in Elizabeth may not be aware of the available historic preservation incentives for which they may be eligible. The Town should publicize incentives for historic preservation broadly to increase usage and benefit historic buildings. The Town may wish to develop a brochure about incentives and historic preservation initiatives.

Action 4.3
Explore additional incentives. Beyond tax credits and related incentives provided by the state and federal governments, the Town could explore providing additional incentives to property owners in historic districts. Possible options for additional historic preservation incentives include low- or no-interest loans, fee waivers, or specialized funding for both maintaining small and accessory buildings and making historic properties more energy efficient. Introducing new financial incentives would require additional planning. Key steps in planning for additional incentives would involve discussing desirable funding options with owners of historic properties, exploring how other communities manage and finance historic preservation incentives, securing both initial and long-range funding sources, launching a small pilot incentive program, and adapting the pilot program (based upon results and public feedback) to assure it is both effective and self-supporting.

Action 4.4
Enhance signage and wayfinding of historic properties and districts. The Town should work with various partners to encourage the installation of enhanced signage to note and explain the history of various historic properties in the Town as well as historic districts.

9.0 Resiliency



9.0 Resiliency



As outlined in the Community Context chapter, the Elizabeth Comprehensive Plan aims to outline strategies for the community to continue its growth and maintain its operating systems and quality of life, regardless of the kinds of stressors or chronic shock the community may experience (whether natural, or human caused). While Elizabeth plans proactively for significant and severe natural hazards, such as floods, wildfires, blizzards, or tornadoes, it is also planning proactively for shocks to the system in terms of economics, health and social systems, housing, infrastructure, watersheds, natural resources, and overall community stability.

This chapter outlines the key foundations of Elizabeth's resiliency strategy in terms of environmental, social, and economic frameworks.

For the Town to improve its overall planning for resiliency in the face of shocks and stressors, it should implement a variety of environmental, social, and economic activities to reduce risk and vulnerabilities, increase the capacity of the community to adapt to changing dynamics, and improve its response and recovery capabilities.

Environmental

Planning for Drought and Water Conservation:

The area around Elizabeth is prone to droughts, and the water supply is relatively limited in the region. Elizabeth should continue to plan for future water use to account for an increasing population as well as the anticipation of low water years and potential periods of prolonged drought. The Town should implement and monitor water efficiency and conservation measures in order to reduce pressures on the local water supply.

Planning for Flooding:

Given the presence of creek corridors in the local area, Elizabeth will likely experience instances of river and stormwater flooding in the future. The Town should continue to participate in the National Flood Insurance Program and limit new development within the boundaries of 100-year floodplains. The Town should

continue to evaluate and mitigate the stormwater impacts of new development projects on areas of existing development in the Town. As outlined in the Future Land Use and Development chapter, the Town should pursue the preservation of the Gold Creek and Running Creek corridors as open space or minimally developed areas in order to allow these waterways to take their natural courses.



Planning for Severe Weather:

The area around Elizabeth is prone to a variety of severe weather events, including tornadoes, hailstorms, lightning, blizzards and other winter storms, and related hazards. The Town should ensure that new construction and major renovation efforts are completed in accordance with local building codes to improve the ability of structures to withstand weather-related impacts.



Planning for Wildfire:

Parts of the Elizabeth community are at high risk for wildfire events. The Town should identify Wildland-Urban Interface (WUI) areas on maps and routinely inform property owners of wildfire risks. The Town should also work with Elbert County and other agencies to encourage property owners to engage in fire mitigation activities. The Town should adopt a WUI code in order to establish minimum standards for new development in WUI areas. A WUI code typically addresses topics such as structure density and location, building materials and construction, vegetation management, emergency vehicle access, water supplies, and fire protection.



Social

Planning for Shelter During Disasters:

Many homes in the Elizabeth area lack the durability to withstand severe storms or natural disasters and provide the necessary protection for occupants to shelter in place. Similarly, people visiting or traveling through the community may become stranded during inclement weather or other hazard events. The Town should emphasize shelter in place as a priority strategy for managing disaster events when possible. However, it should also plan, identify, and communicate shelter locations for residents and visitors to use during or following major events. The Town should explore creating one or more tornado shelter locations, as well one or more emergency shelters, possibly in coordination with local schools and / or places of worship.

Planning for Social Networks for Emergency Preparedness:

The influx of new people to many communities in Colorado, including Elizabeth, means that many people may not have strong social networks, may have limited mobility, or may not have information about emergency communications protocols. The Town should explore organizing neighborhood-level emergency communications coordinators or points of contact, so that residents can support each other during times of emergency. This strategy provides a good alternative to having all residents solely rely on Town or county officials for information and support.



Updating Technologies and Systems for Emergency Events:

The Town of Elizabeth should review its emergency communications technologies and consider updates or deploying multiple systems to increase communication coverage during emergency events. It should engage in an ongoing communications and training campaign to increase emergency preparedness and improve local resiliency. The campaign could share information regarding routes out of town during major events, locations of shelters, and other approaches to emergencies.

Coordination with Other Jurisdictions

As the Town continues to grow, it should continue to work with Elbert County and other neighboring jurisdictions to outline ways to implement emergency management plans for the area, including identifying areas for increased responsibility and leadership on the part of the Town.

Economic

Planning for Fiscal Stability During Times of Adversity

The resources of local governments, in terms of budgets, tax bases, and staffing levels, are often stretched thin during and following a hazard event or shock (including natural disasters as well as economic downturns). The Town of Elizabeth should continue to plan prudently from a fiscal perspective, including maintaining reserves of funds for times of economic hardship or disaster, in order to maintain the ability to continue providing basic services during emergencies, economic recessions, and as the community grows.

Planning for Economic Diversification

The Town of Elizabeth should continue to identify and pursue economic development activities that help diversify the employment and tax base within the community in order to withstand future downturns focused on a particular industry or set of industries. While diversifying the local economy cannot prevent all of the effects of economic downturns and recessions on the local community, the Town should diversify the economic base as much as possible to minimize the adverse effects of downturns on the community.

Planning for Continuity of Operations

Prolonged disruptions in utility services or operations can present tremendous economic and social challenges to a given community. The Town of Elizabeth should continue to plan for the continuation of operations for all critical services and utilities, including exploring new opportunities for emergency or backup power. The Town should also explore renewable energy sources and energy storage facilities co-located with water and wastewater treatment plants, emergency shelters, and operations centers.

Goals, Policies, and Actions

The following goals, policies, and actions are not in any particular order of priority but instead are meant to cover the full spectrum of resiliency related topics.

GOAL 1: Enhance water conservation and coordinate land use and water supply planning as the Town grows

Policy 1.1
Limit the percentage of area allowed as turf in new development.

Policy 1.2
Support the conversion of existing turf areas (in existing developed areas) to native plantings or xeriscaping (landscapes that incorporate native plantings and other plantings that require less water).

Policy 1.3
Avoid allowing developments to include zero-scaping (the development of landscapes as entirely rock or impervious land cover).

Policy 1.4
Maintain a 300-year water supply for areas served by the Town.

Policy 1.5
The Town should monitor the ground water levels in its wells and neighboring domestic wells.

Action 1.1
Update development regulations to promote the use of water-wise landscaping.

Action 1.2
Adopt a water efficiency plan to align with state requirements and guidance documents.

Action 1.3
Establish and monitor integrated water and land use metrics.

Action 1.4
Develop a landscape retrofit / turf reduction incentive program in order to encourage the conversion of existing developments from high water use landscapes to landscapes that use less water (including native plantings and xeriscaping).

GOAL 2: Protect Creek Corridors so Waterways Can Take Their Natural Course

Policy 2.1
Restrict all development in 100-year floodplain areas.

Policy 2.2
Evaluate and mitigate stormwater impacts as new development and redevelopment occurs.

Policy 2.3
Support the private protection and / or public acquisition of undeveloped areas along creek corridors in the Elizabeth area.

Action 2.1
Conduct an inventory of problem locations for localized flooding in developed areas and develop a prioritized list for future stormwater improvements, as part of the Town's Capital Improvement Plan.

Action 2.2
Update development regulations to limit new development in floodplain and flood-prone areas.

GOAL 3: Prepare structures and community members for severe weather and natural hazards, including tornadoes, wildfires, floods, and severe winter storms

Policy 3.1
Ensure that new construction and major renovations comply with adopted building codes.

Policy 3.2
Encourage wildfire mitigation activities on private property.

Policy 3.3
Routinely refresh and practice emergency response protocols.

Policy 3.4
Involve community members in preparedness planning and activities, emphasizing shelter in place options and neighborhood-level communications and responses.

Policy 3.5
Support and pursue community partnerships that improve emergency communication.

Policy 3.6
Seek to build a distributed network of community tornado and storm shelter locations that are accessible to all community members.

Action 3.1
Establish a policy position and a general update schedule for ongoing building and energy code adoption (e.g., adopt the 2018 International Building and Construction Code and every other code release thereafter).

Action 3.2
Map WUI areas and incorporate as an overlay on the Town's zoning map.

Action 3.3
Update development regulations to encourage or require minimum standards for fire safety and protection for new development in WUI areas. The Town should require second or multiple points of vehicular access for developed areas within or near WUI zones.

Action 3.4
Inventory existing tornado and storm shelters in public and private facilities within the three-mile planning area. Create a plan to develop a distributed network of shelters for all community members and visitors to access, including identifying priority locations for new shelters as new development occurs.

Action 3.5
Coordinate with local places of worship and schools, among other potential community partners, to identify and plan shelter locations. Develop and implement an outreach plan to notify community members about shelter locations and protocols.

Action 3.6
Recruit a team of community volunteers to establish and participate in a neighborhood emergency response network.

Action 3.7
Conduct an annual community emergency preparedness training and educational campaign in coordination with other local and regional service providers.

Action 3.8
Review and test existing emergency communications systems and research options to modernize and improve emergency warning systems.

GOAL 4: Collaborate to enhance emergency response and communications and ensure continuity of operations

Policy 4.1
Continue to work with Elbert County and other neighboring jurisdictions to implement and update Emergency Management and Hazard Mitigation Plans.

Policy 4.2
Ensure continued operations for critical facilities and utilities during hazard and emergency events.

Action 4.1
Establish a Town emergency action team to discuss and coordinate local emergency management issues.

Action 4.2
Establish a forum or process for routine coordination with Elbert County and other neighboring jurisdictions on emergency management planning and implementation. Pursue inter-agency partnerships as the community grows to provide adequate services and ensure collective investment, efficient action, and shared responsibility in building local resiliency.

Action 4.3
Integrate resiliency planning considerations into Town facility and infrastructure siting, including exploring options to establish a local emergency operations center that includes a community emergency shelter.

Action 4.4
Update the list of critical facilities within the Town and the three-mile planning area. Document the known risks / hazards for each facility and develop strategies for maintaining continued operations and / or improving resiliency (e.g., renewable energy and storage facilities).

Action 4.5
Explore new opportunities for emergency or backup power for critical facilities and infrastructure (e.g. water and wastewater treatment, emergency operations center, etc.), including renewable energy sources and energy storage facilities.

Action 4.6
Review and test existing procedures and technologies for emergency communications and response within the Town and the three-mile planning area. Solicit a request for information or complete a study to explore potential additions or new technologies to supplement the existing notification system to improve coverage and reliability in the advent of a hazard event (e.g., centralized or distributed sirens).

Action 4.7
Identify a location for a second crossing of Running Creek on future land use and transportation maps. Pursue road improvements in coordination with new development projects and /or capital improvement plans.

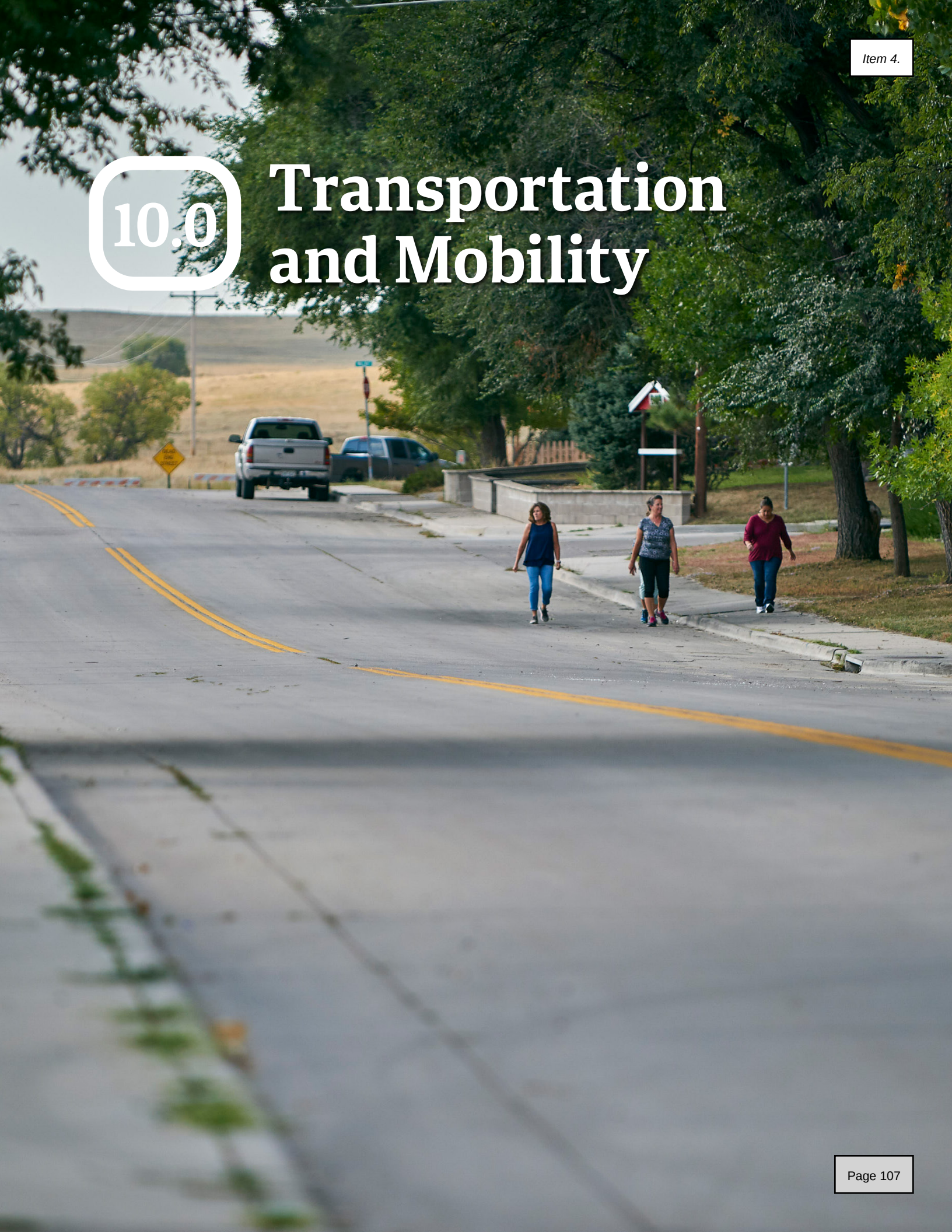
GOAL 5: Increase the ability of the Town's Government to withstand future financial and economic challenges

Policy 5.1
Maintain reserves of funds for times of economic hardship or disaster.

Policy 5.2
Diversify the employment and tax base so that the Town is not overly reliant on any one revenue source.

Action 5.1
Develop mutual aid agreements with neighboring communities to support each other with building permit and development review activities in the event of a major local disaster.

10.0 Transportation and Mobility





10.0 Transportation and Mobility

As the Town of Elizabeth and the surrounding area continues to grow and evolve, the demands placed on the transportation network will increase. The ability of the transportation network to handle increased demand and provide safe and efficient mobility for all modes of travel, including both motorized and non-motorized modes, will influence the quality of life of residents and people visiting Elizabeth.

A well-maintained and connected transportation system provides a community with safe, efficient, and affordable travel. Planning for the future multi-modal transportation system in Elizabeth must plan for linkages between different parts of the Town, and influence linkages to the rest of Elbert County and to the broader region. Planning for transportation must work together with planning for future land uses in order to support quality residential and non-residential growth in Elizabeth.

Roadway Jurisdiction

As with many municipalities in Colorado, jurisdiction over the roadway system serving Elizabeth is shared between three levels of government (the state, county, and Town). Elizabeth is responsible for operating and maintaining nearly all local streets in the community. The Colorado Department of Transportation (CDOT) maintains jurisdiction over the Highway 86 corridor, from Castle Rock east to Interstate 70 near Limon. Roads that connect into Elizabeth but are located outside of the municipal boundaries are maintained by Elbert County. The jurisdiction of roadways is important in transportation planning, from the

perspective of regulation, maintenance, construction, and transportation funding. While most of the streets and roads outlined in the Comprehensive Plan are under the control of the Town, or may become under the control of the Town with annexation, the Town does not control the planning for the key corridor serving Elizabeth and Elbert County - Highway 86. The Town has influence and can contribute to discussions regarding the future of this highway, but it does not have jurisdictional control of the highway. Similarly, the Town can help influence transportation planning for roads and corridors in the western Elbert County area, but final authority over corridors located in the unincorporated portions of the county remains with the county.

Functional Classifications

Roadway functional classification categories are determined by the role that roadways play in serving the flow of trips and overall mobility through the transportation system in a given community. The functional classification system outlines a hierarchy of roads that collect and distribute traffic from neighborhoods to the broader highway system and serve the interests of people driving, walking, and biking. Roadway corridors with higher functional classifications (e.g., arterials) generally serve longer trips, have more limited access into businesses and residences along corridors, experience higher volume, and connect key locations in a community or local area.

Roadway corridors with lower functional classifications, including collectors and local streets, generally provide for shorter trips, provide for more access into properties along streets, experience lower volumes, and connect through the network with arterial roadway corridors. An effective transportation and mobility network must provide for safe and efficient travel and mobility along all of the different types of roadways in a community, regardless of classification.



The roadway system in Elizabeth is divided into four categories, including arterials, major collectors, minor collectors, and local streets. The goal of these functional classification standards is to achieve a better performing system that aligns a roadway's functional classification with current and anticipated land uses and the transportation function of the roadway.

The roadway functional classifications help manage the overall transportation system and provide guidance on how and when multi-modal options can be integrated into the overall roadway network. The standards help provide a guide for establishing the framework of the future roadway network, while providing a hierarchy of roadways within the community. These standards can be used by stakeholders and Town staff when facilitating new neighborhoods and development projects and roadway improvements in and around Elizabeth.

Future Transportation Network

The Transportation Plan, provided as a separate document, describes a long range vision for the transportation system within and near Elizabeth.

The Transportation Plan, importantly, anticipates a number of future roadway connections that could be made in the future as the growth of the local area continues and traffic levels increase over time. In contrast to many areas around the country that evolved with a network of section line roads (spaced roughly every mile) already in place in the surrounding countryside to provide connections east-west and north-south, the western Elbert County area lacks a complete network of roads connecting different areas in the vicinity of Elizabeth.

Highway 86 is the only continuous, east-west roadway serving Elizabeth and Elbert County at this time. As the overall area (including not just Elizabeth, but Elbert County as a whole) continues to grow and evolve, traffic along Highway 86 will increase and the pressures on this corridor will intensify. From an emergency services stand point, if Highway 86 were to close (for a crash or other blockage), Elizabeth and surrounding neighborhoods and communities would not have access to other nearby towns (such as Parker and Castle Rock) and existing medical and community facilities that serve Elbert County. Consequently, the Transportation Plan suggests strategic, future extensions of certain roadway corridors in order to

improve the resiliency of the transportation network by providing alternate east-west routes to Highway 86.

These alternate corridors also help to distribute traffic within the Town of Elizabeth as it grows and provide efficient access for local neighborhoods. Similarly, the Transportation Plan anticipates some additional north-south transportation corridor connections in the future to provide access from the Elizabeth area north toward Arapahoe County and the broader region.

Importantly, most of these potential roadway connections do not currently fall within the jurisdiction of the Town of Elizabeth. While the Transportation Plan articulates the vision of the Town of Elizabeth for how future road connections should be preserved to provide for overall connectivity in the local area, the Town will need to work with Elbert County and other regional partners (such as Douglas County and CDOT) to align the Town's transportation plans with those of the county and other plans serving Elbert and surrounding counties. The Comprehensive Plan effort revealed the need for Elizabeth to continue to collaborate and participate in regional discussions concerning transportation systems serving Elbert County and this portion of Colorado's Front Range region.



Strategies and Best Practices

The following general strategies and best practices should assist the Town of Elizabeth in planning for future multi-modal transportation improvements over time. The Transportation Plan, as a separate document, contains additional technical information and guidance related to these themes.

Right-of-Way Preservation and Planning

As Elizabeth continues to grow and evolve, it will need to construct new roads and streets to serve the local area and local neighborhoods. Planning for new roads and roadway corridors will require some level of right of way acquisition, which can be a costly investment. Therefore, the Town should plan efficiently and thoughtfully to "right size" the system to minimize the unnecessary acquisition of right of way for corridors. The right of way needs must balance the needs for additional roadway capacity with additional elements, including adjacent land uses, existing and future utility easements, facilities for people biking and walking, transit facilities, and landscaping and aesthetic enhancements.

Access Management

Access management is an important aspect of providing a safe and efficient roadway network. Access management measures include:

- Providing adequate spacing between access points and intersecting streets to separate and reduce conflicts
- Limiting the number of driveway access points in order to reduce conflicts
- Aligning access with other existing access points
- Sharing access points through internal connectivity between properties with different owners
- Encouraging indirect access rather than direct access to high volume arterial roads
- Constructing parallel roads and "backage" or frontage roads
- Implementing sight distance guidelines to improve safety
- Using channelization to manage and control turning movements

Access management involves balancing the access and mobility functions of roadways. Access refers to providing roadway access to properties and is needed at both ends of a trip. Mobility is the ability to get from one place to another freely or easily. Most roadways serve both functions to some degree, based on their functional classification. The four levels of functional classifications and their corresponding mobility and access traits are as follows:

- Principal arterials have the highest mobility with very limited land access
- Minor arterials have a high levels of mobility with limited land access
- Collector streets have moderate mobility with some land access
- Local streets have low levels of mobility with more land access

Transit

As Elizabeth continues to grow, the need and demand to connect residents to jobs, recreational opportunities, and other destinations will increase. The Town should begin to plan for potential future transit expansions that could serve Elizabeth and Elbert County. Identifying transit routes that could connect residents to employment destinations, both in the local area and in the Denver and Colorado Springs metro areas, is an important first step. Elizabeth should begin and sustain a dialogue with the Regional Transit District (RTD) for how transit could be expanded to serve Elizabeth and surrounding areas of Elbert County in the future. The Town should explore relationships with other transit agencies in the region (such as in the Colorado Springs area) in order to enhance regional connections to nearby cities and destinations.



Goals, Policies, and Actions

Goals, policies, and actions provide the direction to help implement the Comprehensive Plan. The following goals, policies, and actions are not in any particular order of priority but instead are meant to cover the full spectrum of transportation-related topics.

GOAL 1: Encourage use of alternate transportation modes to minimize the need for new or expanded roadway facilities

Policy 1.1
Continue to explore expansion of transit service into Elizabeth and other areas of Elbert County.

Policy 1.2
Coordinate efforts with appropriate agencies and jurisdictions to develop proposed trails extending from Elizabeth into surrounding areas of Elbert County.

Policy 1.3
Incorporate parking areas for bicycles and other alternative vehicles in major public destination areas, such as Old Town, other shopping areas, and school campuses.

Policy 1.4
Encourage major employers to incorporate parking and storage for bicycles and other alternative mobility systems as part of site design.

Policy 1.5
Incorporate multi-modal infrastructure such as multi-use trails and sidewalks along all major roadway corridors as part of new roadway development and roadway improvement projects. These improvements should promote multi-modal movement and provide accessible routes to key community destinations.

Policy 1.6
As local streets are reconstructed or constructed as part of new areas of Town, the Town should evaluate design alternatives that provide accommodation for alternative transportation modes.

Policy 1.7
Participate in programs such as “Safe Routes to Schools” to improve connections and safe walking and biking access to neighborhood schools in the Elizabeth area.

Policy 1.8
Require safe and efficient access and connections that meet the standards of the Americans with Disabilities Act (ADA), as required by law.

Action 1.1
Update street design guidelines in Town ordinances, including graphic interpretations of various street and trail cross sections.

Action 1.2
Continue to pursue grant resources to improve pedestrian and bike connectivity throughout the community, focusing on filling in gaps within the current system.

GOAL 2: Develop a transportation system that is environmentally and fiscally sustainable

Policy 2.1
Support the dedication of funds for street maintenance and reconstruction on an annual basis, consistent with a street reconstruction plan and opportunities to align street improvements with plans for upgrading existing infrastructure systems that run along transportation corridors.

Policy 2.2
Consider establishing a revolving and sustainable funding mechanism for the long-term maintenance and enhancement of the transportation system.

Policy 2.3
Consider roadway design alternatives that reduce or optimize the amount of hard surface areas.

Policy 2.4
Integrate sustainable stormwater management and utility infrastructure improvements within roadway corridors, to maximize the use of linear corridor right of way.



GOAL 3: Preserve the Town's character while pursuing opportunities to modernize transportation facilities.

Policy 3.1
Implement a wayfinding system that identifies key locations for unique signage that promotes community destinations and reinforces the identity of Elizabeth.

Policy 3.2
Encourage residential, commercial, and office properties along arterial corridors to integrate attractive site design with amenities that enhance the corridor. Property owners can achieve this by including architectural enhancements and site design amenities such as public art, attractive signage, and environmental features.

Policy 3.3
Encourage the minimizing of parking lot size and locating parking for buildings to the side or behind buildings that face Main Street and other key corridors oriented to people walking in order to enhance the aesthetic appearance of corridors.

Policy 3.4
Establish a landscape and streetscape palette to guide the implementation of streetscape and landscape plans along transportation corridors on public and private property. This palette should offer flexibility for individual projects while ensuring consistency between public and private streetscape and landscape elements.

GOAL 4: Continue to provide a safe and efficient transportation system and a well balanced hierarchy of streets. Seek opportunities to enhance regional mobility connections. Accommodate appropriate access to and within development areas

Policy 4.1
Coordinate with neighboring municipalities, counties, RTD, CDOT, and other agencies involved in transportation planning to provide interconnections and advocate for the most effective transportation system for Elizabeth.

Policy 4.2
Mitigate negative traffic impacts and improve existing transportation systems when feasible and effective.

Policy 4.3
Promote telecommuting as a way to reduce the number of single occupancy vehicle trips on major roads during peak commuting times.

Policy 4.4
The Town should require developers to provide and pay for traffic studies when required by the Town or another agency with jurisdiction over the study area.

Policy 4.5
Support improvements to increase capacity, decrease congestion, maintain the economic well being of adjacent businesses, and improve the safety of all major corridors.

Policy 4.6
Leverage various local, state, and federal funding options for capital improvements.

Policy 4.7
The Town should continue to review the design of neighborhood streets and develop street modifications as necessary.

Policy 4.8
Participate in regional discussions (with surrounding counties and regional agencies) to explore the potential to extend transit routes into Elbert County to serve Elizabeth and surrounding areas.

Policy 4.9
The Town should explore regulations and incentives to increase the number of electric charging stations in new and existing developments.

Policy 4.10
Require new developments to contribute to improvements to surrounding transportation networks through construction of off-site improvements, right-of-way dedication, or cash-in-lieu contributions.

Action 4.1
Ensure provision of parking for oversized vehicles through the Town's parking and street standards.

Action 4.2
Work with CDOT, Elbert County, Douglas County, and local agencies to update the Highway 86 Corridor Optimization Study.



11.0 Community Facilities and Infrastructure





11.0 Community Facilities and Infrastructure

Community facilities, infrastructure systems, and services provided by local government are vital elements of a community's success and planning. The quality of these systems contributes to the overall quality of life in Elizabeth.

Quality community facilities make Elizabeth a great place to live, work, and play. Investing in facilities that serve the community as it continues to evolve is an important part of comprehensive planning for the Town. This should also be part of ongoing strategic planning efforts on the part of the Board of Trustees and Town staff. Investments in community infrastructure include capital outlays for facilities and improvements, expenditures for ongoing maintenance and operations, and expenditures for replacement when systems have reached the end of their useful lives or have become economically inefficient.

Infrastructure systems support all daily activities of the Town. Thoughtful, forward-thinking planning to serve growth, provide adequate capital investments, and invest in reliable and resilient ongoing improvements is critical to protecting the availability and quality of all infrastructure systems. It is the Town's responsibility to provide these services efficiently and sustainably. The infrastructure of a municipality must be maintained and new investments must consider the impacts to the community's long term growth, health, and financial stability.

Community Facilities

The following summarizes the key potential needs for improvements or expansions to community facilities over the next two decades, based upon the anticipated growth of Elizabeth and the anticipated needs for upgrades and improvements to the Town's infrastructure.

Potential New Municipal Offices and Complex

The Town of Elizabeth currently operates several of its administrative departments in the Town Hall facility on Banner Street. This facility includes the meeting room for the Board of Trustees and Planning Commission and two small conference rooms. As the community continues to grow in size, logically, the Town may require larger chambers for the Board of Trustees and other commissions, as well as additional meeting space. There are very few locations around Elizabeth that serve as conference rooms or meeting rooms for community groups and organizations.

The Town is largely operating at capacity in the existing Town Hall facility and may need more space as the size of the Town grows over time. Furthermore, as outlined in the Old Town chapter, the existing Town Hall building and the property that surrounds it could be repurposed or redeveloped into new commercial or residential space, as the Old Town area grows in popularity over time. The Town could sell the Town Hall property for development to help further the Old Town revitalization efforts.



The Town could explore options for creating a new Town Hall and municipal complex within Old Town. The Town would benefit from keeping its offices in the Old Town area as the presence of these offices drives foot traffic to the Old Town area during the business day and provides another central gathering place in the core of the community. In addition to the functions currently housed in Town Hall, a new municipal complex could include the consolidated operations of the Police Department, thus freeing up the current location of the Police Station along Main Street for repurposing or redevelopment.

Library

The Pine and Plains Library serves all of Elbert County and currently operates a branch location along Elizabeth Street, next to the Big R store, in Elizabeth. Staff from the library have indicated that the current facility for the library has more than enough room to provide library services to Elizabeth residents as the community continues to grow over the next two decades. However, the Town and its leaders should continue to engage library officials and board members from the Pine and Plains Library to discuss their needs, as conditions change, in order to ensure that the Town is sufficiently serviced with library programming and services.

Police

The Elizabeth Police Department currently maintains its operations in an office and complex along Main Street in the Old Town area. The department currently has sufficient resources to provide police services to the Town, including all areas within the current Town limits. As the Town continues to gain population over time, the Town will need to coordinate to ensure that the department has a sufficient number of officers and equipment. In addition, the offices of the Police Department could be located into a more centralized municipal complex in order to provide more streamlined services for the community. As the community continues to grow, the Police Department has indicated that key issues to consider include: 1) providing sufficient lighting to provide for public safety, 2) ensuring safety on trails and in other open space amenities, and 3) providing for sufficient safety in commercial areas as these areas potentially increase in size over time.



Fire

The Elizabeth Fire Protection District provides services to a broader area in western Elbert County, beyond Elizabeth. As the community continues to grow, the Town should continue to coordinate with the fire department (which is not part of the Town's operations) to ensure that new neighborhoods and developments are adequately serviced from a fire protection perspective. The Resiliency chapter contains additional guidance with regard to fire protection against wildfires and other natural hazards.

Public Works Facility

The Public Works Department currently operates its offices out of the Town's Wastewater Treatment Plant. As the Town continues to evaluate needs for facility upgrades, it may consider constructing new offices for the Public Works department in the Town.

Elizabeth Public Schools

The local school system is an important component to the future growth of Elizabeth. The future land use pattern guides new residential growth. Transportation infrastructure should be carefully planned as new neighborhoods develop to ensure that adequate road, bike, and sidewalk infrastructure is in place to support safe and efficient mobility options for students and staff of local schools. Future growth of school facilities should be coordinated with park and recreation areas that can serve both school needs and the needs of various neighborhoods.



As facilities become outdated, the Town and the school district need to collaborate closely and on a regular basis to coordinate the use of school facilities as community assets. The school district should collaborate with the Town on the potential reuse of particular school facilities to serve the interests of the school district and the Town overall. For example, as mentioned in the Old Town chapter, the Frontier High School site could be reused as a different land use if Frontier were to close as a school facility and could serve as a key anchor for redevelopment and revitalization in the Old Town district. It is important that the Town continue to work with Elizabeth Public Schools to ensure the provision of mutually beneficial facilities and programming for residents of the area. The Town will need to coordinate with the school district as new residential development occurs to ensure that the school district has the needed capacity.

Smart Cities Planning

The Town of Elizabeth should encourage the installation of technology in new construction and new development in the Town, in order to provide for a higher quality of life for residents and to provide more efficient operations of systems. Examples of smart cities technologies include dark-sky compliant electric facilities and equipment, to eliminate light pollution, and technologies that better monitor the use of water, electricity, and other infrastructure systems.

Infrastructure Systems

The Town of Elizabeth has made significant investments in developing and maintaining its water resource infrastructure in recent years (including potable water, sanitary sewer, and storm water). Providing quality infrastructure systems is essential to achieving the community's vision through 2040.

The plan for Elizabeth's infrastructure systems focuses on the managed growth of the overall system to accommodate new development as well as the maintenance and management of the existing system that serves established areas of the Town. This section contains the main takeaways and themes from the Town's planning for infrastructure. A separate document, the Elizabeth Water and Sewer Master Plan, provides more detailed information and data concerning the Town's plans for infrastructure to serve the community through 2040.

Electricity

The Intermountain Rural Electric Association (IREA) provides electric service to the Elizabeth area. IREA has expanded its capacity to provide power to the Elizabeth area over the last year, in order to service new developments in the area. IREA will expand and maintain its capacity as necessary to provide power to the Elizabeth area as development is anticipated. IREA will install transmission lines and other infrastructure in order to better provide capacity for larger users in the Elizabeth area, such as hospitals. IREA should be able to provide sufficient capacity to service a hospital in the Elizabeth area, as well as larger commercial users. IREA has also indicated that it is open to the use of renewable energy for its electric supplies and is able to provide power for electric car charging stations. All of the infrastructure installed by IREA is dark sky compliant and should help minimize light pollution as the area grows. In general, IREA has indicated that it



has sufficient electricity resources in place or available to serve the Town's growth over the next two decades.

Potable Water System

In line with the anticipated future land use plan, the Town of Elizabeth is planning for a potential population of 15,000 to 20,000 residents by 2040. It is also planning to provide sufficient infrastructure to serve the potential non-residential development (including retail and various commercial uses) depicted on the future land use plan.

As the Elizabeth area is likely to continue to see growth over the next two decades, and given the limited supplies for water across the Front Range, the Town is committed to continued efforts involving water conservation for both new development areas and existing areas in Elizabeth. The predominant uses for Town water are household consumption, irrigation, and commercial uses, including fire protection. The Town anticipates updating its development standards and guidelines to include the most up-to-date standards for water conservation, including the installation of native plantings, xeriscape landscape treatments, limits on the use of turf in landscapes, and the installation of water-conserving toilets and other appliances and equipment in new construction and rehabilitation projects.

As presented to the public throughout the Comprehensive Plan process, the Town is committed to planning for water supplies in the area using the assumption of a 300-year supply for water in the local area. This means that the Town will assume that it can consume only 1/300th of its adjudicated Denver Basin groundwater supply in each year. This standard of planning aligns with previous water studies and master plans completed for the Elbert County area.

Importantly, the Town requires that any new development applying for approval in the Town complete water studies showing that the development has sufficient water rights secured to provide water supplies for the development. Therefore, by rule, the Town will only approve new projects that "bring water to the table" and add to the Town's overall capacity.

As discussed during the Comprehensive Plan process, the Town plans to reduce demands on the Upper Dawson aquifer. Many of the surrounding residential users in Elbert County draw from the Upper Dawson aquifer. Therefore, going forward, the Town is committed to limiting production to the Lower Denver Basin aquifers, including the Lower Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers, and to helping preserve private residential supplies.

The Water and Sewer Master Plan contains additional details concerning the projected water needs for the Town and associated infrastructure (such as water mains) to serve the community as it continues to expand. The Town will need to integrate cost estimates for water-related infrastructure in its Capital Improvement Plan on a regular basis.

Sanitary Sewer System

The Town of Elizabeth's wastewater treatment facility is master planned to allow for facility expansion and at build-out serve a population of around 20,000 residents. These expansions would require additional budgeting for capital expenditures tied to anticipated growth. In addition, the completion of developments in various locations around the Elizabeth vicinity would require additional trunk sewer lines and lift stations to convey sewage to the wastewater treatment facility. These expansions are fairly routine, as part of the



development process, and the Town should continue to work with developers to determine the appropriate phasing and funding for these sewer system expansions and enhancements in future years. Again, the separate Water and Sewer Master Plan contains detailed information concerning the planning for sewer capacity in the Town.

Storm Water System

The Town of Elizabeth requires developments to construct stormwater facilities that meet Town standards and integrate with down-gradient systems.

Goals, Policies, and Actions

Goals, policies, and actions provide the direction to help implement the Comprehensive Plan. The following goals, policies, and actions are not arranged in any particular order of priority but instead are meant to cover the full spectrum of topics related to community facilities and infrastructure.

GOAL 1: Preserve the functional integrity of key community facilities and services within the community while enabling the facilities to operate and grow in a manner that best serves the needs of the Elizabeth community

Policy 1:1

Closely monitor future growth in the community and collaboratively plan long term improvements to key community facilities and services.

Policy 1.2

Encourage facilities that are similar in orientation and mission to co-locate and share facilities when possible and feasible. For example, a library space and a community meeting space could co-locate in Elizabeth.

Policy 1.3

Maintain staffing levels for community facilities consistent with a growing population and job base, over time.

Policy 1.4

Require developers to contribute to necessary community infrastructure and services as development occurs.

GOAL 2: Develop and manage the water supply in a manner that minimizes detrimental impacts on natural resources, provides affordable, safe, high quality water for current and future generations, and safeguards against climatic changes and natural disasters. Continually plan for emergency responses and preparedness, engaging multiple departments within Town, county, and state agencies to prevent and respond to water-related emergencies

Policy 2.1

Proactively plan for system expansion and ongoing maintenance and replacement of aging infrastructure through the Town's Capital Improvement Plan process.

Policy 2.2

Continue to operate the system optimally, avoiding deferred or emergency maintenance, and fund the system adequately.

Policy 2.3

Collaborate with other water providers in the region to ensure clean, abundant, and safe drinking water.

Policy 2.4

Proactively participate in the legislative process regarding groundwater management.

Policy 2.5

Update zoning and subdivision codes to ensure adequate facilities standards and land use regulations that support a resilient and sustainable water system.



GOAL 3: Provide safe drinking water for current and future generations of residents. Support, promote, and encourage water conservation practices

Policy 3.1
Meet or exceed all federal and state drinking water standards.

Policy 3.2
Support and promote efforts to inform and educate water users on best practices that help protect and preserve water quality and increase awareness of sustainable water usage.

Policy 3.3
Work towards flat or decreasing per capita water usage over time.

Policy 3.4
Continue to phase development based on the availability of municipal services and infrastructure and its orderly and efficient expansion.

GOAL 4: Construct, operate, and maintain the sanitary sewer system to be economically sustainable and promote preservation and protection of water resources and efficient energy use. Best practices, including regular inspection and maintenance, and financial considerations of major maintenance and replacement of infrastructure, are key to a resilient and sustainable system. Provide an efficient and cost-effective sanitary sewer system that is equitably financed

Policy 4.1
Invest in regular inspection and maintenance of the existing built infrastructure.

Policy 4.2
Plan and budget for long term maintenance and replacement of aging infrastructure systems.

GOAL 5: Provide sanitary sewer system capacity that serves existing residents, allows for continued growth, and minimizes inflow and infiltration. Plan, design, and construct the sanitary sewer system to meet or exceed industry standards and appropriately plan for future growth of the system

Policy 5.1
Construct the sanitary sewer system to facilitate efficient and sustainable operation and maintenance and prevent inflow and infiltration.

Policy 5.2
Operate the sanitary sewer system to prevent excessive inflow and infiltration and limit the volume of clean water that is treated.

GOAL 6: Operate the sanitary sewer system to meet federal and state standards and requirements. Limit substances in the sanitary sewer that can lead to surface and groundwater-quality concerns

Policy 6.1
Educate sanitary sewer users on appropriate disposal methods and discourage the inappropriate disposing of wastes into sanitary sewers.

GOAL 7: Improve water quality and overall health of the surface waters

Policy 7.1
Promote and encourage site design that supports groundwater recharge.

Policy 7.2
Promote and use low impact development (LID) and green infrastructure techniques in public spaces or retrofit projects, including coordinating with parks and open space initiatives.

Policy 7.3
Restore healthy soil layers to open spaces in developing areas.

12.0 Implementation





12.0 Implementation

This Implementation chapter is intended to carry out the vision and guiding principles that were crafted at the beginning of the planning process. Future actions and implementation of the Comprehensive Plan should be measured, to a degree, against their ability to help achieve the vision and guiding principles. The Town of Elizabeth should continue to implement the recommendations of the Comprehensive Plan as conditions change, and the methods used for implementation may change over time.

It is important to recognize this plan as a living and breathing document. The plan provides the flexibility to adapt to unforeseen changes. Changes may include new development products in the market place, shifts in the regional, national or global economy, technological advances, and political decisions that force the community to rethink the vision from time to time. On a smaller scale, individual property owner decisions (or needs) also can lead to change. Even smaller incremental changes should be carefully evaluated relative to a community's vision and guiding principles. Change may occur, but should be done through a thoughtful and engaging process. This Implementation chapter is intended to lay the ground work for how the Town, elected officials, and residents in Elizabeth can help achieve the goals and recommendations outlined in this document.

The Partners

Implementing the Comprehensive Plan is a collective effort between the Board of Trustees and the various boards and commissions that advise the Board and Town Staff, along with the input of a number of "implementation partners," all working toward the common vision expressed in the plan. The decisions that put the plan into action come from a variety of sources – both public and private – and from a variety of perspectives – policy, regulatory, fiscal, and strategic. This section identifies the general implementation partners and summarizes their roles in the plan's implementation.



The Town

The Town's primary role in implementation of the plan should be through regulation of private development, programming capital expenditures for public improvement, establishing development-related policies and programs, and facilitating the study and planning of future opportunities or change. In essence, the Town is the "keeper of the vision," and through regulatory, program, and policy actions must reinforce a commitment to the plan. Through this commitment the Town directs all other implementation partners in a common direction and builds support and expectations for outcomes identified in the plan.

Development Community

The development community is a key agent for implementing physical aspects of the plan. As with most plans, the Elizabeth Comprehensive Plan envisions some long term changes. This change only occurs through several discrete, but interrelated, actions that take place when the development partners commit to investing in strategies that differ from the strategies of conventional development.

This change must be viewed across areas (broader than any one project) and over time (incrementally, with smaller changes supporting bigger future changes). When these decisions are made under the collective and long term vision of the plan, change can be more evident and more successful. It is not enough to internalize the goals of this plan within each discrete development project. Rather, projects should be strung together by their relationship to the common public realm, where each new project contributes to the greater whole of the community's vision.

Community Organizations, Philanthropy, Volunteerism

Community organizations are the anchor of the plan. Philanthropy and volunteerism are avenues to implementation by bringing financial or human resources to the table. All three can provide an established framework that can be harnessed to achieve collective goals. When actions and activities that further plan implementation require active communication networks and effective organizational structures, community organizations can be the quickest to mobilize and the most successful in carrying out more complex tasks. Furthermore, these organizations are most capable to react to new issues that arise and to structure appropriate responses in keeping with the overall vision of the plan. In essence, these organizations can track successes under the plan and assess shortcomings, to ensure that this plan and the implementation move forward.



Business

Businesses provide the long term viability of the plan. Once the physical framework is established, it is only successful if it provides an environment in which the desired types of businesses can thrive and continue to contribute to the tax base of the community, employ community members, and provide quality services and goods for residents. Entrepreneurship, developing niche businesses, fostering a community ethic in business decisions and financing projects that further the plan are all roles that local businesses play in implementation.

Institutions

Institutions such as local religious organizations and other civic groups provide icons and landmarks within the Town and contribute to the quality of life desired by Elizabeth. These institutions should not only be physical focal points of the community but also social and cultural magnets that create complete, full service neighborhoods. In this role, the institutional partners should demonstrate commitment to the physical development patterns and community identity policies called for in the plan. By placing institutions at central and important locations, the presence of institutional partners is strengthened. This enables active engagement in the community partnerships through which implementation occurs.



Citizens

The continued involvement of the citizenry in the implementation process assures the continuing validity of the plan. Active involvement, either by volunteering for advisory committees and boards or through individual participation in the public process, ensures that these issues continue to be at the forefront of decisions by all of the implementation partners.

Potential Changes to Zoning and Municipal Code

The Comprehensive Plan recommends that the Town pursue an update to its zoning code regulations as a follow up project, to the completion of the Comprehensive Plan, as soon as possible. Input from throughout the Comprehensive Plan effort has indicated that the zoning code is out of date relative to current development practices. While the Comprehensive Plan does not provide detailed guidance concerning the recommended changes to the zoning code, this section provides an outline of potential changes the Town should consider as part of an update to the municipal code. The process of updating the zoning code should provide detailed code language changes and should involve a process of vetting the code changes through the Planning Commission and the Board of Trustees.

Inclusion of New Zoning Classifications:

In keeping with the land use plan identified through the Comprehensive Plan, the Town should include a number of new zoning classifications in its zoning code update, as outlined below.

Mixed Use District

The Town has an existing Commercial Mixed Use District that allows for some residential land uses. However, given the scale of Mixed Use zoning outlined in the new Comprehensive Plan, the Town should create a new Mixed Use zoning classification, to cover the various planning areas around and near the Town. The following highlights key components of the Mixed Use zoning:

- The Mixed Use zoning should encourage the inclusion of residential land uses, in particular multi-family units such as apartments and



condominiums and townhomes or row homes. Mixed Use zoning should require approximately 30 percent of the square footage of projects approved within Mixed Use zoning entirely to include residential land uses. This provision would prevent the use of Mixed Use zoning for traditional commercial land uses.

- Mixed Use zoning should encourage horizontal or vertical integration of residential and commercial land uses. Provisions to encourage this integration would emphasize multi-modal connections between land uses (such as walkways, trails, etc.) and the orientation of the various land uses to encourage movement and interaction between the different land uses. Vertical mixed use should be encouraged, but not required.
- The Mixed Use zoning should encourage higher densities of development (in terms of residential density or floor-to-area ratios) compared to other residential or commercial zoning designations in the Town of Elizabeth. The key emphasis of Mixed Use districts is to encourage the creation of greater concentrations or nodes of activity within a community. Mixed Use zoning should encourage density in order to foster greater levels of civic activity and interaction, throughout Elizabeth.





Conservation Residential District

The Elizabeth Comprehensive Plan contains a new land use classification, Conservation Residential, geared toward preserving the pine forests and landscapes on the edges of the community. The following highlights the key elements that the Town should consider in articulating zoning code language for Conservation Residential.

Overall, the zoning for Conservation Residential should resemble the zoning strategy for "cluster development" that has been pursued around the United States. Cluster development involves grouping houses on smaller lots in one area of a development while preserving land on the site for recreation, common open space, or protection of environmentally sensitive areas.

Cluster development allows, and in some cases mandates, the construction of dwellings on a part of a given parcel of land instead of spreading the units evenly across the parcel on larger lots. Development on the remainder of the parcel outside of the "cluster" is restricted, often through a conservation easement. Cluster zoning usually allows at least the same overall density that would be permitted under traditional zoning regulations, and often allows closer spacing of dwellings than normally would be permitted. In some cases, developers are given a density bonus for using clustering, meaning that they can build more homes than would normally be permitted by the governing zoning regulations, as an incentive for preserving more open space.

The zoning code language for Conservation Residential should include the following components:

- Mandating that a certain percentage of the total area approved for Conservation Development remain in its natural state.

- Encouraging the clustering of residential and commercial developments on a smaller portion of the total acreage of a given project.
- Encouraging greater setbacks between forests, streams, and floodplains and nearby buildings.



Business Park Zoning District:

In alignment with the future land use map, the Town should create a new "Business Park" zoning district. This district will emphasize the integration of various types of employment centers, ranging from flex space and warehouse space to research and development facilities and company offices.

The primary purpose of the Business Park zoning is to facilitate vibrant and flexible administrative, medical, research and office centers in the Town of Elizabeth. The intent is to create, maintain, and support an environment for higher quality, progressive, innovative and employment-generating businesses including administrative, professional office, limited industry, medical, research, and similar uses. It is also the intent to provide a mixture of lot sizes to accommodate small businesses as well as larger campus-style users, and to provide amenities, personal service, and convenient restaurant uses for people who work in the business park.



Potential Areas for Collaboration with Elbert County

The Comprehensive Plan recommends that the Town pursue collaboration with Elbert County going forward, in the following areas:

Transportation Planning:

The Transportation Plan outlines a recommended network of future arterials and collectors that will not only serve future development in the Town, but also development within unincorporated Elbert County, outside of Elizabeth. The Town should work with the county as Elbert County moves forward with a more formal transportation plan over the next few years. The recommendations and alignments outlined through the Comprehensive Plan and the Transportation Plan should serve as a foundation for ongoing joint planning between the town and the county.

Land Use Planning:

The Town of Elizabeth has articulated its vision for future land uses within three miles of the current town boundaries as part of the Comprehensive Plan. The Town should continue to work with the county to manage land use applications that arise in unincorporated Elbert County, in line with the Town's future land use plan. The Town should work with the county, for example, to steer commercial development to areas within the Town's boundaries, given the greater need for infrastructure and transportation facilities, compared to residential land uses. The Comprehensive Plan focuses in particular on identifying areas for a future business park. It is in the county's best interest to work with the Town to promote these land uses as identified in the Town's Comprehensive Plan. While the Town and county may not always agree on every land use decision, the Town and the County Commissioners should meet regularly to review land use guidance and overall goals for land uses in the areas surrounding Elizabeth.

Infrastructure Planning:

Tied to the land use planning components of the Comprehensive Plan, the Town should continue to work with Elbert County in managing water resources and planning for infrastructure in the western part of the county. The water supply is relatively limited on the Palmer Divide, and the

Town and county should work to reach alignment concerning strategies for water conservation (including, for example, the use of xeriscaping and water reuse). The county and Town should continue to collaborate to monitor aquifer levels and supplies for private water systems, and should work together to reduce the proliferation of additional private well systems in the western part of the county.

Parks and Open Spaces: Following examples from other counties in Colorado, the Town and Elbert County should work together to develop park and open space systems and programs serving not only Elizabeth, but all of western Elbert County. The county can assist with land acquisition and tie its land use guidelines to its goals for parks and open space, such as preserving floodplain areas for park and trail corridors. The Town and county should work together to create the framework for a county-wide system of trails and open spaces, linking Elizabeth to other parts of Elbert County.

Emergency Services: The county and Town should continue to collaborate to coordinate emergency service response efforts, in particular, given the natural hazards the area faces from floods, wildfires, blizzards, and tornadoes. By working together on a county-wide transportation plan, for example, the two governments would be able to coordinate escape routes, routes for emergency service vehicles, and emergency operations centers.

Cooperation in Regional Planning Efforts: The Town and county should work together to further their joint interests in a number of regional discussions regarding growth. For example, Elizabeth and Elbert County should work together to advocate at the regional and state levels for funding of improvements to Highway 86, the vital east-west route serving the entire county. The two governments should also work collaboratively to advocate for increased broadband services for the Palmer Divide area, for enhanced electrical and other dry utilities to serve growing businesses in the area, and for enhanced educational services for the local area (including, for example, providing more vocational-technical or community college training services or facilities in Elbert County). They should also advocate together for library and other social services funding.

Items to Include in Capital Improvement Program (CIP)

The Elizabeth Comprehensive Plan suggests that the following key projects be considered for formal inclusion in the Town's Capital Improvement Program.

Streetscape Construction – Main Street: This is a key implementation item that should help to maintain the momentum of development and business activity in the Old Town area.

Public Park Improvements Along Running Creek, by Main Street: This is another key project in the Old Town area, that should create a draw for business and tourism in the Old Town area. This includes construction of public parking, a new market pavilion, and an amphitheater.

Line Item for New Municipal Complex: As the Town continues to grow, it may very quickly outgrow its existing facilities. The Town should begin to estimate a cost for a new complex (whether in Old Town or elsewhere) and place it on the CIP, even if its completion would be anticipated several years in the future.



Cost Share Amount for Highway 86 Improvements:

The Town should begin to estimate an amount of cost sharing it could feasibly provide to help start Highway 86 improvements. This cost share could be allocated to an initial segment of improvements along the corridor within the Town, before the funding strategy for the entire corridor is set.

Catalyst Projects

While the Elizabeth Comprehensive Plan outlines the long term vision for the community, a key set of "catalyst projects" could help Elizabeth over the near term, within the next five to ten years, in accelerating the evolution of the community. Completing these catalyst projects over the near term would help to provide momentum for the community and provide residents tangible evidence that the Comprehensive Plan has resulted in significant changes and improvements in the community. The following outlines some of the key catalyst projects that the Town should prioritize over the next several years.

New Park Along Running Creek, East of Main Street:

As outlined in the Old Town Plan section the Town owns a key parcel along the west side of Running Creek, and to the east of Main Street, and has the opportunity to create a signature park. This new facility would include an amphitheater and a new market pavilion that could host additional events and festivals and would help to draw people from throughout the area to Elizabeth on a regular basis. The creation of a great public park at this location could serve as the key catalyst to stimulate further redevelopment and enhancement of the Old Town area. The new park could also serve as the key gathering place for the community and help to strengthen the "heart" of the community.

Completion of Main Street Streetscape Project:

Communities across the country have witnessed an acceleration of investment and interest in their downtown districts, following the completion of well planned streetscape projects. Completing the design and installation of new streetscape elements along Main Street would serve as a key catalyst to attract more businesses and more residents to the Old Town area of Elizabeth. The Town should move quickly to design and install the streetscape in order to provide for a great public realm that will draw visitors and businesses to Main Street. The streetscape design should be considered carefully, with the installation of street trees, seating areas, civic spaces, and enhanced lighting and landscapes that create a great and unique sense of place for the Main Street area of Elizabeth.

Securing Park and Open Space Areas and Corridors:

As discussed elsewhere in the Comprehensive Plan, the creation of a great park and open space system would establish a strong framework for the community as it grows and greatly enhance the quality of life in Elizabeth. Communities across the country have leveraged the value of park and open space corridors and the preservation of valuable natural landscapes to build a great sense of place. In most cases, these communities were able to secure the lands needed for key parks and open space areas early on in their development. As the price of land in Elbert County continues to rise, and as development continues, securing lands needed for





park and open space corridors as soon as possible would serve as a key catalyst project. Purchasing, or gaining easements for, open spaces along the two creeks and in wooded areas near Elizabeth would create a great story for the community and would lead to increased visitation to the community and more interest in Elizabeth overall. The preservation of these corridors and open spaces could help serve as a catalyst project that would support the ongoing evolution of Elizabeth over many years.

Developing a Medical Center or Medical Campus:

Discussions with stakeholders throughout the completion of the Comprehensive Plan indicated that developing a hospital or medical center, along with associated medical offices and services, would greatly increase the appeal of living in Elizabeth. The population of the Front Range continues to age as the Baby Boomers age into their 70s and beyond, and demand for medical services has become a key factor that people consider when choosing a place to live or operate a business. While an initial medical facility in Elizabeth could consist of an urgent care or a small outpatient facility, developing more medical services over time would greatly increase the marketability and livability of Elizabeth, relative to the rest of the Front Range region.

Developing a Community College Campus and / or Online Educational Offerings:

Elizabeth and Elbert County do not currently have any community colleges, trade schools, or other post-secondary educational centers. Therefore, as young people graduate high school, they must leave the area to access the classes and training they need to start their careers. Providing online educational opportunities through the Elizabeth School District, or starting a satellite branch of a community college, would increase the marketability and appeal of Elizabeth for people of all ages who seek courses for training or for enrichment. Finding workers with the right skills is one of the key challenges facing companies today. Offering more trade classes and other specialized training could serve as a key catalyst in attracting new employers and in keeping more people in Elizabeth after they grow up.

Developing a Business Park:

Most growing communities have an area dedicated as a "business park" to provide an inventory of space and services that is available to prospective new companies and employers that wish to move to a particular area. The Town of Elizabeth does not currently have any readily available parcels of a notable size that could accommodate new employers. Developing a business park could serve as a catalyst to attracting more employment to Elizabeth and thereby growing the Town's commercial tax base. The creation of the business park could be paired with targeted business incentives to draw employers to the community. A well planned business park strategy could serve as a key catalyst in moving Elizabeth from being a "bedroom community" to evolving as a full service community on the Palmer Divide.

Challenges to Potential Success of the Comprehensive Plan

The following outlines some of the key barriers that may impede the successful implementation of the goals, policies, and strategies outlined in the Elizabeth Comprehensive Plan. The prospect of any of these barriers could hinder the implementation of the plan. The community's leaders, and most importantly its elected leaders, should work to ensure that these barriers do not impede the plan's progress, given the work that the community has invested in this planning effort.

Implement Development Guidelines and Regulatory Tools

A large number of people involved in the Comprehensive Plan effort expressed a hope that, as Elizabeth continues to grow and evolve, it avoids looking like other suburban communities in Colorado or around the nation. Many people involved in the process emphatically said that they do not want Elizabeth to become "like Parker" or "like Castle Rock". Without the resolve to articulately and clearly guide how development will look and feel in the future, Elizabeth runs the risk of becoming just another town. While the Comprehensive Plan establishes a framework for the Town's growth, as the saying goes, the "devil is in the details". The Town staff, along with elected leaders, must pledge to work passionately, and as soon as possible, to develop design and development standards that go beyond general statements and effectively guide how development will look in the future. The guidelines should outline the key amenities the community would like to see in future development. But, just as importantly, they should

also guide the character of future developments and neighborhoods. The guidelines should honor the goals of the Comprehensive Plan and create environments that are comfortable for walking and biking and create a real sense of place in neighborhoods and districts. Ideally, leaders in Elizabeth would use the development guideline process to create a unique look and feel for the community. Failure to create high quality guidelines that will stand the test of time runs the risk of not meeting many of the goals of the Elizabeth Comprehensive Plan.

Create Park and Open Space Framework

The Elizabeth Comprehensive Plan articulates the desire of the community to establish park and open space corridors along the major creeks in the area and to preserve the key natural features of the area for future generations. The community should proactively plan for the park and open space system. Many of the best communities across the country have been built on the foundation of great parks and open space systems and amenities. However, these great communities did not come to exist in a haphazard fashion. Local governments and their partners in other communities, along with the private sector, created these systems, to ensure the future quality of life in their communities. Failure to aggressively move forward on the parks and open space components of the Comprehensive Plan risks allowing the plan's effectiveness to be diminished, and for only a fraction of the vision for parks and open spaces to be realized in the future.



Political Collaboration

Over the last few decades, the Town of Elizabeth has often not been in alignment with Elbert County on a host of issues, including future land uses and planning for transportation and open space. This Comprehensive Plan effort has provided a forum for ongoing collaborative discussions between



the Town and the county. The risk remains that a lack of collaboration with the County could hinder the implementation of the Comprehensive Plan. Community leaders should continue to have dialogues with their counterparts at the county and with everyday citizens in the unincorporated parts of the county to reach more areas of agreement on the various aspects of future planning. Significant differences between the governments could significantly hinder, for example, the prospect of creating a great park and open space framework to serve the broader area. Disagreements over land uses could result in haphazard development that benefits neither the Town nor the county very well over the long term.

Multi-Modal Transportation

The Comprehensive Plan outlines a future of multi-modal activity that is different from many conventional communities in the area. The community wants to see a greater emphasis on biking, walking, and other non-motorized modes of travel to create a more inviting environment. A failure to follow through with designs of local streets that support all modes of travel could hinder the successful implementation of the Comprehensive Plan.

Old Town Area

The Town of Elizabeth has a great opportunity to create a unique district in the Old Town area, drawing from the historic character of the area. The Town would need to make necessary investments, however, in parks and in streetscapes and related amenities to bring the vision to life. The failure to follow through on these key investments could hinder the implementation of the Old Town Plan, one of the cornerstones of the Comprehensive Plan.









DECEMBER 2019

Town of Elizabeth Comprehensive Plan Appendices

Appendix A: Community Assessment
Appendix B: Results of Community Surveys
Appendix C: List of Critical Facilities

Demographics

Population

The population of the Town of Elizabeth has remained fairly steady over the last ten years, as the area recovered from the effects of the Great Recession. The Town has increased from a population of just under 800 residents in 1980 to a total of 1,424 in 2017, according to the Colorado State Demography Office. Castle Rock and Parker have exhibited tremendous rates of growth over the last few decades. Parker had only 290 residents in 1980, but exceeded 50,000 residents by 2017. Castle Rock grew from only around 4,000 residents in 1980 to a 2017 population estimate of nearly 63,000 residents. Elbert County has grown over the last few decades as households have continued to migrate to new housing units and rural residential developments in various parts of western Elbert County. Meanwhile, Douglas County has exhibited tremendous population growth over the last few decades.

	1980	1990	2000	2010	Total Growth, 2000 - 2010	Growth, 2000 - 2010 (Annual)	2017	Total Growth, 2010 - 2017	Growth, 2010 - 2017 (Annual)
Elizabeth	789	818	1,464	1,358	(106)	(11)	1,424	66	9
Castle Rock	3,921	8,710	22,017	48,666	26,649	2,665	62,756	14,090	2,013
Parker	290	5,450	23,181	45,505	22,324	2,232	54,842	9,337	1,334
Douglas County	25,153	60,391	180,510	287,124	106,614	10,661	335,635	48,511	6,930
Elbert County	6,850	9,646	20,104	23,107	3,003	300	25,594	2,487	355
Arapahoe County	293,292	391,511	490,722	574,819	84,097	8,410	643,257	68,438	9,777
El Paso County	309,424	397,014	519,802	627,232	107,430	10,743	701,283	74,051	10,579

Source: Colorado State Demography Office, 2018

Average Annual Rate of Population Growth

	1980s	1990s	2000s	2010-17
Elizabeth	0.36%	5.99%	-0.75%	0.68%
Castle Rock	8.31%	9.72%	8.25%	3.70%
Parker	34.09%	15.58%	6.98%	2.70%
Douglas County	9.15%	11.57%	4.75%	2.26%
Elbert County	3.48%	7.62%	1.40%	1.47%
Arapahoe County	2.93%	2.28%	1.59%	1.62%
El Paso County	2.52%	2.73%	1.90%	1.61%

Source: Colorado State Demography Office, 2018

The State of Colorado produces projections for population growth at the county level, but not at the municipal level. The projections for Elbert and Douglas counties reflect the anticipated continued growth of the entire Front Range urban corridor, from Fort Collins to Pueblo.

Average Annual Rate of Population Growth

	2018 (Estimate)	2020 (Projected)	Projected Growth, 2018 - 2020	2030 (Projected)	Projected Growth, 2020 - 2030	2040 (Projected)	Projected Growth, 2030 - 2040	Total Projected Growth, 2018 - 2040
Elbert County	26,004	30,253	4,249	43,694	13,441	55,843	12,149	29,839
Douglas County	347,166	351,804	4,638	413,164	61,360	461,382	48,218	114,216
Arapahoe County	642,354	676,368	34,014	779,282	102,914	877,071	97,789	234,717
El Paso County	712,263	735,479	23,216	855,174	119,695	971,444	116,270	259,181

Source: Colorado State Demography Office, 2018

The state projects that Elbert County will gain an additional 30,000 residents over the 2018 to 2040 time period. Douglas County will gain over 114,000 residents during this period, and Arapahoe and El Paso counties will each gain over 200,000 residents over this 22 year period.

The State of Colorado also provides projections of growth, at the county level, by age group, through the 2040 forecast horizon.

Elbert County Population By Age

Elbert County, Population by Age	2000 (Historical)	2010 (Historical)	2020 (Projected)	2030 (Projected)	2040 (Projected)	Projected Change, 2020 - 2040
0 - 14	4,934	4,594	5,049	8,576	10,669	5,620
15 - 24	2,252	2,608	3,539	4,183	5,820	2,281
25 - 34	2,017	1,648	3,949	5,968	6,279	2,330
35 - 44	4,547	3,198	3,458	7,364	9,365	5,907
45 - 54	3,560	5,055	3,988	5,107	8,989	5,001
55 - 64	1,596	3,789	5,108	4,415	5,521	413
65 - 74	751	1,542	3,498	4,664	4,135	637
75 - 84	344	539	1,332	2,667	3,552	2,220
85 and Older	101	167	332	750	1,513	1,181
TOTAL	**20,102**	**23,140**	**30,253**	**43,694**	**55,843**	**25,590**

Source: Colorado State Demography Office, 2018

Elbert County, Population by Age	2000 (Historical)	2010 (Historical)	2020 (Projected)	2030 (Projected)	2040 (Projected)
0 - 14	25%	20%	17%	20%	19%
15 - 24	11%	11%	12%	10%	10%
25 - 34	10%	7%	13%	14%	11%
35 - 44	23%	14%	11%	17%	17%
45 - 54	18%	22%	13%	12%	16%
55 - 64	8%	16%	17%	10%	10%
65 - 74	4%	7%	12%	11%	7%
75 - 84	2%	2%	4%	6%	6%
85 and Older	1%	1%	1%	2%	3%

Source: Colorado State Demography Office, 2018

The projections indicate that Elbert County will gain a significant number of residents under age 44, reflecting the anticipated growth of households with parents and children (of various ages). At the same time, given the aging of the Baby Boomer generation, the county will gain a significant number of residents age 75 or older.

The state anticipates that the population of Douglas County will continue to age, as a significant number of households with children, in areas such as Parker and Castle Rock, age over time. According to state projections, the number of residents in the county age 15 to 24 will actually decrease by several thousand, from 2020 to 2040. The population of residents in their main parenting ages, from 35 to 44, will increase by over 24,000 residents. The population of residents age 65 or over will increase by around 50,000 residents between 2020 and 2040, driving the need for increased services and housing for an aging population.

Douglas County Population By Age

Douglas County, Population by Age	2000 (Historical)	2010 (Historical)	2020 (Projected)	2030 (Projected)	2040 (Projected)	Projected Change, 2020 - 2040
0 - 14	49,432	73,375	62,689	69,269	77,432	14,743
15 - 24	16,186	29,808	45,947	38,354	39,188	(6,759)
25 - 34	29,200	32,900	44,406	57,959	49,366	4,960
35 - 44	39,064	51,464	50,937	65,043	75,041	24,104
45 - 54	27,125	47,735	56,031	55,538	68,663	12,632
55 - 64	11,983	31,097	46,617	53,943	53,784	7,167
65 - 74	4,933	13,614	29,235	42,061	49,111	19,876
75 - 84	2,105	5,340	12,401	23,534	34,383	21,982
85 and Older	483	1,786	3,541	7,463	14,414	10,873
TOTAL	**180,511**	**287,119**	**351,804**	**413,164**	**461,382**	**109,578**

Source: Colorado State Demography Office, 2018

Douglas County, Population by Age	2000 (Historical)	2010 (Historical)	2020 (Projected)	2030 (Projected)	2040 (Projected)
0 - 14	27%	26%	18%	17%	17%
15 - 24	9%	10%	13%	9%	8%
25 - 34	16%	11%	13%	14%	11%
35 - 44	22%	18%	14%	16%	16%
45 - 54	15%	17%	16%	13%	15%
55 - 64	7%	11%	13%	13%	12%
65 - 74	3%	5%	8%	10%	11%
75 - 84	1%	2%	4%	6%	7%
85 and Older	0%	1%	1%	2%	3%

Source: Colorado State Demography Office, 2018

Income

Elbert and Douglas counties are relatively affluent areas within Colorado and compared to national averages. According to information provided by the U.S. Census, The median household income in Elbert County is just under $93,000, and the median household income in Douglas County is over $111,000. The Town of Elizabeth is less affluent than the surrounding areas but on par with national averages, with a median household income of $58,523 and a mean household income of $71,794. In comparison, the median household income of the United States was estimated at around $58,000 for 2018, according to ESRI.

Households by Income (% of Total Households)

Households by Income (% of Total Households)	Town of Elizabeth	Elbert County	Douglas County
Less than $15,000	0.8%	4.7%	3.1%
$15,000 - $24,999	12.3%	4.3%	3.2%
$25,000 - $34,999	8.0%	4.3%	4.1%
$35,000 - $49,999	21.1%	9.9%	6.1%
$50,000 - $74,999	19.0%	13.7%	13.4%
$75,000 - $99,999	17.5%	15.4%	13.6%
$100,000 - $149,999	14.7%	21.0%	24.9%
$150,000 - $199,999	4.4%	12.6%	14.5%
$200,000 +	2.3%	12.7%	17.1%
Median Household Income	$58,523	$92,849	$111,154
Mean Household Income	$71,794	$115,587	$136,284

Source: American Community Survey (U.S. Census), 2018

Information compiled by the U.S. Census American Community Survey (for 2012 – 2016) indicates that around 11 percent of households in the Town of Elizabeth reported incomes lower than the federal poverty level. This percentage exceeds that of the Denver metro area slightly, and greatly exceeds the poverty rate for households in Elbert County and Douglas County. The data indicates that a sizeable portion of households may be facing financial difficulties.

Households by Poverty Status

Households by Poverty Status	Town of Elizabeth	Elbert County	Douglas County	Denver Metro
Total Households	424	8,568	114,017	1,058,467
% Of Total Households with Income in the Past 12 Months Below Poverty Level	11.3%	4.9%	4.1%	10.1%
Married-couple family	0.7%	2.0%	1.1%	1.9%
Other Family - Male Householder (no wife present)	3.8%	0.2%	0.3%	0.5%
Other Family - Female Household (no husband present)	3.3%	0.8%	0.9%	2.3%
Nonfamily Household - Male Householder	3.5%	0.8%	0.7%	2.4%
Nonfamily Household - Female Householder	0.0%	1.1%	1.1%	2.9%

Source: U.S. Census Bureau, 2012-2016 American Community Survey

Educational Attainment

Data from the U.S. Census indicate that Elizabeth, as well as Douglas and Elbert counties overall, have a very well educated population. Around six percent of Elizabeth residents (age 25 or older) have less than a high school education, compared to around nine percent of the population for the overall Denver metro area. Over 35 percent of residents in Elizabeth age 25 or older have earned a college degree, or a graduate / professional degree. Residents in Elbert and Douglas counties report even higher levels of educational attainment.

2018 Educational Attainment (Population Age 25 or Older)

	Town of Elizabeth	Elbert County	Douglas County	Denver Metro
Total Population Age 25+	1,063	18,582	224,480	1,983,251
Less than 9th Grade	0.5%	0.8%	0.6%	3.7%
9th - 12th Grade, No Diploma	5.6%	2.5%	1.3%	5.2%
High School Graduate	23.8%	23.9%	10.7%	16.9%
GED / Alternative Credential	1.9%	2.5%	1.6%	3.6%
Some College, No Degree	21.4%	24.8%	18.2%	19.6%
Associate Degree	11.3%	11.2%	8.3%	8.0%
Bachelor's Degree	22.4%	24.0%	38.3%	27.2%
Graduate / Professional degree	13.2%	10.3%	20.9%	15.9%

Source: ESRI, 2018

Occupational Breakdown

According to the American Community Survey, residents over the age of 16 in Elizabeth work in the services sector of the economy in greater numbers than their counterparts in Elbert or Douglas counties, or in the overall Denver metro area. A larger share of Elizabeth residents work in the construction field and in administrative support, compared to surrounding counties and the metro area. The overall workforce in Douglas and Elbert counties is concentrated in white collar positions.

2018 Employed Population, Age 16+, by Occupation

	Town of Elizabeth	Elbert County	Douglas County	Denver Metro
Total	926	14,884	183,798	1,589,313
White Collar				
Management / Business / Financial	16.8%	17.8%	27.1%	18.0%
Professional	19.9%	20.5%	26.4%	23.4%
Sales	8.7%	9.8%	13.0%	10.8%
Administrative Support	15.2%	14.6%	12.1%	13.4%
Services	23.0%	16.7%	11.7%	16.8%
Blue Collar				
Farming / Foresty / Fishing	0.0%	0.8%	0.1%	0.2%
Construction / Extraction	8.9%	6.6%	2.8%	5.7%
Installation / Maintenance / Repair	3.1%	5.4%	2.1%	3.0%
Production	2.7%	3.9%	1.9%	3.7%
Transportation / Material Moving	1.6%	3.9%	2.9%	4.9%

Source: American Community Survey, 2012 – 2016

Housing

The housing within the current boundaries of the Town of Elizabeth reflects the growth of the community from a small farming town to a community that has experienced some residential construction over the last few decades. The community has a broad range of ages of housing units, ranging from homes constructed in the 1800s to a number constructed over the last ten to twenty years. As outlined in the table below, a total of 11 percent of homes date to before 1940, reflecting the historic nature of the heart of Elizabeth.

Housing Units By Year Structure Built

Town of Elizabeth	Number	Percentage
Built 1939 or earlier	57	9%
Built 1940 to 1949	18	3%
Built 1950 to 1959	20	3%
Built 1960 to 1969	39	6%
Built 1970 to 1979	127	20%
Built 1980 to 1989	38	6%
Built 1990 to 1999	152	24%
Built 2000 to 2009	55	9%
Built 2010 to 2013	2	0%
Built 2014 or later	136	21%
Total Housing Units	**644**	**100%**

Source: ESRI; Town of Elizabeth, 2018

Around one fifth of homes in Elizabeth were constructed during the 1970s, and around 24 percent during the 1990s. Reflecting the economic impact of the Great Recession, the Town did not record any new home units constructed from 2010 through 2013. It took several years for the overall economy to recover to the point where new residential construction was occurring in Elizabeth and the surrounding area. Family households dominate the Town of Elizabeth, and nearly 80 percent of homes are owner-occupied in the community, far exceeding the average for the Denver metro area of 63 percent. Around 8 percent of homes were vacant in 2018, according to estimates from ESRI.

Household and Housing Characteristics

Household Characteristics (2018 Estimates)	Town of Elizabeth	Elbert County	Douglas County	Denver Metro
Average Household Size (2018)	2.79	2.76	2.80	2.52
"Family" Households (2+ Related Persons)	71.5%	77.3%	77.9%	63.2%
"Non-Family" Households (2+, Unrelated)	7.5%	4.2%	4.7%	8.3%
Single-Person Households	21.0%	18.5%	17.4%	28.5%
Renter Occupied	22.0%	15.0%	22.0%	37.0%
Owner Occupied	78.0%	85.0%	78.0%	63.0%
Median Home Value	$476,087	$446,094	$425,369	$344,483
Overall Percent Vacant	8.0%	5.0%	4.0%	5.0%

Source: ESRI, 2018

While Elizabeth is a fairly prosperous community in terms of household income, a sizeable portion of the households in the community devote a significant portion of their incomes to housing and housing-related costs. According to the American Community Survey, nearly 13 percent of households in Elizabeth (between 2012 and 2016) spent more than 50 percent of their income on housing. In contrast, federal housing experts typically recommend that households spend no greater than 30 percent of their income on housing costs.

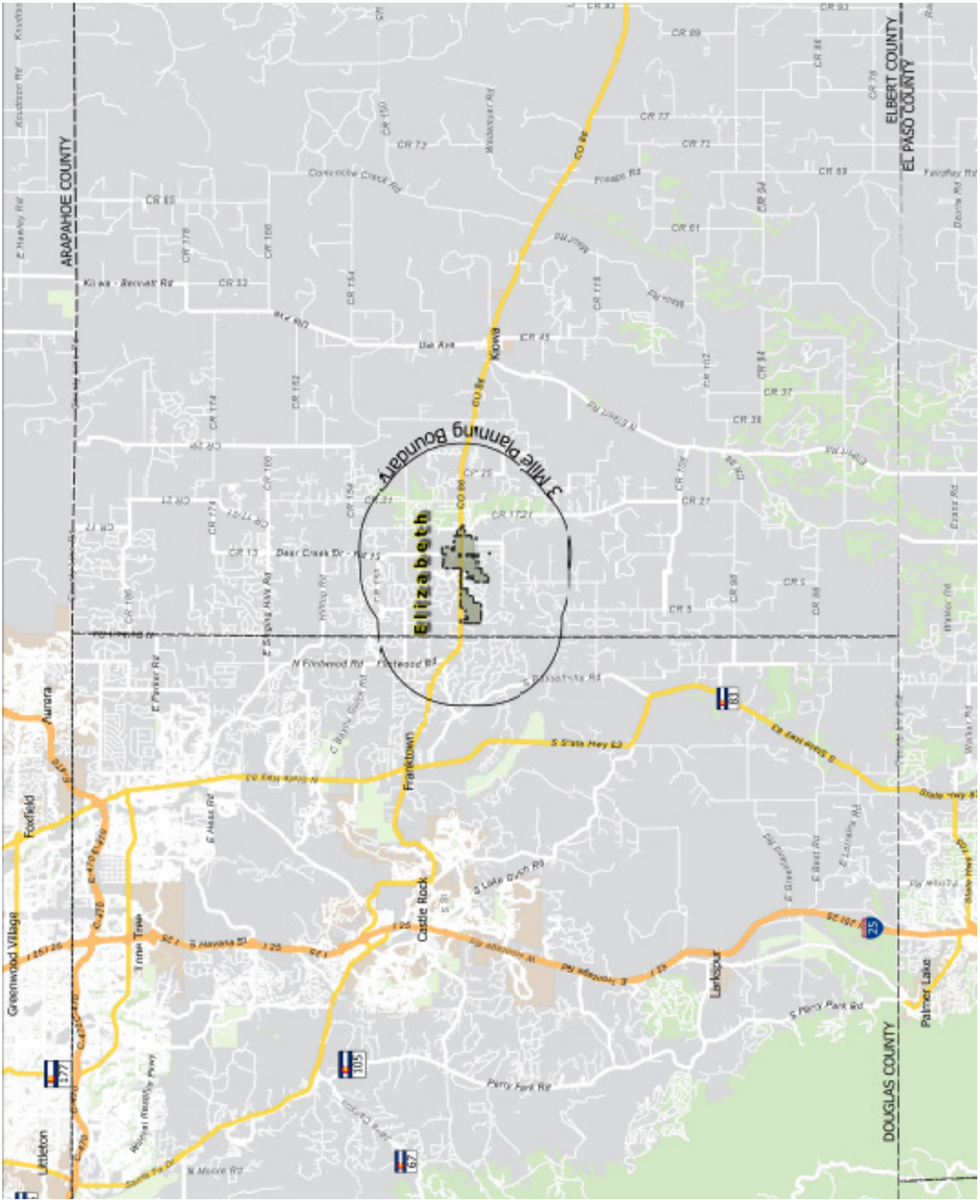
Owner-Occupied Housing Units by Mortgage Status & Selected Monthly Owner Costs, Town of Elizabeth

	Number of Households	Percentage
Total Homeowners	**253**	**100.0%**
With a mortgage: Monthly owner costs as a percentage of household income in the past 12 months		
Less than 10.0 percent	15	5.9%
10.0 to 14.9 percent	49	19.4%
15.0 to 19.9 percent	22	8.7%
20.0 to 24.9 percent	15	5.9%
25.0 to 29.9 percent	35	13.8%
30.0 to 34.9 percent	10	4.0%
35.0 to 39.9 percent	8	3.2%
40.0 to 49.9 percent	26	10.3%
50.0 percent or more	32	12.6%
Without a mortgage: Monthly owner costs as a percentage of household income in the past 12 months		
Less than 10.0 percent	4	1.6%
10.0 to 14.9 percent	21	8.3%
15.0 to 19.9 percent	12	4.7%
20.0 to 24.9 percent	2	0.8%
25.0 to 29.9 percent	0	0.0%
30.0 to 34.9 percent	0	0.0%
35.0 to 39.9 percent	0	0.0%
40.0 to 49.9 percent	0	0.0%
50.0 percent or more	2	0.8%

Source: ESRI, 2018

Regional Context

The Town of Elizabeth currently operates primarily as a satellite, bedroom community for Parker, Castle Rock, and the greater Denver metro area, given its proximity to nearby employment centers and connectivity via local and regional roadways. Highway 86 provides the main east-west connectivity from the Town to the metro area, although a series of county roads in Elbert County, to the north of Elizabeth, also provide connectivity to the Parker area and south Aurora. While Elizabeth serves mainly as a bedroom community to the Denver metro area, it also serves as a retail and commercial hub for a number of communities on the Palmer Divide and the Eastern Plains. Shoppers from as far as Limon and beyond, for example, travel to Elizabeth to shop at Walmart. The Town serves as the main commercial and entertainment hub for Elbert County and is increasingly drawing visitors from eastern portions of Douglas County, including Parker and Franktown.



Source: Stolfus and Associates, 2019

Transportation

Existing Conditions

In order to understand how transportation is provided to Town residents, an inventory of the existing transportation network was performed. This is an important part of the planning process since it becomes the starting point in identifying areas in need of improvement.

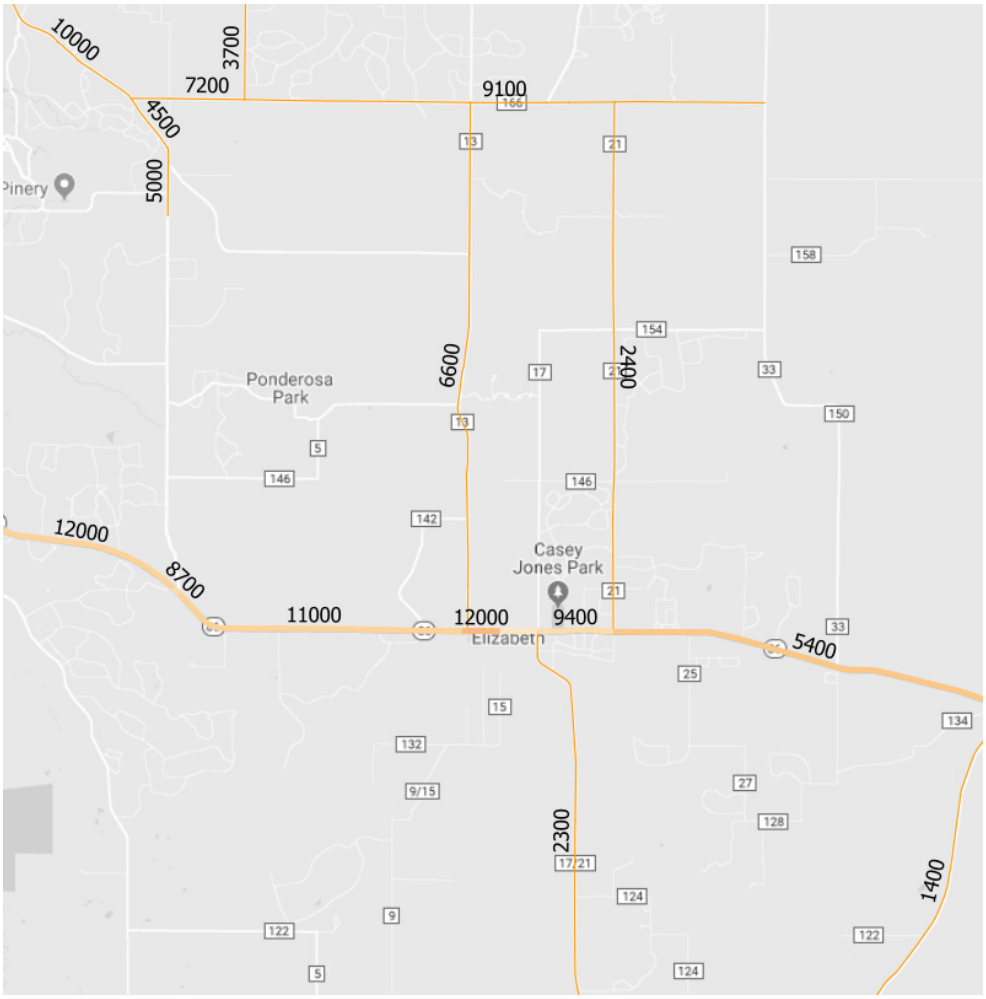
The roadway inventory includes a collection of data associated with the existing roadway network and the compilation of recent traffic counts recorded by the Town, Elbert County and the Colorado Department of Transportation (CDOT). In addition to the roadway network, the inventory includes a multi-modal inventory including bicycle and pedestrian facilities.

Traffic Volumes

Elbert County and CDOT collect traffic volume information on a regular basis. The Town does not typically collect traffic counts, but through traffic studies performed in recent years does have counts along a number of Town roads.

Along north-south roadways, higher traffic volumes are experienced on County Road 13, Elizabeth Street (8,000 AADT), County Road 17, County Road 21, and Elbert Street (1,500 AADT).

The rest of the paved roads in the study area carry volumes appropriate to a local roadway classification.



Source: Stolfus and Associates, 2019

Congestion

Congestion in a transportation network is a function of supply and demand. For example, in addition to understanding how changes in land use affect demand, accurate measurement of the capacity, or "supply" of a given street in the transportation network, is essential to develop a clear picture of when and where improvements may be necessary.

Under existing conditions, traffic congestion within the Town of Elizabeth is mainly limited to Highway 86 during the weekday peak hours or immediately before or after special events. The signalized intersections of County Road 13 and Elizabeth Street are also a point of recurring congestion that will be resolved with completion of the planned project to realign County Road 13. By installing a new traffic signal, turn lanes, and improved pedestrian crossings the realignment project will resolve the current congestion issue at that location.

Otherwise, traffic congestion within the Town typically occurs at the unsignalized intersections along Highway 86 during peak hours. Vehicular traffic either crossing or turning left onto Highway 86 at these locations, as well as pedestrian and bicycle crossing movements, experience some delays. Outside of peak traffic periods even the unsignalized intersections with Highway 86 operate acceptably.

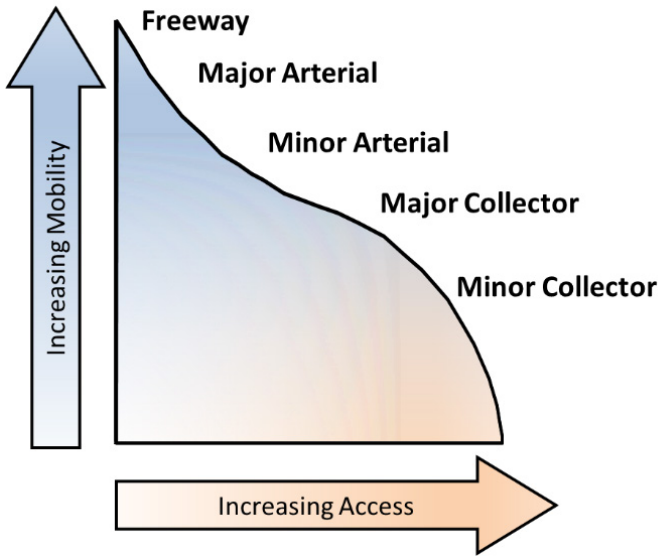
Existing Maintenance

The Town of Elizabeth currently maintains nearly 16 miles of public streets, not including state highways or private roads within the Town. A street is made up of many different elements - the surface (concrete, asphalt, gravel, etc.), curb and gutter, shoulders, subgrade, drainage (culverts, subdrains), striping, signage, lighting, and signals. Future traffic counts, truck traffic as a percentage of total traffic, and roadway classifications are used to determine the type and design of roadway pavements. Roads are typically designed to accommodate 20 to 30 years' worth of traffic.

It is more cost effective to apply less expensive treatments early in the pavement's life cycle rather than allowing the pavement to deteriorate to the point of reconstruction. During the first stage of the pavement life cycle, a road can be restored to nearly new condition with the application of relatively inexpensive crack seal and chip sealing the surface or with thin overlays. During the second and third stages the pavement has lost some structural strength, especially where water intrudes at cracks, softening the foundation soils and increasing freeze-thaw deterioration of the asphalt itself, requiring patching. If allowed to deteriorate further, the pavement has lost so much structural integrity that it usually needs to be reconstructed. The goal is to use low cost, but socially acceptable, maintenance techniques at the appropriate times to keep pavement on the "high end" of the curve to minimize long term costs.

Roadway Functional Classification

In order to preserve the functional integrity, safety, and capacity of roadways in the Town, it is necessary to manage access to the transportation system. Each classification of roadway represents a compromise between the level of mobility (use by through traffic) and access (driveways). A proliferation of driveways and residential street intersections decreases the speed and capacity of major roadways while increasing hazards to motorists. A hierarchical roadway classification system encourages, to the maximum extent possible, the provision of direct access to the roadways with lower functional classifications and to a limited degree, the minor arterial network. For major arterials, the priority function is mobility, which means that the access to these roads (either through interchanges or at-grade signalized intersections) should be limited.



Source: Stolfus and Associates, 2019

The Town's existing Street Plan reflects the following roadway classifications: Arterial, Major Collector, Minor Collector, and Local.

Safety

With increasing traffic and population growth, maintaining safety for travelers is a top priority of the Town. Crash data was collected over the five-year period from July 1, 2013 to June 30, 2018. Within and near the Town limits, including Highway 86 and portions of Elbert County, 325 crashes were reported during this time. Of these, there was one fatal crash resulting in two deaths and 75 crashes resulting in injury. Table 1 summarizes the crash totals within the existing Town limits.

Table 1: 5 Year Crash History (Town of Elizabeth)

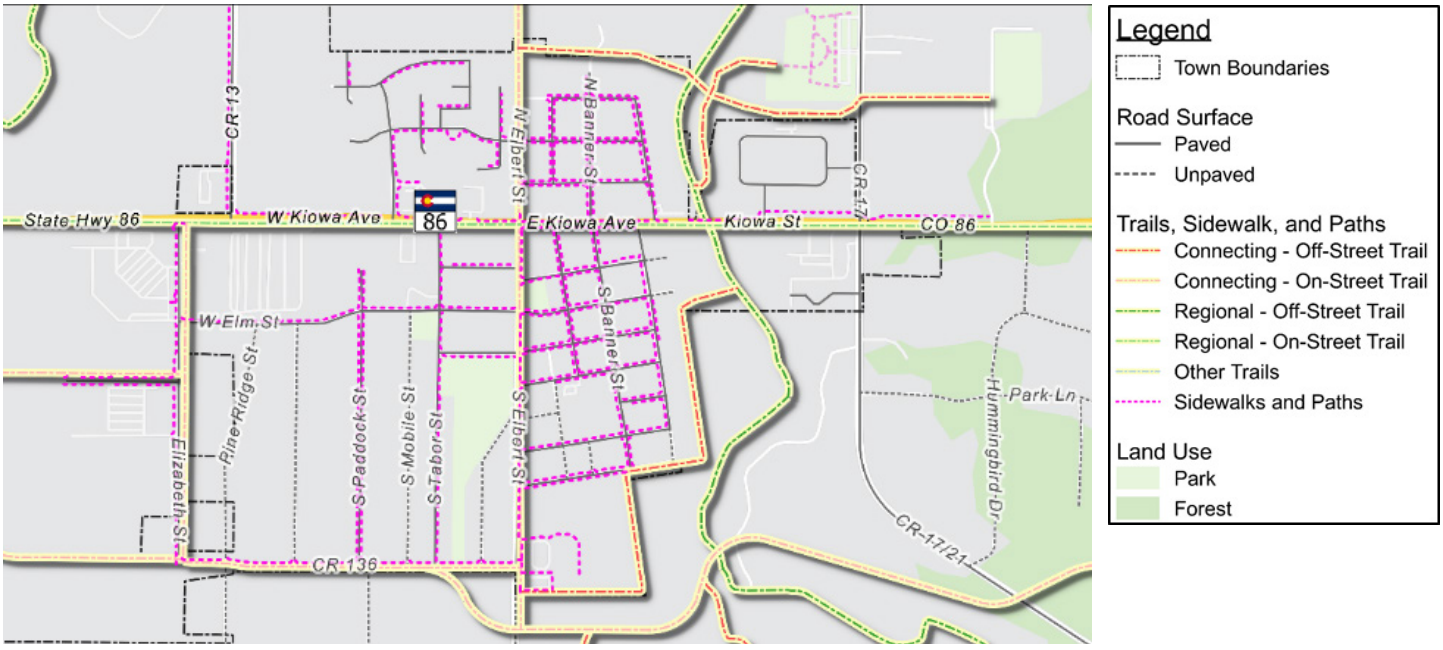
Location	Property Damage Only	Injury	Fatality	Total
Highway 86	54	14	0	68
Rest of Town	195	61	1	257
Total	249	75	1	325

Source: Town of Elizabeth, 2019

Crashes involving fixed objects (such as a fence, sign, tree, or embankment) were the most common and represented 36 percent of all crashes. Eighteen percent of the crashes were rear-end collisions. Approximately ten percent of the reported crashes involved a vehicle striking an animal. There was only one reported crash involving a pedestrian in the five years of data.

Multi-Modal

The Town has plans for the implementation of transportation services and facilities for a range of travel modes. The term multi-modal refers to the establishment of services and facilities for not only automobile, but also bicycle, pedestrian, freight and transit movement. In order to provide a balanced system, transportation planning must accommodate all of these modes. Moving forward the Town is working towards the preservation of right-of-way where necessary to support all travel modes and help ensure the mobility and quality of life for Town residents.



Source: Stolfus and Associates, 2019

Pedestrian/Bike

Sidewalks and shared use trails generally serve the purpose of providing pedestrian and bicycle access between neighborhoods, to commercial areas, and for recreational purposes.

Currently, sidewalks have been implemented along many of the streets within Town. Bicycle facilities are limited but many of the streets readily accommodate bicycles due to lower travel speeds and moderate traffic volumes. The Town has roadway standards that include the provision for bicycle lanes and as development occurs and streets are improved more opportunities to implement bicycle facilities are expected.

There is a need for improved and continuous pedestrian and bicycle facilities in the Town, plus a need for safety improvements at designated crossings of Highway 86. In addition, the Town should continue to evaluate sidewalks and street surfaces for the presence of any tripping hazards (uneven pavement, etc.).

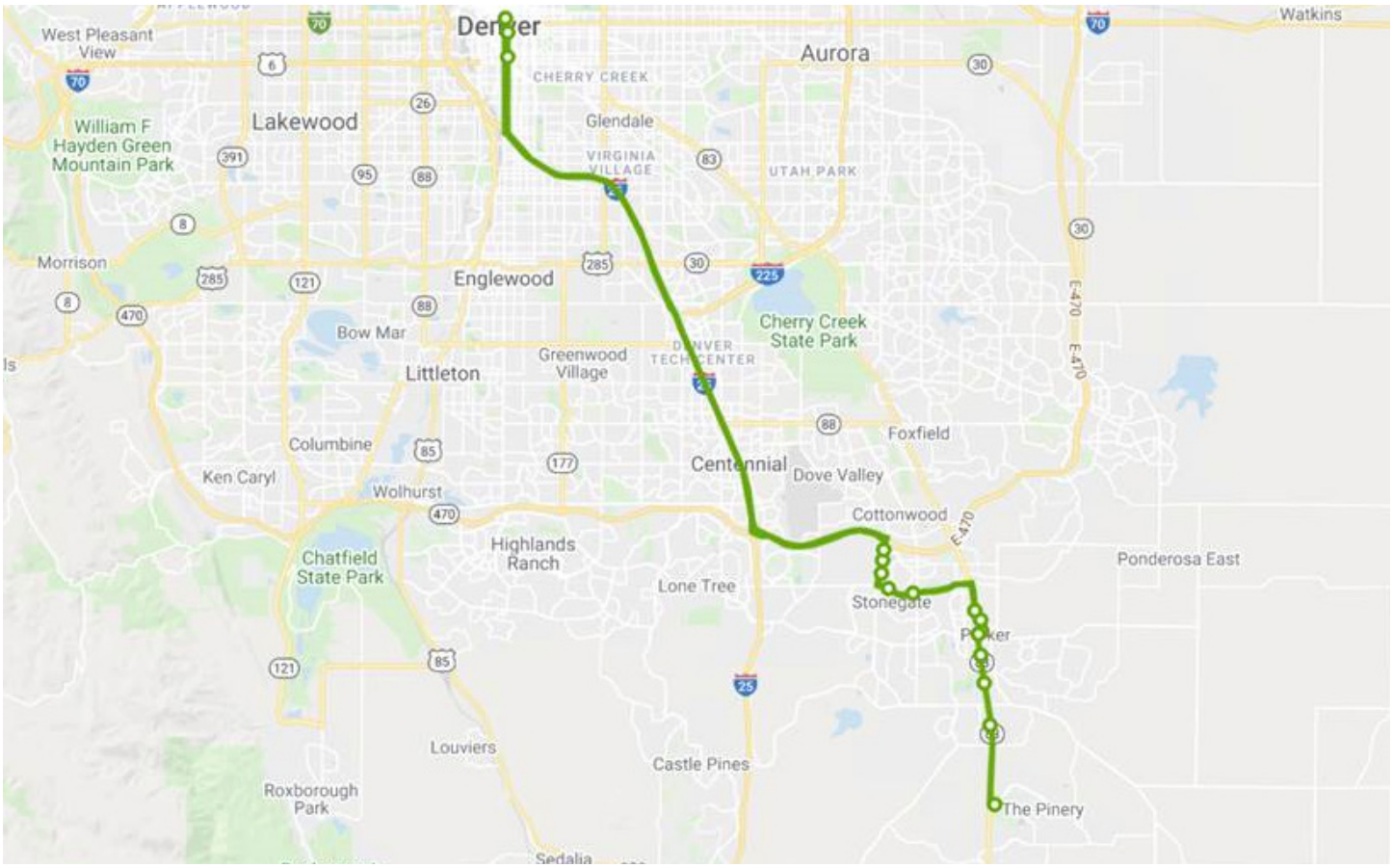
Transit

The East Central Council of Governments sponsors a rural transit service that offers rides between Elizabeth, Kiowa, Elbert, Parker and Colorado Springs among other locations. Service to and from the Town of Elizabeth is very infrequent, occurring approximately three times per week.

Since the Town of Elizabeth is outside of the Regional Transportation District (RTD), there is no other transit service in the Town. The nearest RTD service is located at The Pinery off of Highway 83. This is a regional bus service that is limited to morning and afternoon peak hours.

CDOT's Bustang also offers service along I-25 between Colorado Springs and the Denver Tech Center.

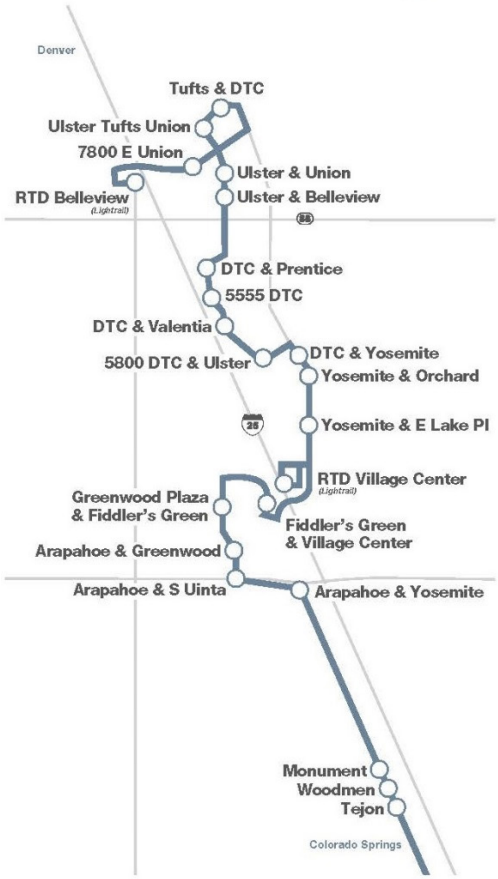
The service is direct from Monument to the Arapahoe Park-n-Ride. There is not currently a stop at I-25 and Highway 86, which would help accommodate trips between the Denver metropolitan area and the Town of Elizabeth.



Source: Stolfus and Associates, 2019

Freight

Although truck traffic makes up only a small fraction of the total traffic on the average roadway in the Elizabeth area, it is often the most destructive to pavement, the noisiest and requires special consideration due to the size, weight and longer stopping distances of trucks. Residents rely on trucks to deliver goods daily, so not allowing trucks to use Town streets is unreasonable. The goal is to limit trucks to several strategic routes through and around Town. Truck traffic typically accounts for less than two percent of all traffic on Town of Elizabeth streets.



Source: Stolfus and Associates, 2019

Economic Development

Drawing from the demographic projections for the area around Elizabeth, as well as from previous studies completed for the Town of Elizabeth and discussions with stakeholders throughout the Comprehensive Plan process, the following represent key areas of opportunity for Economic Development for the Town of Elizabeth over the next one to two decades. These opportunities influence the creation of the future land use plan, as well as a range of implementation strategies articulated within the Elizabeth Comprehensive Plan document.

Residential

As the population of the Elizabeth area continues to increase over the next two decades, the Town has the opportunity to attract the variety of residential product types to serve a range of households. In particular, the following represent key areas of opportunity in the residential sector:

- **Homes for Families with Children:**
  Projections from the State of Colorado indicate that Elbert County will continue to see an increase in the number of school-aged children over the next 20 years. This growth will likely translate into demand for more traditional homes geared to families, including a variety of sizes of single family detached homes.
- **Homes for Young Adults:**
  Population projections also indicate that the number of people in Elbert County age 25 to 44 will increase over the next 20 years. As younger adults continue to move into the Elizabeth area, the community has an opportunity to develop more homes for young people starting out in adult life,

including multi-family units, as well as attached residential product types (including townhomes and patio homes).

- **Homes for Seniors:**
  The population of Elbert County will continue to age over the next 20 years, as Baby Boomers continue to retire and age into their 70s and 80s. As this trend continues, demand for a variety of residential product types geared to seniors will increase in the Elizabeth area. The Town has the potential to see development of a range of housing for seniors, from townhomes and accessory dwelling units, to assisted living facilities and nursing homes. The demand for senior housing could further increase if the Town is able to attract a medical facility and services in the near future, as seniors disproportionately demand these services. Housing for seniors is particularly in demand for seniors with fixed incomes and household incomes below the Area Median Income (AMI). Many seniors live in larger homes in the Elizabeth area and would like to secure a smaller house in the area, but homes are not available in the market for this group. Seniors, in particular, are seeking out houses that are single level and lower maintenance, due to their ages.

Overall, the Town has the potential to expand its residential base significantly with a wide variety of housing types, to serve residents in different stages of their lives (from young adults, through senior citizens).

Affordable Housing is a regional issue that relates to the supply of "attainable housing" for all residents. The Town of Elizabeth should continue to work toward the goal of providing attainable housing for the local population.

Commercial / Retail

As outlined in the "Town of Elizabeth: Market Analysis & Opportunity Assessment" report, completed in September 2018, the Town has the opportunity to capitalize with development in a number of retail and commercial categories. The trade area surrounding the Town of Elizabeth (within a 20 minute drive of Elizabeth) is greatly underserved in terms of the full range of retail sales categories, as residents in eastern Douglas and Elbert counties continue to drive to Parker, Castle Rock, and other destinations on the Front Range for a full range of retail shopping categories. While the Town of Elizabeth itself attracts a significant amount of spending from outside the Town, the overall trade area is missing businesses serving a range of retail categories. As the population of the broader Elbert County area continues to grow, the area will cross population thresholds that begin to attract attention from a range of local and national retailers and commercial operations.

Using data from the 2018 market study and assuming an average sales per square foot figure for retail space of $300 / square foot, the broader trade area within a 20 minute drive of Elizabeth could, in theory, absorb an additional 2 million square feet of retail space in order to close the retail gap present in the local trade area. The area within a 20 minute drive time of Elizabeth has a current population of roughly 40,000 residents. Assuming that the population will increase by 50 percent over the next 20 years, the trade area could absorb at least 3 million square feet of additional retail space, in various retail categories.

While a portion of commercial space serving the trade area may be developed in unincorporated Elbert County in the future, the county generally views the Town of Elizabeth as the primary location for commercial land uses. While the actual number of retail square footage demanded in the local market may not reach the full potential inferred by the projected population gain in the trade area, the Town would almost certainly be able to develop a sizeable amount of retail square footage over the next one to two decades, to service the growing population in the area.

The Town of Elizabeth has the opportunity to pursue economic development through retail / commercial growth in the following categories:

- **Restaurants and Drinking Establishments:**
  The 2018 Market Analysis noted the potential to develop a range of additional restaurants in the Elizabeth area, including in the Old Town area and along the Highway 86 corridor. This trend will continue with population growth over the next two decades.

- **Specialty Retail / Gift Stores:**
  These retailers would encompass a variety of businesses. These tenants could locate in the Old Town district, or in new shopping areas along Highway 86.
- **Tourism-Related Business** from local festivals and events (such as the Elizabeth Stampede)
- **Additional Stores to Serve Everyday Needs:**
  The Town should find additional places to encourage smaller businesses to grow in the community. The growth of businesses should focus on the Old Town area and other older parts of the community first, and then grow outward from there.
- **Entertainment:**
  The 2018 Market Analysis, in particular, noted the potential demand for entertainment uses in the Old Town area and elsewhere in Elizabeth.
- **Lodging:**
  As the community continues to grow, demand will increase for lodging (hotels, bed and breakfasts, etc.). This demand would further increase with the development of a medical facility in the Elizabeth area.

Employment

Drawing from national trends, as well as trends along the Front Range and the demographic projections for the local area, Elizabeth has the potential to increase its base of employment and business operations in the following categories:

- **Healthcare / Senior Services:**
  Elbert County does not have a hospital or any medical facilities, and residents must currently travel upwards of a half hour away to centers in Parker and Castle Rock for routine medical services and medical visits. As the population increases and as the number of older adults increases in the Elizabeth area, the Town has a particular opportunity to increase employment tied to health care and senior services, of a variety of types.
- **Co-Working / Telecommuting Work Spaces:**
  Increasingly, people are working from home on certain days or telecommuting to work from a variety of locations. A significant number of residents in the Elizabeth area already work in the Denver Tech Center area, and work remotely from home on occasion. In addition, a significant number of companies around the country are operating through co-working centers that provide office services and meeting spaces to facilitate business. Given these trends, Elizabeth has the potential to develop a few business centers geared to people telecommuting or needing centralized business services through co-working spaces.
- **Companies Seeking More Affordable Flex or Assembly Space:**
  The rental rates for a variety of business park or flex spaces in the Denver metro area have escalated as the overall real estate market has grown more expensive in recent years. As communities along the I-25 corridor continue to grow, it is possible that a portion of companies along the Front Range corridor may seek out locations that are relatively proximate to the urban corridor but enjoy lower operating costs. While Elizabeth does not enjoy a location on a major freeway into the metro area (such as I-70) it is relatively close to the Denver Tech Center and the northern portions of the Colorado Springs metro area and could offer somewhat more affordable space for companies looking to expand or open operations serving the Front Range market. In addition, while it is not located along the I-25 corridor directly, Elizabeth enjoys somewhat of a “midway” location between the Denver and Colorado Springs markets, and companies locating in the community could service both metro areas from the local area. Providing spaces and facilities ready for companies seeking new locations for their operations would enhance the marketability of the Elizabeth area. For example, providing a business park development with pad sites ready for development by companies would enhance the profile of Elizabeth in attracting new businesses and new employers.
- **People Working at Home:**
  In today’s business climate, working at home has become more accepted and even encouraged, in some cases. Given the distance of Elizabeth from the Denver Tech Center and other employment, the Town

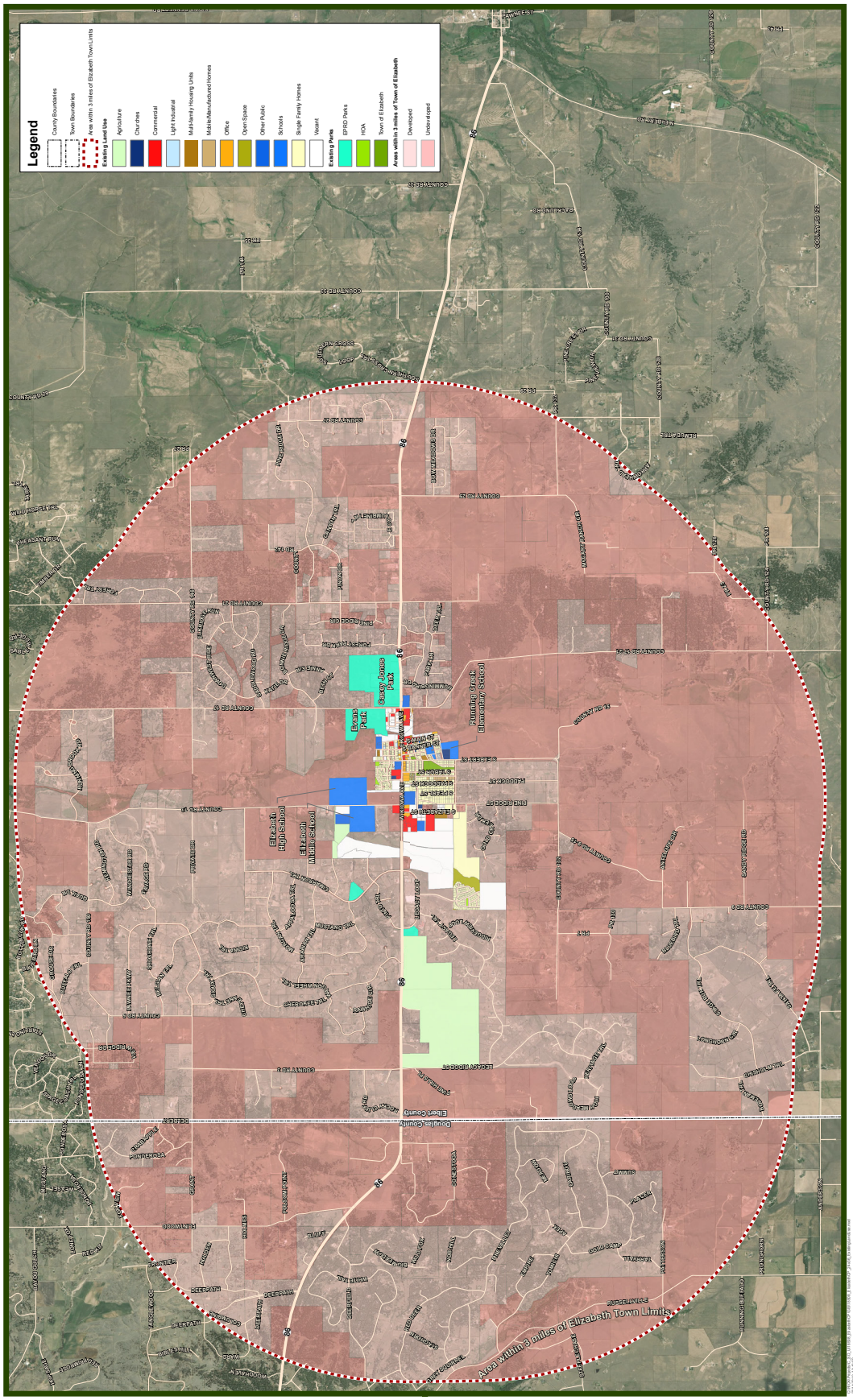
can build greater economic strength by providing more facilities and resources for people working remotely (telecommuting). These resources include providing more coworking spaces, as well as high speed Broadband services in the Town.

Existing Land Use

Residential land uses account for the majority of the existing land use area in the Town of Elizabeth. General commercial land uses dominate the frontage of the main arterial in Elizabeth, Highway 86. A mixture of commercial and residential land uses characterize the area around Main Street and the Old Town portion of Elizabeth.

Several potential areas for new development, to the west of Safeway (to both the south and north of Highway 86) are currently vacant. A large area recently annexed into the Town, the Elizabeth West parcel along Highway 86 toward the Douglas County line, is currently used for agricultural purposes. The campuses for the middle school, high school, and grade school are reflected as schools on the land use map. The parks managed by Elizabeth Park and Recreation District (EPRD), including Casey Jones Park and Evans Park, are currently shown as Park uses on the land use map.

The land uses outside the current Town boundaries, but located within three miles of the Town's boundaries, are reflected on the land use map as either "Developed" or "Undeveloped". Developed parcels in Elbert County include various residential subdivisions and areas of commercial land uses. Undeveloped parcels include agricultural lands, as well as homes located on larger parcels. This evaluation of land uses in the areas near the Town of Elizabeth provided a basis for the consideration of land use concepts for the Town of Elizabeth during the planning process.



Elizabeth Comprehensive Plan
Existing Land Use

J-18508

Source: Rick Engineering Company, 2019

Existing Zoning

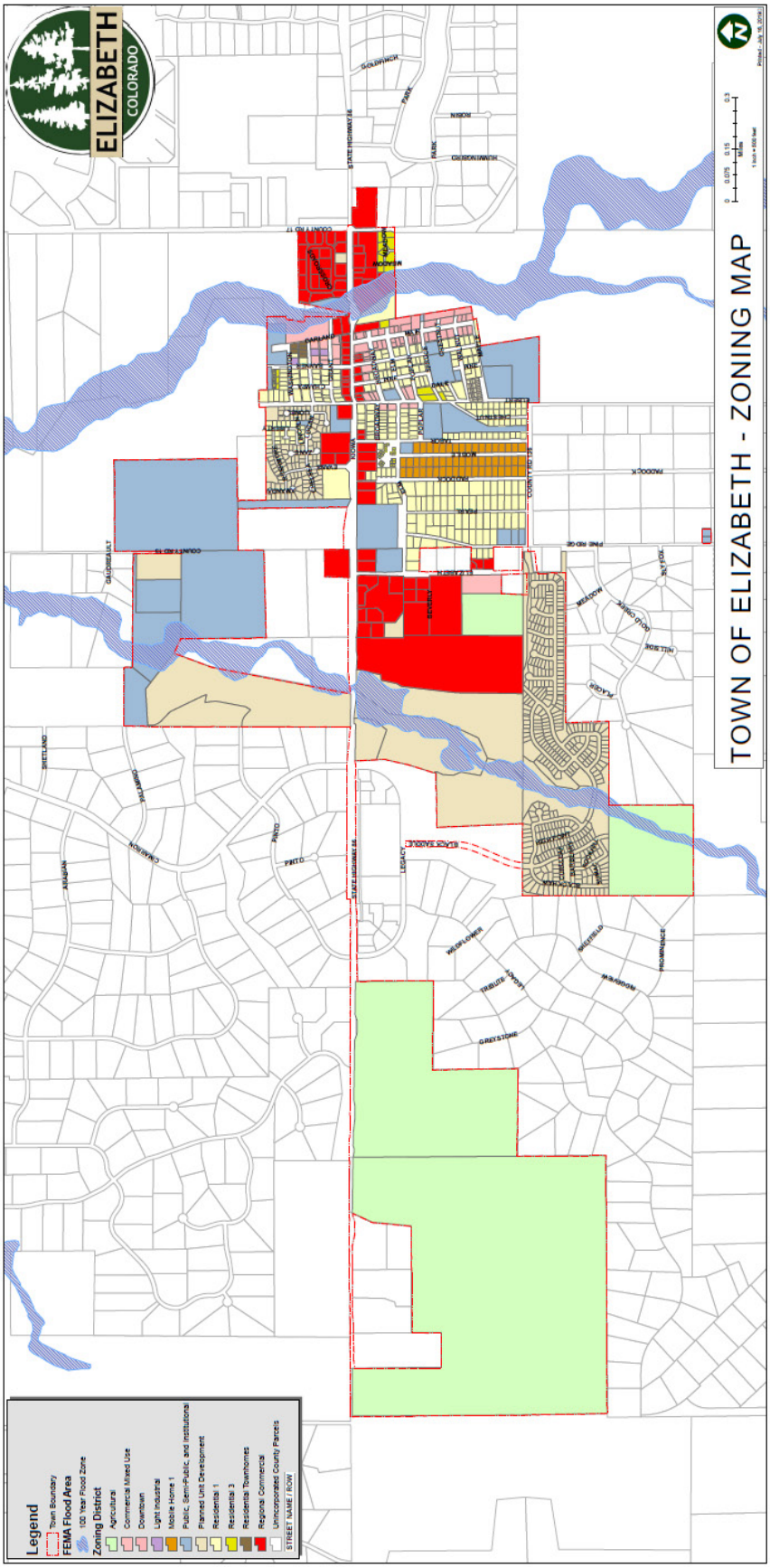
The map and table that follow outline the breakdown of existing zoning by classification in the Town of Elizabeth.

Existing Zoning - Town of Elizabeth

	Area	Percentage of Total
Residential-1	96	7%
Residential-3	6	0.4%
Residential Townhomes	1	0.1%
Mobile Home - 1	20	1%
Planned Unit Development	299	22%
Downtown	11	1%
Commercial Mixed Use	16	1%
Regional Commercial	139	10%
Light Industrial	1	0.1%
Public, Semi-Public, or Institutional	193	14%
Agricultural	473	35%
Unincorporated City Parcels	3	0.2%
Streets / ROW	89	7%
Other / Unclassified	7	0.5%
Total	**1,354**	**100%**

Source: Rick Engineering Company, Town of Elizabeth, 2019

Agriculture represents the largest zoning classification within the current boundaries of the Town, at 473 acres. The Elizabeth West property, to the west along Highway 86, accounts for nearly all of this total acreage. Planned Unit Development, encompassing a number of newer or planned residential subdivisions, accounts for 299 acres, or 22 percent of the total land area. Regional Commercial zoning, primarily including the Safeway shopping center and other commercial properties to the south and west of Safeway, accounts for 139 acres. Public, semi-public, or institutional zoning, including schools and other public facilities, represents 193 acres, or 14 percent of the total. Residential categories, including R-1, R-3, and Residential Townhomes, include a total of 103 acres. Elizabeth currently includes 20 acres zoned as Mobile Home-1. The Downtown zoning classification encompasses a relatively limited area of 10 acres, and other Commercial Mixed Use areas encompass 16 acres. Importantly, the Town of Elizabeth has only one acre zoned as Light Industrial. Various other classifications, including Streets and Right of Way, represent the remainder of the acreages within the Town's current boundaries.



Source: Town of Elizabeth, 2019

Existing Parks, Recreation & Tourism Conditions

Assessment Summary

Data provided by the Town and information researched by the project team informed the following general assessments about parks and recreation services within the Town's three-mile planning radius.

- The Town is increasing its offering of greenspace (park land and open space acreage), and access to residents, as subdivisions are built within Town limits.
- The Public Works Department is responsible for maintaining existing Town-owned parks.
- A total of $3,500 is budgeted in the General Fund for parks maintenance expenditures in 2019.
- The Town is a participant in the Tree City USA program and has budgeted $2,650 in 2019 from the General Fund to continue its involvement in and meet the requirements of the program.
- The Elizabeth School District (ESD), Elizabeth Park and Recreation District (EPRD), and Homeowners Associations (HOAs) provide additional parks, trails and open space opportunities.
    - EPRD provides access to two parks on the edge of town (Evans Park and Casey Jones Park) plus two additional acreages to the west of town.
- EPRD provides recreation programming including special events, youth and adult sports, and other programs and activities which are available to Town residents.

Existing Recreation Facilities Matrix

Facility Type	Name	Characteristics	Maintained By	Owned By
Park land	Gold Creek Valley Park	47-acres with green space, a loop trail, and playground	Gold Creek Valley HOA	Gold Creek Valley HOA
Park land	Larmer Park	34,000 square feet with grass and playground	Town of Elizabeth	Town of Elizabeth
Park land	Floyd Shepard Memorial Park	32,428 square feet with two picnic benches	Town of Elizabeth	Town of Elizabeth
Park land	Hillside Pocket Park	.419 acres witih outdoor volleyball area and basketball court, playground, benches	Town of Elizabeth	Town of Elizabeth
Park land	Bandt Park	9.393 acres with playground, seasonal restroom, two picnic pavilions, tennis court, and basketball court; potable water access	Town of Elizabeth	Town of Elizabeth
Park land	Gesin Lot	.650 acres with seasonal stage and electrical service, used as event space	Town of Elizabeth	Town of Elizabeth
Park land	Arapahoe Dawson Well Site	2.5 acres with community garden	Town of Elizabeth	Town of Elizabeth
Park land	Elizabeth High School	One ballfield, one multi-purpose field, track and field amenities, and one practice athletic field	ESD	ESD

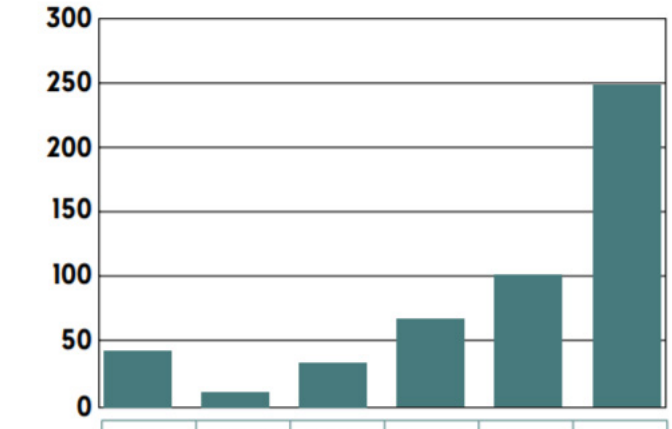
Facility Type	Name	Characteristics	Maintained By	Owned By
Park land	Crossroads Detention Pond	2.020 acres of grassland that is mowed and weed mitigated	Town of Elizabeth	Town of Elizabeth
Park land	Cimarron Park	11.45 acres of greenspace	EPRD	EPRD
Park land	Running Creek Property	3.771 acres of currently hayed - pasture land that will encase the Town Trail project	Town of Elizabeth	Town of Elizabeth
Park land	Evans Park	60 acres with two ballfields, two multi-purpose fields, a skatepark, a 1/3-mile loop trail, Dragonfly Pond, 18-hole disc golf course, and a concession stand	EPRD	EPRD
Park land	Casey Jones Park	27 acres with playground, pavilion, two ballfields, rodeo grounds, and concession stand	EPRD	EPRD
Park land	Wild Pointe Park	7.37 acres with ballfield and multi-purpose field	EPRD	EPRD
Park land	Casey's RV Hideaway	RV and camping site with 25 RV sites and seasonal restrooms; camp host monitors facility	EPRD	EPRD
Park land	Frontier High School	Multi-purpose field and small playground	ESD	ESD
Park land	Running Creek Elementary School	Playground and basketball court	ESD	ESD
Park land	Elizabeth Middle School	Two practice ballfields, one multi-purpose field, and one dirt track	ESD	ESD
Trails	Town Trail system (to be implemented in phases)	4.5 Linear Miles	Town of Elizabeth	Town of Elizabeth
Indoor Facilities	Frontier High School	Gymnasium	ESD	ESD
Indoor Facilities	Running Creek Elementary School	Gymnasium	ESD	ESD
Indoor Facilities	Elizabeth High School	Gymnasium	ESD	ESD
Indoor Facilities	Elizabeth Middle School	Gymnasium	ESD	ESD
Indoor Facilities	Casey Jones Pavilion	60' x 17' space with restrooms that is used as event facility	EPRD	EPRD

Source: GreenPlay, LLC, 2019

National Recreation and Parks Association 2018 Benchmarking indicates that:

- The typical park and recreation agency offers one park for every 2,114 residents served, with 10.1 acres of park land per 1,000 residents.
- The typical park and recreation agency that manages or maintains trails for walking, hiking, running and / or biking has 10.0 miles of trails in its network.
- The typical agency with a recreation center has one such facility for every 27,375 residents while those agencies with at least one gym have one of those facilities for every 27,334 residents.
- A majority of agencies offers recreation centers, gyms and community centers, while approximately two in five agencies offer senior centers and fitness centers. Note: Some of these facilities may be included as part of another one. For example, a fitness center may be part of a recreation center complex.
- Agencies serving a population of fewer than 20,000 residents typically hold 40 fee-based programs per year.

FIGURE 9: PARK AND RECREATION AGENCY STAFFING: FULL-TIME EQUIVALENTS (BY JURISDICTION POPULATION)



	ALL AGENCIES	LESS THAN 20,000	20,000 TO 49,999	50,000 TO 99,999	100,000 to 250,000	MORE THAN 250,000
MEDIAN	36.0	9.8	27.9	56.5	109.5	250.0
LOWER QUARTILE	12.8	4.8	15.1	28.4	45.7	132.4
UPPER QUARTILE	102.9	18.1	52.2	111.3	205.9	462.5

Source: GreenPlay, LLC, 2019

Park, Recreation and Tourism SWOT Assessment

Strengths:	Weaknesses:
• Gold Creek and Running Creek • Existing community events (i.e., Elizabeth Stampede) • Elizabeth Parks and Recreation District (EPRD) • Elizabeth School District • Rural character	• Lack of preservation of greenspaces (i.e., parks, natural areas) • Lack of kid-friendly attractions • Lack of safe off-road and on-road connections between key locations • Lack of passive recreation opportunities (i.e., trails) • Lack of indoor recreation facilities • Limited park maintenance budget • No agreement in place with EPRD regarding roles and responsibilities, between the Town and EPRD
Opportunities:	**Threats:**
• Creation of community buffers to keep Elizabeth identifiable • Creation of a regional park at the confluence of Gold Creek and Running Creek • Safeguarding of agricultural lands for preservation of community character • Utilization of a well-planned trail system to allow people to commute through Town and to key points in the Town • Partnering with EPRD to provide amenities and programs • Partnering with Elbert and Douglas counties to provide regional trails and to preserve lands of value (i.e., Open Space Program) • Creation of design standards / requirements for all park and open space dedications so that the identity of the Town is reflected consistently throughout town.	• Parks and recreation opportunities in the region (i.e., Hidden Mesa Open Space & Trail) • Events held by other communities in the region • Political conflicts between entities • Natural hazards such as wildfires and flooding • Rapid, unplanned growth

Source: GreenPlay, LLC, 2019

Current Land Dedication Requirements

Chapter 16 of the Town's Municipal Code states that in subdivisions:

- All developments shall include a dedication of ten percent (10%) of the total proposed land area to the Town. The Town, at the discretion of the Board of Trustees, may accept cash payment in lieu of land, or a combination of land and cash. Areas proposed for dedication shall be suitable and usable for the purposes or uses intended as determined by the Board of Trustees. Factors to be considered in determining such suitability and usability include, but are not limited to, size and location of existing and projected future population to be served, access, slope, drainage, character or terrain, vegetable cover, and size and shape of the areas.
  Source: Elizabeth Municipal Code, 16-3-110(h)(6)

As it applies to Planned Unit Development (PUD) zoning areas, Chapter 16 of the Town's Municipal Code states that:

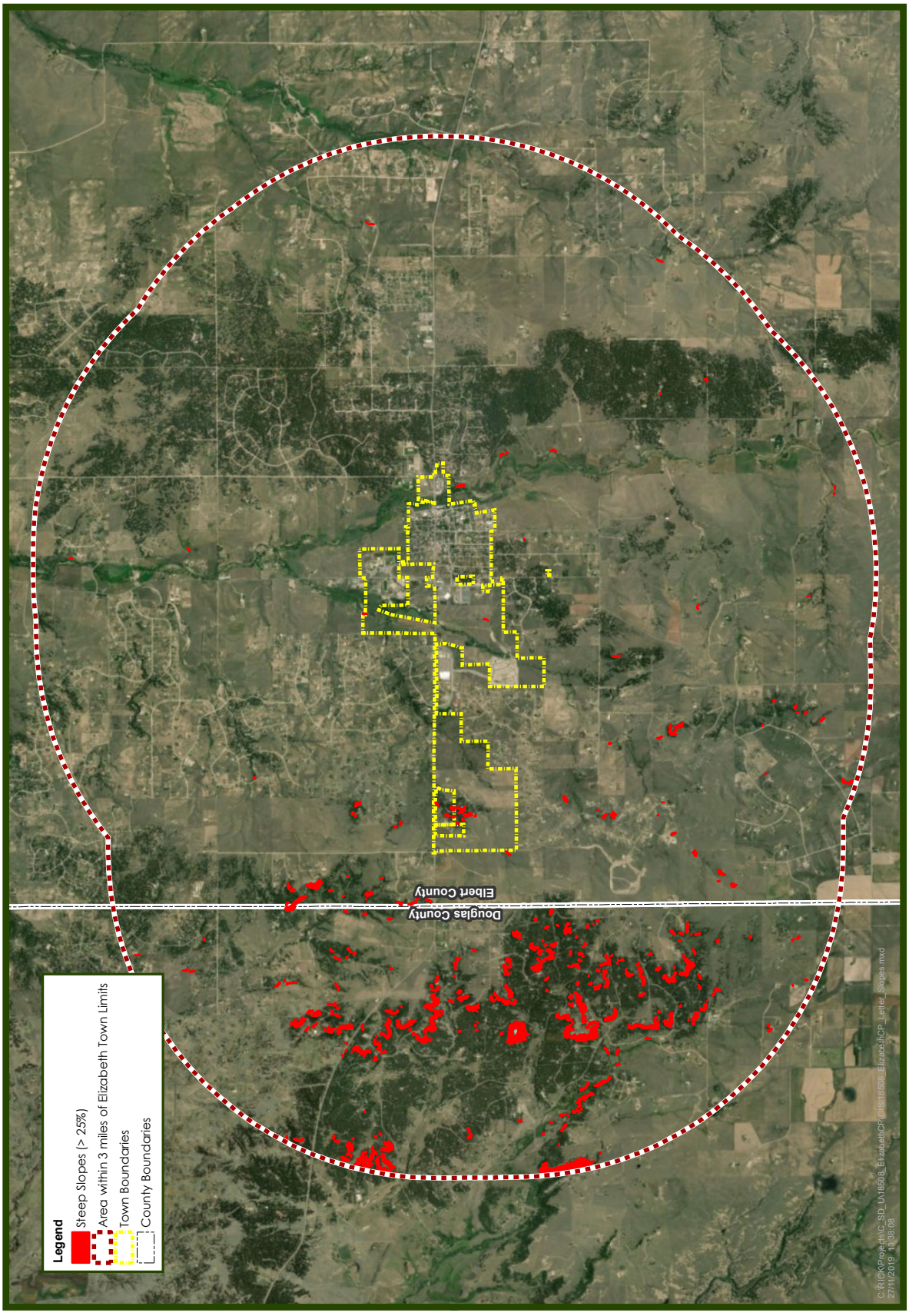
- Open space. A minimum of twenty percent (20%) of the development's gross land area shall be set aside for open space purposes, with a minimum of ten percent (10%) as active open space and mutually exclusive of the required residential buffer applications as applied to the development according to the Town's landscape plan as described in Section 16-2-50 of this Chapter. The open space shall be distributed throughout the PUD so as to provide recreation and open space access to all residences of the development and their guests. The open space areas shall be adequate in size to accommodate these residents and their guests. The land set aside for open space purpose shall be usable land rather than some disposable land remnant. The open space area shall be safe for its occupants. Accordingly, areas intended for storm water use, occupied by overhead high power lines, designated as Brownfield areas, floodplains, within utility easements or possessing similar health safety conflicts, may not qualify as open space as determined by the planning commission and/or the Planning Director. Open space areas placed next to open drainage or irrigation systems, creeks or other potential hazards shall have adequate development safeguards employed to safely mitigate the presence of these features.
  Source: Elizabeth Municipal Code, 16-1-40(g)(11)

Physical Environment

For purposes of analysis of the Comprehensive Plan for Elizabeth, this information outlines and discusses the areas containing steep slopes, geological hazards, endangered or threatened species, wetlands, floodplains, floodways, and flood risk zones, highly erodible land or unstable soils, and wildfire hazards.

Steep Slopes

The following map outlines the slope conditions on lands in Elizabeth and the surrounding areas. Areas highlighted in darker yellow illustrate "strongly sloping" lands, and are located mainly along creek ways and their tributaries in the vicinity of the Town of Elizabeth. A few areas of "gently steep" lands that could impact surrounding land uses are located mainly in Douglas County, to the west of the boundaries of the Town. In general, while individual developments must plan for sloping lands within particular parcels in the Elizabeth area, the topography of the surrounding area does not significantly impact the development of various land uses.



Elizabeth Comprehensive Plan

Steep Slopes (25% and Greater)

J-18508

Date of Exhibit: 27/11/2019
ESRI World Imagery Basemap: 6/2017

Scale in Feet
0
6,000

North

RICK ENGINEERING COMPANY
www.rickengineering.com

ELIZABETH COLORADO

Source: Rick Engineering Company, 2019

Geological Hazards

A review of data from the Colorado Geological Survey did not reveal any areas of significant geological hazards in the Elizabeth area.

Endangered or Threatened Species

According to the U.S. Fish and Wildlife Service, the following species are listed as either Endangered or Threatened, in the Elizabeth area (including the western portion of Elbert County).

Animals:

- Preble's Meadow Jumping Mouse (Threatened species)
- Mexican Spotted Owl (Threatened species)

Plants:

- Western Prairie Fringed Orchid

Wetlands:

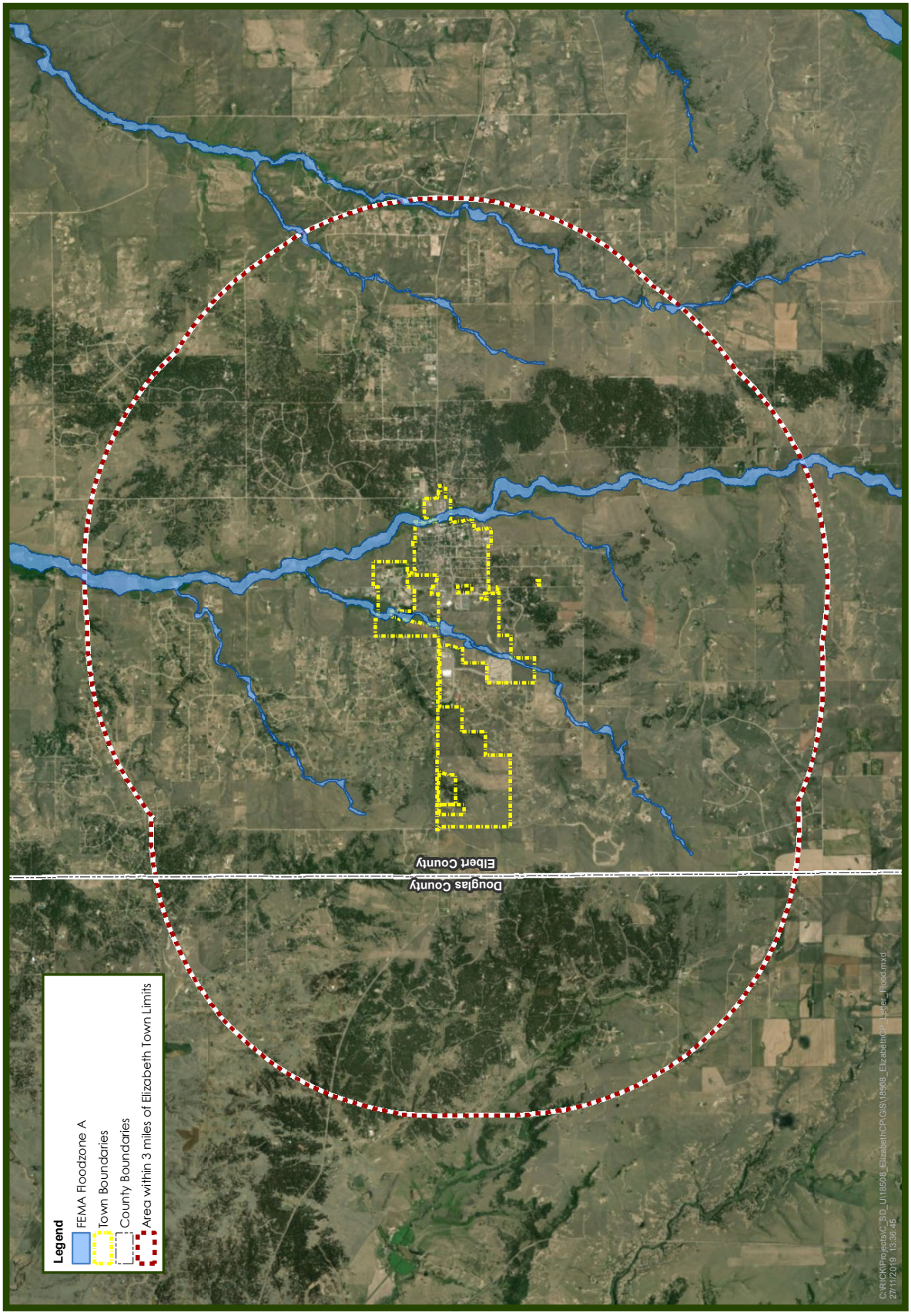
According to the U.S. Fish and Wildlife Service, small areas of "riverine" wetlands exist along Running Creek, Gold Creek, and a few tributaries of these creeks in the Elizabeth area. The future land use plan for Elizabeth calls for these various riverine areas to be included in future open space corridors, and therefore these riverine areas should not present any issues with regard to future building and development in the area.



Source: U.S. Fish and Wildlife Service, 2019

Floodplains, Floodways, and Flood Risk Zones

The following map highlights the floodplains in the Town and surrounding area. The Running Creek and Gold Creek corridors and a few of their tributaries are denoted as floodplains, but the area does not have any floodways. The floodplains in the area are rated as Zone A for flood risk in maps produced by the Federal Emergency Management Agency (FEMA).



Elizabeth Comprehensive Plan

FEMA - National Flood Hazard

J-18508

Date of Exhibit: 27/11/2019
ESRI World Imagery Basemap: 6/2017

Scale in Feet
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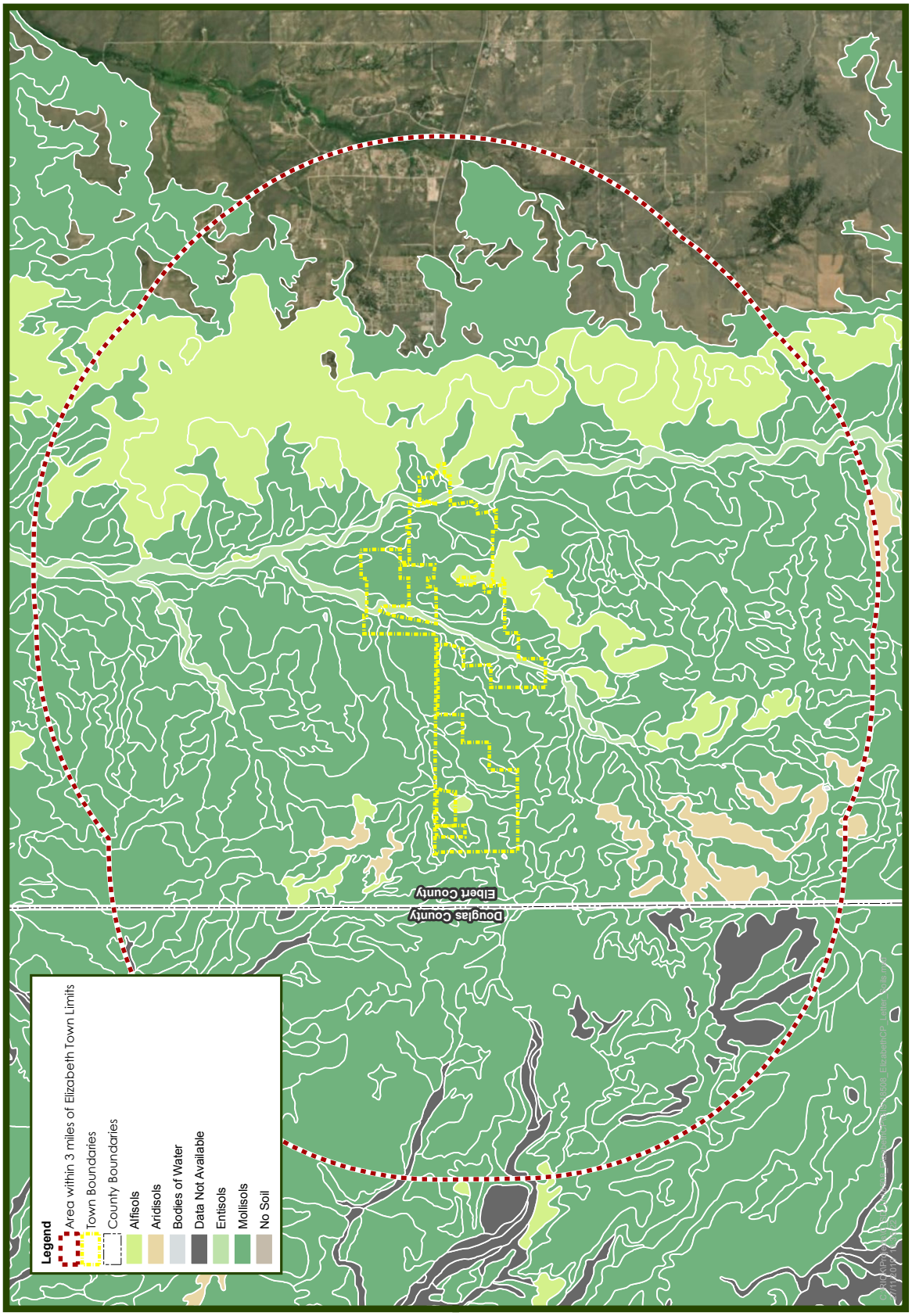
RICK ENGINEERING COMPANY
www.rickengineering.com

ELIZABETH COLORADO

Source: Rick Engineering Company, 2019

Highly Erodible Land or Unstable Soils

The project team researched records from the United States Department of Agriculture regarding unstable soils and highly erodible lands. The information that follows outlines the acreages of different soil types in the Elizabeth area along with the general slope ranges associated with each soil type.



Elizabeth Comprehensive Plan

Soils Map Unit (SSURGO)

J-18508

Date of Exhibit: 27/11/2019
ESRI World Imagery Basemap: 6/2017

Scale in Feet
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6,000

North

RICK ENGINEERING COMPANY
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ELIZABETH COLORADO

Source: Rick Engineering Company, 2019

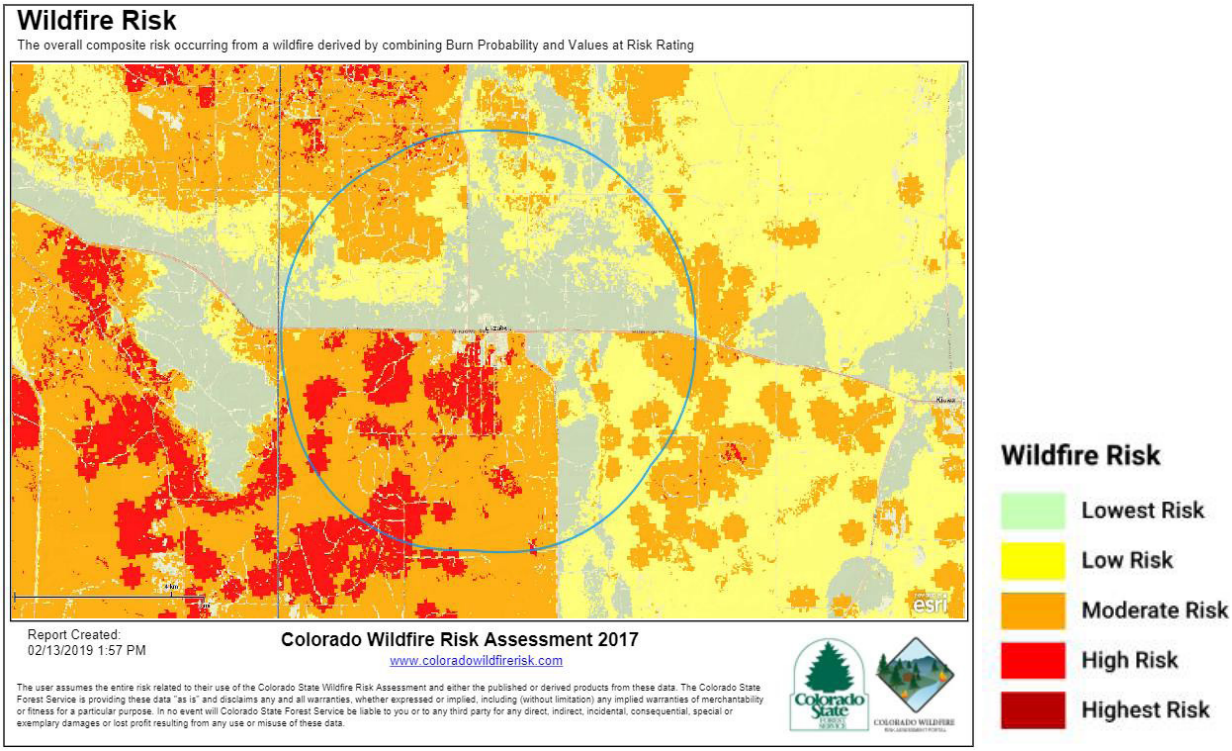
Highly Erodable Land or Unstable Soils

Map Unit Symbol	Map Unit Name	Acres in AOI
CrE	Crowfoot-Tomah sandy loams, 5 to 25 percent slopes	0.9
Fu	Fondis-Kutch association	1.5
SsE	Stapleton loamy sand, 6 to 30 percent slopes	2.1
2	Ascalon sandy loam, 4 to 8 percent slopes	18.9
3	Baca-Wiley loams, 0 to 4 percent slopes	8.1
5	Bresser sandy loam, 0 to 4 percent slopes	1,511.7
6	Bresser sandy loam, cool, 5 to 9 percent slopes	11,161.5
8	Bresser-Stapleton sandy loams, 8 to 25 percent slopes	5,493.8
9	Bresser-Truckton sandy loams, 8 to 25 percent slopes	8,709.9
10	Brussett loam, 0 to 4 percent slopes	4.9
12	Coni loam, 4 to 15 percent slopes	55.9
15	Cushman-Hargreave complex, 8 to 15 percent slopes	529.5
17	Elbeth sandy loam, 4 to 8 percent slopes	3,842.9
18	Elbeth-Kettle complex, 8 to 25 percent slopes	2,130.3
19	Ellicott loamy coarse sand, 0 to 4 percent slopes	661.5
20	Englewood clay loam, 0 to 4 percent slopes	39.4
22	Haplustolls, moderately coarse, nearly level*	703.2
23	Haplustolls, loamy, nearly level*	1,269.5
27	Kettle loamy sand, 8 to 15 percent slopes	18.6
28	Kettle-Rock outcrop complex, 15 to 65 percent slopes	150.6
29	Kutch clay loam, 0 to 4 percent slopes	70.0
30	Kutch clay loam, 4 to 8 percent slopes	150.2
31	Kutch-Louviers complex, 8 to 25 percent slopes	4.2
32	Nunn clay loam, 0 to 4 percent slopes	440.2
34	Peyton sandy loam, 4 to 8 percent slopes	416.3
35	Peyton-Elbeth sandy loams, 8 to 25 percent slopes	564.9
37	Pring coarse sandy loam, 4 to 8 percent slopes	159.0
41	Truckton sandy loam, 3 to 9 percent slopes	784.9
43	Weld loam, 0 to 4 percent slopes	2,607.2
44	Weld loam, 4 to 8 percent slopes	1,722.0
45	Wiley-Baca loams, 4 to 8 percent slopes	51.4

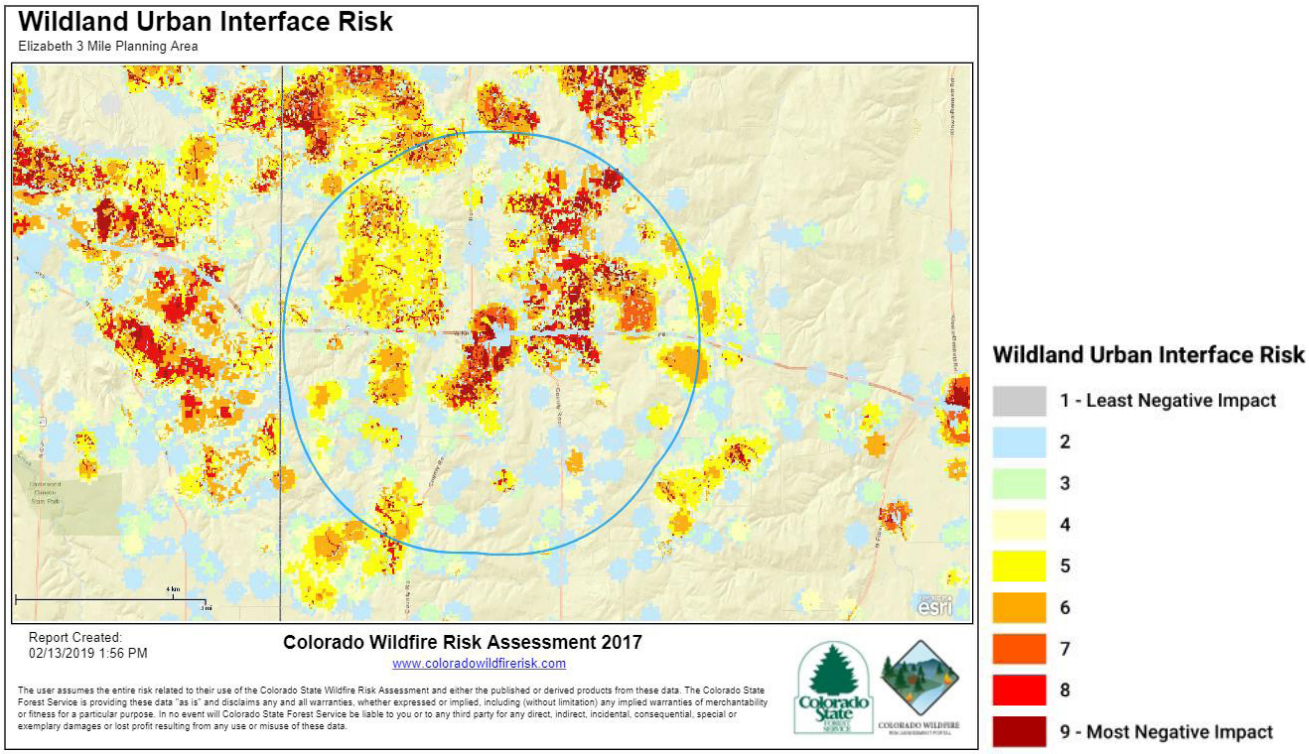
Source: United States Department of Agriculture

Wildfire Hazard Areas

The following are two maps from the State of Colorado's 2017 Wildfire Risk Assessment Report, Wildfire Risk and Wildland Urban Interface Risk, highlighting the estimated risk due to wildfire within Elizabeth's three-mile planning area.



Source: Wildfire Risk Assessment Report, State of Colorado, 2017



Source: Wildfire Risk Assessment Report, State of Colorado, 2017

Resiliency and Hazards

This following provides a resiliency profile for the Elizabeth area, including a summary of risks and vulnerabilities of natural and human-caused hazards. It draws upon the **2015 Colorado Resiliency Framework (Framework)**, **2016 Elbert County Multi-Hazard Mitigation Plan Update (HMP)**, and a **2017 Colorado Wildfire Risk Assessment Summary Report (WRA)** generated for the Town of Elizabeth's 3-mile Planning Area.

Summary of Findings

Hazard Risks & Vulnerabilities

The Elbert County HMP identifies, profiles, and assesses the vulnerability of a variety of hazards for the Elizabeth community. Those hazards with a moderate or high ranking for the Town of Elizabeth or Elizabeth Fire Protection District are summarized on the following pages (low risk hazards including dam and levee failure and earthquake are omitted). Note that text in this section is taken directly from the HMP unless otherwise noted.

Appendix C contains a list of critical facilities in the Town of Elizabeth.

Table 1: Hazard Risk Assessment Summary for Elizabeth Area

Hazard	Risk Level	Major Vulnerabilities	Key Takeaways
Drought	Moderate	• Water supply reliability and availability • Resulting wildfire risk	• Population growth and climate change are factors likely to increase vulnerability to drought
Flood	High	• Loss of life and property damage (infrastructure and buildings) • Increased risk due to wildfire and drought	• Land use changes and changes to land surface are factors likely to increase vulnerability for flooding • Climate change likely to heighten flash flood events
Severe Weather	High	• Potential property damage (buildings, communications systems, power lines, electrical systems) and disruption of daily activities • Resulting wildfire risk due to lightning	• Population growth and development are factors likely to increase vulnerability to severe weather • Building to code for severe weather reduces potential vulnerabilities
Tornado	High	• All above-ground buildings, infrastructure, and critical facilities are at risk to damage and destruction by tornadoes (eastern portion of Elbert County has a higher probability of tornadoes) • Resulting urban fire and utility disruption	• Population growth and development are factors likely to increase vulnerability to tornadoes • Building to code for high winds reduces potential vulnerability
Wildfire	Moderate	• Potential losses range from human life, structures, natural and cultural resources, and the quality and quantity of the water supply, to agricultural, and economic losses • Resulting severe health hazards, future flooding, and erosion	• Climate change, population growth, and development within the Wildland Urban Interface likely to increase vulnerability to wildfire
Winter Storm	High	• Limited or compromised capacity to provide services	• Development is a factor likely to increase vulnerability to winter storms

Source: Elbert County Multi-Hazard Mitigation Plan, 2016

Drought

Periods of drought are normal occurrences in Colorado and can cause significant economic and environmental impacts. The most significant impacts from drought are related to water-intensive activities, such as agriculture (both crops and livestock), wildfire protection, municipal usage, commerce, recreation, and wildlife preservation, as well as a reduction of electric power generation and water quality deterioration. Secondary impacts of drought include wildfires, wind erosion, and soil compaction that can make an area more susceptible to flooding. Drought impacts increase with the length of a drought (HMP, 37).

The 2015 Colorado State Emergency Operations Plan assigns a moderate probably for drought for the Elizabeth area, meaning that a drought has a likely (10-100%) chance of occurrence in the next year or likely chance of recurrence in ten years or less. Future scenarios suggest that more frequent and more intense droughts are likely (adapted from HMP, 36).

The unincorporated portion of Elbert County is the most vulnerable to drought impacts related to agriculture and wells. Incorporated towns in Elbert County are most vulnerable to losses related to water supply reliability, operations revenue, and system flexibility. The fire protection districts are vulnerable to impacts related to increased wildfire risk and loss of water supply for wildfire protection (HMP, 38). An occurrence of drought can also trigger one or more secondary events, particularly wildfire (HMP, 39).

As Elizabeth grows, so will the water needs for household, commercial, recreational, and agricultural uses. Vulnerability to drought will increase with these growing demands on existing water supplies. Elizabeth's future water use planning will need to account for increasing population size, as well as the potential impacts of drought and climate change (adapted from HMP, 39).

Flood

Elbert County and the Town of Elizabeth are at risk to riverine and stormwater flooding. Riverine flooding is defined as when a watercourse exceeds its "bank-full" capacity and generally occurs as a result of prolonged rainfall, or rainfall that is combined with soils already saturated from previous rain events (HMP, 46). Stormwater refers to water that collects on the ground surface or is carried in the stormwater system when it rains. In runoff events where the amount of stormwater is too great for the system, or if the channel system is disrupted by vegetation or other debris that blocks inlets or pipes, excess water remains on the surface (HMP, 47).

Elbert County is located within the South Platte River drainage basin in east central Colorado. Running Creek in Elizabeth and Kiowa Creek in Kiowa are the greatest sources of flood hazards in the county (HMP, 47). Given the flood hazard in Elizabeth, 31 total structures (not including any critical facilities in the Town) are located in the 100-year floodplain – meaning that a flood has a one percent chance in any given year of being equaled or exceeded (HMP, 48). The one percent annual flood (base flood) is the national standard to which communities regulate their floodplains through the National Flood Insurance Program (NFIP) and in May 2015 the Town of Elizabeth joined the NFIP, mitigating additional flood risk in the community (adapted from HMP, 53).

Floods can result in loss of life and property with the extent of the damage dependent on the depth and velocity of floodwaters. Past flood events in Elbert County have damaged roads and bridges, public facilities, private property, and businesses, and caused loss of life. These events are likely to continue in the future and may be exacerbated by increasing development (HMP, 52). In addition, future climate scenarios show a warmer and drier climate in Colorado with occasional extreme precipitation which could lead to heightened flash flooding events (HMP, 52).

As Elizabeth grows, the potential for flooding can change and increase through various land use changes and changes to land surfaces. A change in environment can create localized flooding problems inside and outside of natural floodplains by altering or confining watersheds or natural drainage channels. These changes are commonly created by development and can also be created by other events such as wildfires (HMP, 52).

Severe Weather

Severe weather hazards refer to dangerous and / or damaging meteorological events resulting from weather systems or prolonged climate patterns (HMP, 58). Severe weather hazards that are common in Elbert County include hail, lightning, and windstorms. Hail, lightning, and windstorms can occur anywhere in the county and pose a similar risk to all participating jurisdictions (HMP, 59). Increasing population growth and development, such as in the Town of Elizabeth, increases vulnerability to severe weather hazards (adapted from HMP, 66).

In populated areas in Elbert County hail can cause significant damage to roofs, automobiles, and windows. Hail also can block culverts and drainage structures, causing flooding. Hail also can cause injury to humans, occasionally fatal (HMP, 64).

Lightning can cause deaths, injuries, and property damage, including damage to buildings, communications systems, power lines, and electrical systems. It also can cause forest and brush fires. Although the frequency of lightning events is high, the magnitude is limited (HMP, 61). Generally, damages due to lightning are limited to single buildings and in most cases, personal hazard insurance covers any losses. In 2015, the Town of Elizabeth had an estimated $50,000 in lightning-related damages (HMP, 60).

Windstorms represent the most common type of severe weather in the county (HMP, 59). Windstorms in the county are rarely life threatening but do disrupt daily activities and cause damage to buildings (HMP, 60). Future residential or commercial buildings built to code should be less vulnerable to high winds (HMP, 66).

Tornado

All jurisdictions in Elbert County are equally susceptible to tornadoes and the communities agree that tornadoes are becoming more of a common occurrence (adapted from HMP, 67). All above-ground buildings, infrastructure, and critical facilities are at risk to damage and destruction by tornadoes. A tornado can also cause mass casualties, trigger urban fires, and cause utility disruption (HMP, 71).

Although historically there has not been a tornado event in Elbert County that caused fatalities or widespread damage, there is the potential for a strong, damaging event. Fortunately, the areas with highest probability of tornado occurrence, in the eastern part of the county, also have the lowest population density and sparse development (HMP, 71). This does not include the Town of Elizabeth.

Future residential or commercial buildings built to code should be less vulnerable to high winds associated with tornadoes. However, building standards can offer only limited protection. As population and development grow, the vulnerability to more damage from tornadoes grows (HMP, 71).

Wildfire

The Colorado Wildland Urban Interface (WUI) Assessment indicates that the wildfire hazard in Elbert County is greater in the western part of the County along the border with Douglas County, on the Palmer Divide, and in unincorporated areas surrounding the Town of Elizabeth (adapted from HMP, 72-3).

Based on past occurrences, wildfires could occur every year in Elbert County. Future climate scenarios suggest that the climate in Colorado will be warmer and drier with occasional extreme precipitation, heat and cold events. In relation to wildfire risk, there is likely to be greater intensification of drought cycles which correlates to increased wildfire risk (HMP, 75). Potential losses from wildfire include human life; structures and other improvements; natural and cultural resources; the quality and quantity of the water supply; range and crop lands, and economic losses. Smoke and air pollution from wildfires can be a severe health hazard. Other secondary impacts include future flooding and erosion during heavy rains (HMP, 75).

Homes built in rural areas near uncontrolled vegetation are most at risk. The vulnerability of structures in rural areas is greater due to the lack of fire hydrants in these areas and the travel distance required for firefighting personnel to respond. The Elizabeth Fire Protection District identified two high risk areas within the district (HMP, 76):

- Ponderosa Park Subdivision, located northwest of the Town of Elizabeth, includes around 500 acres

and has about 400 homes in an area characterized by heavy overgrown brush oak and mature ponderosa pines.

- The mature ponderosa pine tree line that follows County Road 17 starting about three miles south of the Town of Elizabeth and stretching north to County Road 166. This area covers about 3,234 acres and includes approximately 500 homes.

As new development continues to occur in the wildland-urban interface, more people and property are at risk. The 2017 Colorado Wildfire Risk Assessment Summary Report (WRA) estimates that for the Elizabeth 3 Mile planning area, 4,965 people live within the WUI (4) and nearly 49% of the Elizabeth 3 Mile planning area is at moderate to high risk of wildfire (17). The most likely fire type to occur is a surface fire (WRA, 46). To address these known risks, the Town of Elizabeth should consider policies to address new development in the WUI. The threat of wildfire and potential losses will increase as human development and population increases and the WUI expands (adapted from HMP, 76).

Winter Storm

Severe winter storm hazards may include snow, ice, blizzard conditions, and extreme cold. Some winter storms are accompanied by strong winds, creating blizzard conditions with blinding wind-driven snow, severe drifting, and dangerous wind chills (HMP, 76). In Elbert County there is, on average, at least one severe winter storm event each year, which equals over 100 percent chance of occurrence in each year (HMP, 80).

Winter storms in Elbert County cause widespread impacts. The greatest threat is to public safety. Power outages caused by snow, ice, and wind accompanied by cold temperatures create additional need for shelter. Other problems, as experience by the Town of Elizabeth, are related to school and business closures, road closures, snow removal, and maintaining critical services (adapted from HMP, 81). Specifically, critical facilities and infrastructures are vulnerable to power outages, downed trees, heavy snow loads, and freezing pipes and utility lines, limiting their capacity to continue to provide essential services to the community (adapted from HMP, 81).

New structures and facilities built to code should be able to withstand snow loads associated with winter storms. Future development will create access issues and increase demand on road crews and emergency services (adapted from HMP, 82).

Other Resiliency Considerations

The Framework is organized around six core resiliency sectors: Community, Economic, Health and Social, Housing, Infrastructure, and Watersheds and Natural Resources. In developing the Framework, the Colorado Resiliency Working Group (CRWG) worked to examine impacts from acute shocks and identify chronic stresses for each sector. Those shocks and stressors that may be particularly relevant in Elizabeth are summarized below.

Community Resiliency

- Communities are facing changing risks and hazards from shifting climate patterns, but typically lack detailed information for local planning.
- There is a lack of integration between hazard mitigation plans and land use plans, especially in terms of existing and proposed development in floodplains and wildland-urban interface areas.
- Local resources (e.g., budgets, tax bases, staffing) are often stretched thin during and following an acute shock.

Economic Resiliency

- People are moving to Colorado not for jobs but because they want to live here.
- Small businesses are uniquely vulnerable to disaster events due to a lack of financial capacity, small private capital savings, and lack of business continuity plans.
- Single-industry local economies are unable to rebound after business closures or long, drawn-out downturns.
- There are varying levels of educational attainment across regions and between residents both outside of Colorado and those born in Colorado.
- Business retention and continued opportunities for growth are critical for mitigating the economic impacts from a disaster.

Health & Social Resiliency

- Colorado is one of the healthiest and fastest growing states.
- When acute shocks occur, there are physical health implications, disruptions of social services, and mental health impacts.
- The health and social system experiences chronic stresses including lack of access to health care services, high staff turnover, mission fatigue, and growing suicide rates.
- Vulnerable populations may experience unique chronic stresses, such as persistent unmet behavioral health needs.

Housing Resiliency

- New jobs and incomes are not rising at the same rate as home prices and rents.
- When people lose homes due to wildfire and flood events there is often a shortage of affordable housing and few options for temporary or permanent replacement.
- High costs associated with commuting, coupled with the affordable housing shortage, means many households experience ongoing housing stress.
- Many homes lack the ability to shelter in place or the durability to withstand natural disasters.
- For houses that are located in vulnerable areas, relocation may be a better option than retrofitting, but this tactic is not always feasible.
- Slower developing stressors such as drought and climate volatility can be addressed through energy and water efficiency retrofits and other measures.

Infrastructure Resiliency

- Disaster events can cause catastrophic infrastructure damages and recovery can take years.
- Pre-existing infrastructure weaknesses can undermine the ability to withstand a major shock or disaster.
- Population growth is stressing many of the state's highways and an already over-allocated water supply.
- Many energy generation and distribution systems are reaching their carrying capacity.
- Changing climate trends stress infrastructure, as does Colorado's climate, which includes severe freeze / thaw cycles.

Watersheds & Natural Resources Resiliency

- Colorado's varied landscapes create unique natural hazards, including flooding, erosion, landslides, and inundation.
- Combinations of drought, forest beetle infestations, and urban growth are contributing to destructive wildfires across the state.
- Following wildfires, flash floods, debris slides, and erosion often disrupt communities and commerce.
- Changing climate conditions are potentially contributing to the drought-fire-flood cycle.
- Watershed protection is increasingly important as economic growth and changing land use and development practices place pressure on scarce water resources, ecosystems, and watershed health.
- Development practices and population growth lead to incremental expansion of residential areas, causing loss of impervious areas, intrusion into the wildland-urban interface, and conversion of water rights from agricultural to municipal use.
- Colorado water right laws must be used in all water-use decisions and solutions.

Police and Fire Departments

The Elizabeth Police Department has a total staff of eight officers and provides a full set of law enforcement services to the Elizabeth community. The Department's Community Services Division assists with code enforcement throughout the Town, and a Victim Services Unit provides services to those impacted by crimes or tragedies. The Elbert County Sherriff currently provides law enforcement services in the various unincorporated areas that surround the Town of Elizabeth. As the Town continues to grow outward over time, the size of the Elizabeth Police Department will logically grow over time with the increase in Town population.

As the Town continues to grow, the police department has expressed interest in exploring the creation of a larger headquarters facility, to house offices and various services for the community. The expansion of the police department facilities could align with a larger effort on the part of the Town to create a new municipal complex, to house the various offices and services provided by the Town as Elizabeth continues to gain population.

The Elizabeth Fire Protection District (Elizabeth Fire) was formed in 1947 following the devastating fire at the Jones Motor Company and operated as an all-volunteer organization for a number of years. In 1993 the Fire District became a combination department by hiring its first paid staff. In recent years it has added to its personnel as its service area has continued to grow in commercial and residential development. In addition to the Town of Elizabeth, Elizabeth Fire services a larger service area encompassing the western portion of Elbert County, extending from the Douglas County line east to nearly Kiowa, and stretching several miles to the north and south from the Town of Elizabeth. In 2014, the department responded to 958 emergencies, with a population at that time of around 13,500 residents. In its Strategic Plan document completed in 2016, Elizabeth Fire estimated (for planning purposes) that it responds to around 77 emergency calls per thousand people annually. Based on population projections from the State of Colorado, Elizabeth Fire anticipates that it will respond to about 2,000 emergency calls per year by 2025. Elizabeth Fire currently operates four stations, including one located within the Town of Elizabeth, and anticipates opening four more stations in Elbert County by 2025.

Utilities

The Town provides water and sewer services for all properties within the Town limits and anticipates providing these services as new developments enter the Town over time. This section profiles the existing utility services of the Town of Elizabeth.

Sewer System:

The Town's existing sewer system is around 11 miles in length and includes three lift stations (along Running Creek, along Gold Creek, and at the Cross-Roads Business Park). The Town's existing Wastewater Treatment Plant (WWTP) has a current capacity of around 500,000 gallons per day and is currently operating at around 50 percent of capacity. The facility discharges effluent from the community into Gold Creek. The WWTP is expandable up to a total capacity of 2.0 million gallons per day, and would be expanded in a series of phases. In addition, a series of additional lift stations may be required to service new developments as they come on line, depending on the topography of a particular development and its location relative to an existing sewer line. Overall, with the potential expansions of the WWTP, the Town would be able to service a residential population in excess of 20,000 people.

Water System:

The Town's water system includes water lines of around 25 miles in length, and the Town currently draws its water supply from three wells in the Arapahoe, Dawson, and Denver aquifers in the Elizabeth area. The Town currently operates three water storage tanks, with a total storage capacity of 1.5 million gallons. The Town's current maximum day demand (at peak, in the summer) is between 300,000 and 400,000 gallons per day. While the Town has a total storage capacity of 1.5 million gallons, accounting for the recently approved Ritoro development, the Town will have a total demand of 1.2 million gallons (accounting for daily usage plus capacities needed for fire fighting). The Town, therefore, has a very limited water capacity remaining to service new developments, and developers will need to demonstrate the ability to provide water capacity upon approval of their projects within the Town. The Town has been acquiring water rights through recent annexations, but will continue to need to explore sources for additional water rights to provide adequate capacity for developments going forward.

The fire protection districts in the Elizabeth area are vulnerable to impacts related to increased wildfire risk and water supply for wildfire protection. An occurrence of drought can also trigger one or more secondary events, particularly wildfire.

As Elizabeth grows, so will the water needs for household, commercial, recreational, and agricultural uses. Vulnerability to drought will increase with these growing demands on existing water supplies. Elizabeth's future water use planning will need to account for increasing population size, as well as the potential impacts of drought and climate change.

In terms of water conservation, the Town currently follows fairly conventional water usage practices. One way to increase water capacity and sustainability going forward would involve promoting or requiring the use of water conservation measures as part of development and daily operations. These conservation measures may include low-flow appliances in structures, or the use of xeriscaping and native plantings in landscapes.

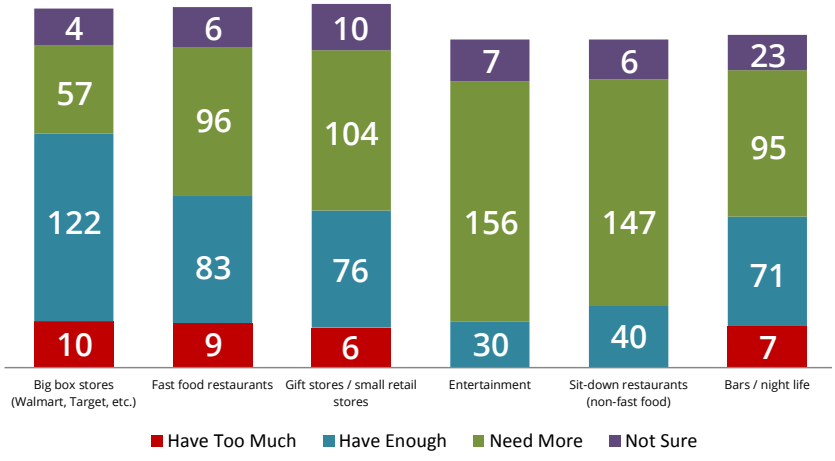
Community Survey 1 - Results

The following tables reflect the results of the first Community Survey conducted for the Elizabeth Comprehensive Plan. This survey data was collected from March 20th through April 17th, 2019.

Q1: How would you rate the following aspects of life in and around Elizabeth? (1 is poor, 2 is fair, 3 is good, 4 is excellent) Please choose one option for each of the items below.	1 (Poor)	2 (Fair)	3 (Good)	4 (Excellent)	Average
Walkability	50	81	52	5	2.06
The aesthetic quality (look and feel) of new development	42	67	72	8	2.24
Noise control	11	63	96	19	2.65
Minimization of light pollution	18	48	95	31	2.72
Private property upkeep / cleanliness	27	84	77	5	2.31
The aesthetic quality (look and feel) of local streets	29	91	68	4	2.24
The number of community events	13	54	104	21	2.69
The quality of community events	11	60	95	24	2.69

Q2: Please share your opinion about the supply of various types of housing in the Elizabeth area (Please choose one option for each of the below)	Have Too Much	Have Enough	Need More	Not Sure	Average
Duplexes	18	78	36	59	2.71
Mobile Homes	60	91	6	34	2.07
Apartments	20	68	74	31	2.60
Townhomes & Condominiums	19	71	67	35	2.61
Starter homes	16	66	95	18	2.59
Higher-end homes	30	104	40	21	2.27
Single family housing	6	94	78	16	2.54
Senior living housing	5	32	114	41	2.99
Accessory dwelling units	4	45	65	81	3.14

Q3: Please share your opinion about the supply of retail options in the Elizabeth area.
(Please choose one option for each of the items below).



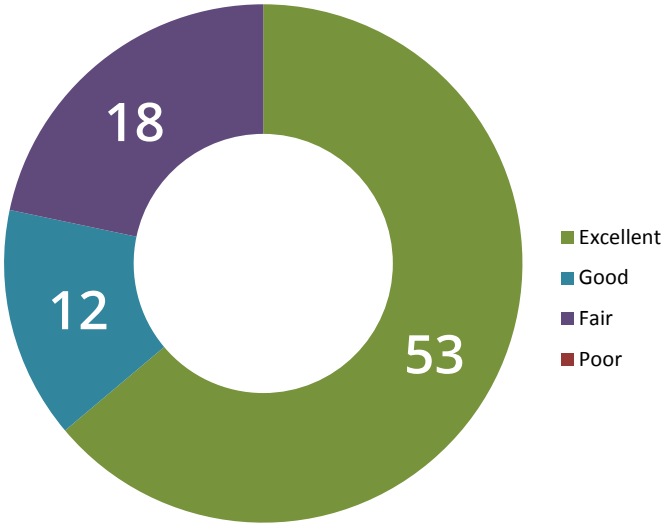
Community Survey 1 - Results

Q4: Please indicate four types of park / recreation amenities you would most like to see expanded or improved in Elizabeth, either by the Town, the Elizabeth Park & Recreation District, or as part of residential developments (and managed by Homeowners Associations).	
Walking and biking trails	129
Swimming pools or splash parks	127
Fitness centers	74
Playgrounds	66
Picnic shelters	48
Multi-purpose fields for soccer, football, lacrosse, etc.	46
Other	29
Golf courses	18
Disc / frisbee golf courses	17
Indoor basketball courts	15
Outdoor tennis courts	12
Baseball / softball diamonds	11
Outdoor basketball courts	9
Skate parks (outdoor)	8
Indoor pickleball courts	5
Indoor tennis courts	3
Outdoor pickleball courts	2

Q5: Please indicate up to four changes you think would improve the quality of life in Elizabeth:	
Protect and restore historic properties and areas	84
Improve recreational / park facilities	79
Improve the quality of the local street and road network	75
Improve trails and sidewalks	69
Improve K-12 education	64
Expand shopping options / increase the amount of retail space	58
Decrease taxes and fees	52
Improve utility services (gas, water, broadband, etc.)	48
Increase employment opportunities	35
Provide more post-high school educational opportunities (community college, vocational-technical, etc.)	34
Improve transit service (including buses for seniors or the disabled, or transit in general)	20
Make housing more affordable	19
Have a wider range of housing to choose from	12
Improve the quality of housing in the Elizabeth area	6

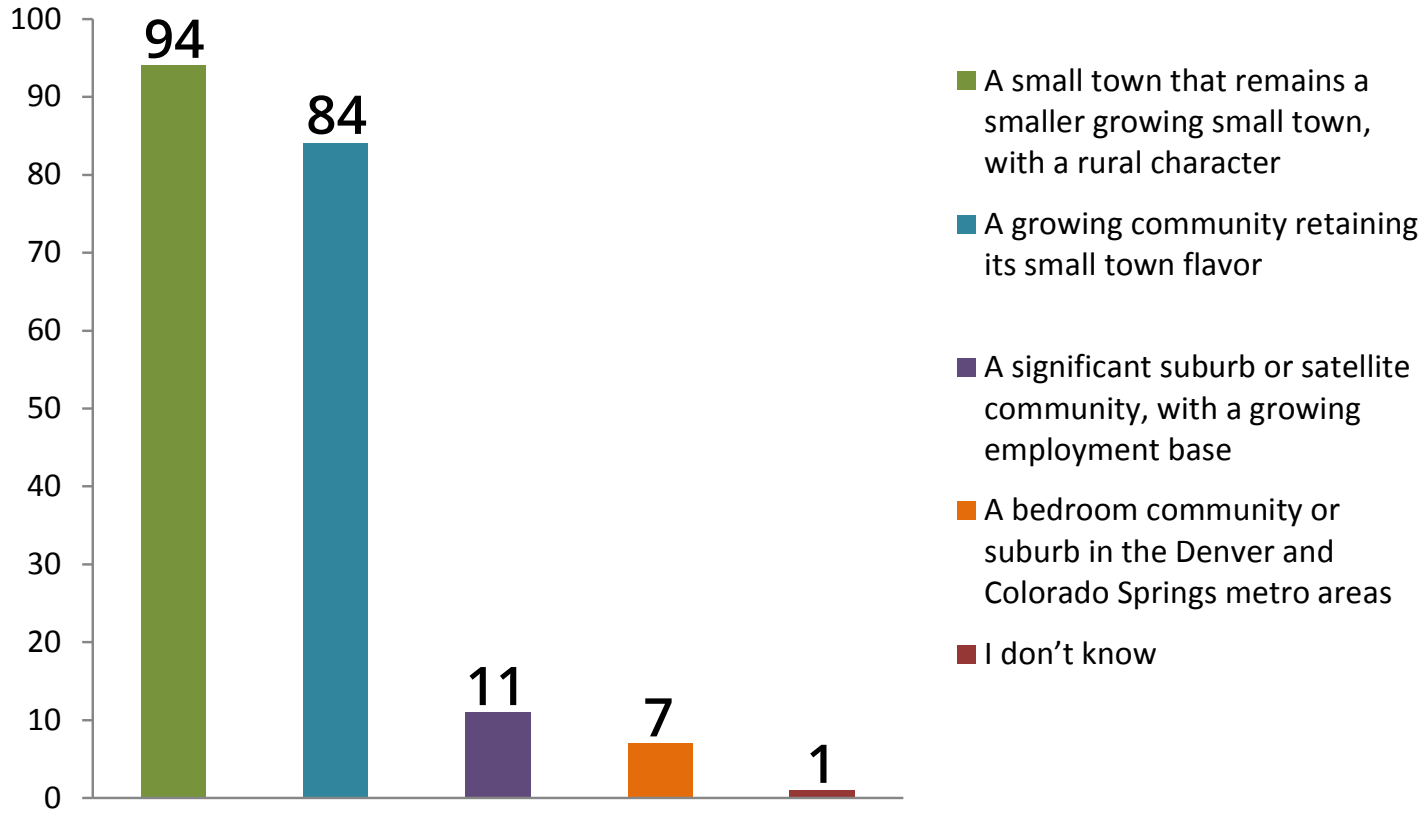
Q6: The Town of Elizabeth maintains a variety of public facilities and infrastructure with a limited budget. How would you like the Town to prioritize its maintenance and construction investments? (Choose your top 3)	
Biking and walking routes (including streets, sidewalks, & trails)	98
Maintain thoroughfares and streets (Note: CDOT maintains Highway 86)	96
Parks	93
Neighborhood streets	66
Public water supply	50
Sidewalks	41
Water lines and water service	38
Sewers and stormwater	24
Other	23
Town Hall	8

Q7: How would you rate the overall quality of life in Elizabeth? (Please choose one)



Community Survey 1 - Results

Q8: What is your vision for what the Town of Elizabeth should be in the future? (Please choose one)

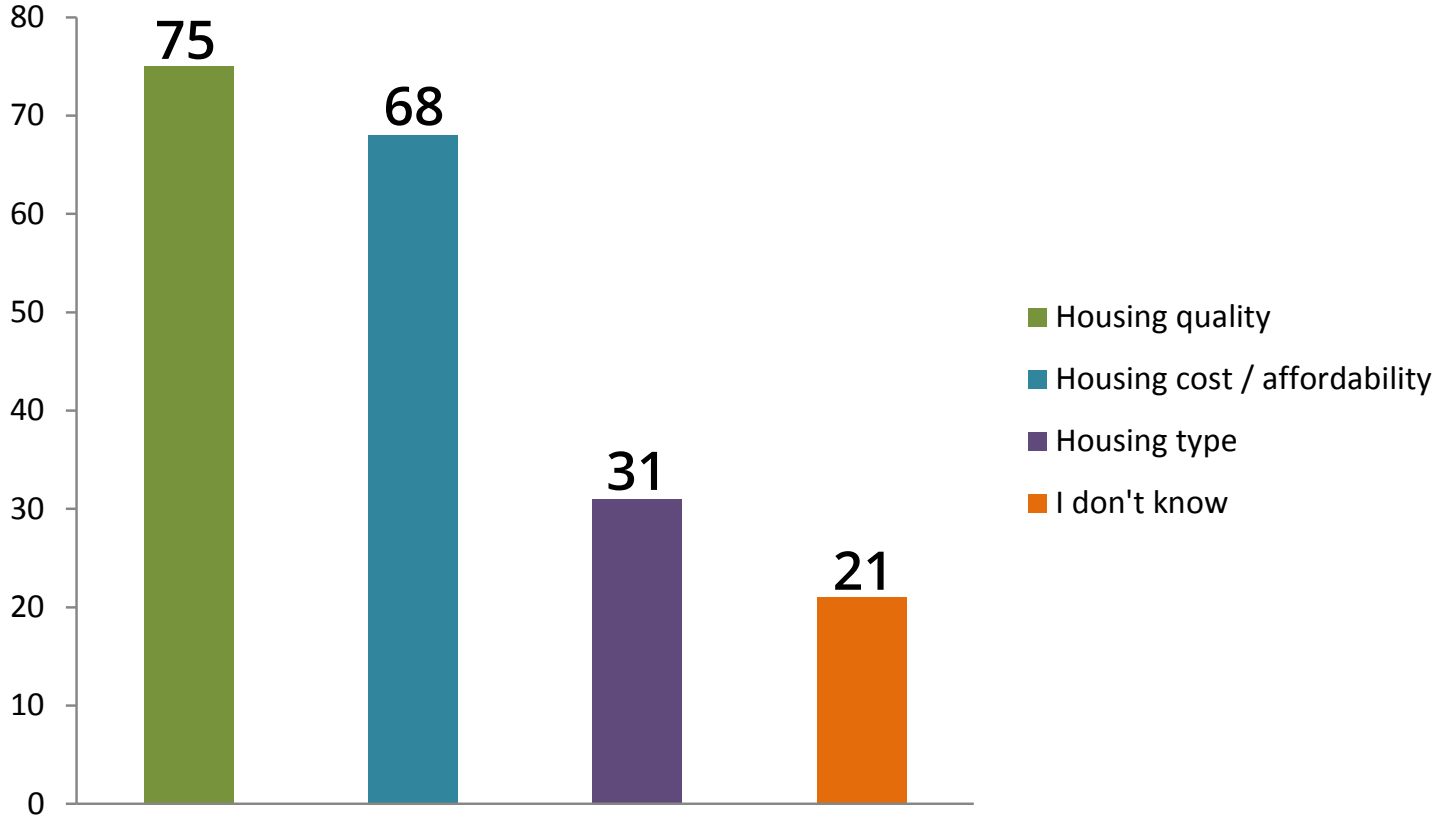


Q9: Which of the following do you see as good places for future parks or recreation areas in Elizabeth? (Please choose one.)	
Along one or both of the two major creeks (Gold Creek, Running Creek)	58
I don't have a preference	54
Near schools or other community facilities	35
Prominent hilltop locations, with good views of the mountains or distant areas	29
Within areas of pine trees in the area	20

Q10: What would attract you to visit the Downtown / Main Street area? (Select all that apply.)	
Places to eat	157
Enhanced farmers market facilities	129
More entertainment	110
Variety of retail shops	107
Parks and plazas (public gathering places)	107
Open-air markets	100
Music	91
Civic facilities (post office, town hall, a community center, etc.)	47

Q11: If Elizabeth continues to grow, which of the following general approaches do you think the Town should pursue? (Please choose one.)	
Carefully manage how developments look, feel, and are designed, even if this means growth is slower	107
Try to carefully balance economic growth with having high quality, well-designed new development	83
I don't know	3
Grow as much as possible, with relatively few guidelines or requirements for new development	1

Q12: Which of the following aspects of housing is most important to improve in the Elizabeth area? (Note - Housing type refers to desiring a greater variety of housing types, or less variety in housing types). (Please choose one)



Q13: How important do you believe it is to protect the historic properties in and around the Town of Elizabeth (on a scale of 1 to 5, with "1" meaning Not Important, and "5" meaning Very Important)	
1	4
2	9
3	14
4	39
5	131

Q14: Please describe the current living situation in your household (Please choose one)	
Two parents with kid(s)	86
Two adults, no kids	77
Single adult	12
Single parent with kid(s)	9
Other (please specify)	9
Multiple persons, no kids	3

Community Survey 1 - Results

Q15: Whereabouts do you live?	
Within unincorporated Elbert County, north of Highway 86	75
Within unincorporated Elbert County, south of Highway 86	43
Within the Town of Elizabeth, south of Highway 86	42
Within the Town of Elizabeth, north of Highway 86	31
In Douglas County	5
Outside of Elbert or Douglas counties	1

Q16: Where do you see the "heart" of Elizabeth being in the future? (Please choose one)	
Downtown Elizabeth (the historic Main Street area)	156
Somewhere along Highway 86, to the west	17
I don't know	11
Somewhere along Highway 86, to the east	6
Another location, to the north	5
Another location, to the south	2

Q17: What is your tie to the Town of Elizabeth and the local area? (Please select all that apply.)	
I visit Elizabeth for shopping, events, or for fun	102
I live in the Town of Elizabeth	78
I visit Elizabeth for business	70
I live or work in Elbert County, outside Elizabeth	61
I work in the Town of Elizabeth	25
I own a business or property in the Town	23
I attend one of the local schools in Elizabeth	23
Other (please specify)	14
None of the above	2

Q18: What are the three most important reasons why you and your family choose to live in Elizabeth?	
Small town setting	153
Natural beauty of the area	113
Proximity to nearby communities (Parker, Castle Rock, etc.)	52
Cost of housing	50
Low crime rate	42
Other	36
Proximity to the Denver or Colorado Springs metro areas	23
Quality of schools	13
Quality of local neighborhoods	13
Proximity to employment	12
Appearance of homes and neighborhoods	12
Location near family and friends	9
Recreational opportunities	8
Municipal services (police, parks, water, sewer)	1

Q19: The following is my current age range:	
Under 18	1
18-24	4
25-34	27
35-44	40
45-54	58
55-64	48
65+	18

Community Survey 2 - Results

The following tables reflect the results of the second Community Survey conducted for the Elizabeth Comprehensive Plan. This survey data was collected from May 8th through June 30th, 2019.

Q1: I agree with the strategy of preserving creek corridors in the Elizabeth area as permanent open space, including trails and park facilities.		
Answer Choices	Responses	
Strongly agree	82.1%	320
Agree	11.0%	43
Neither agree nor disagree	0.8%	3
Disagree	1.5%	6
Strongly disagree	2.6%	10
I don't know; I would like to learn more	2.1%	8

Q2: I believe the Town of Elizabeth and other partners should work to preserve areas of pine forest in the Elizabeth area as open space.		
Answer Choices	Responses	
Strongly agree	77.8%	304
Agree	13.0%	51
Neither agree nor disagree	2.3%	9
Disagree	2.6%	10
Strongly disagree	2.1%	8
I don't know; I would like to learn more	2.3%	9

Q3: I like the idea of extending Main Street to the south to help link the Downtown / Old Town area to future neighborhoods in Elizabeth.		
Answer Choices	Responses	
Strongly agree	21.7%	85
Agree	27.8%	109
Neither agree nor disagree	13.0%	51
Disagree	13.5%	53
Strongly disagree	12.8%	50
I don't know; I would like to learn more	11.2%	44

Q4: I am in favor of the concept of extending an east-west roadway in the southern portions of Elizabeth to connect from the county line to County Road 17-21, in order to provide an alternate route to Highway 86.		
Answer Choices	Responses	
Strongly agree	24.7%	97
Agree	26.3%	103
Neither agree nor disagree	10.7%	42
Disagree	9.7%	38
Strongly disagree	16.1%	63
I don't know; I would like to learn more	12.5%	49

Q5: I am in favor of establishing County Road 17 as a key north-south alignment in western Elbert County, to serve Elizabeth and the surrounding area.		
Answer Choices	Responses	
Strongly agree	16.6%	65
Agree	31.2%	122
Neither agree nor disagree	15.6%	61
Disagree	9.0%	35
Strongly disagree	16.6%	65
I don't know; I would like to learn more	11.0%	43

Q6: I believe that the design of future roads and parkways in the Elizabeth area should include the following components (choose all that apply)		
Answer Choices	Responses	
Multi-use trails, separated from travel lanes, for people to walk and bike	66.2%	255
Street trees	42.1%	162
Enhanced landscaping on either side	36.1%	139
Enhanced street lighting	33.5%	129
Landscaped medians	23.1%	89
On-street bike lanes	17.9%	69
I don't know; I would like to learn more	16.4%	63
Sharrows (promoting the sharing of travel lanes between motorists and bicyclists)	7.3%	28
Fencing	6.5%	25

Community Survey 2 - Results

Q7: I am interested in exploring the following types of ideas for providing transit services for residents in the Elizabeth area (choose all that apply)		
Answer Choices	Responses	
I don't know; I would like to learn more	34.9%	123
Extension of RTD regional bus service to the Elizabeth area	33.0%	116
Call-a-ride shuttle service, provided to residents within Elbert County	31.3%	110
Shuttle service to the Denver Tech Center and other major employment hubs	27.6%	97
A trolley or shuttle that would link neighborhoods in the Elizabeth area to Downtown / Old Town Elizabeth	18.2%	64
Regional bus connections to the Colorado Springs area	16.2%	57

Q8: I am in favor of the following Future Land Use alternative concept for the Elizabeth area, as illustrated in the pdf files on the Town's webpage: www.townofelizabeth.org/compplan		
Answer Choices	Responses	
Alternative 1	8.9%	33
Alternative 2	7.1%	26
Alternative 3	16.8%	62
None of the above	30.6%	113
I don't know; I would like to learn more	36.6%	135
Other (please specify)	12.7%	50

Q9: The following would be the best location for a business park or area designated for employment. A business park typically includes buildings of various sizes, designed to house the operations of companies. A business park may include a variety of spaces, ranging from offices to assembly and warehouse space.		
Answer Choices	Responses	
None of the above	26.0%	101
Along Highway 86, east of County Road 21	19.0%	74
In or near to the Old Town / Downtown area of Elizabeth	16.2%	63
Along Highway 86, around the intersection with Flintwood Road	11.6%	45
Along Highway 86, around the intersection with County Road 3	8.5%	33
I don't know; I would like to learn more	7.5%	29
Other (please specify)	7.2%	28
Along County Road 17, north of Elizabeth	6.7%	26
Along County Road 17, south of Elizabeth	4.6%	18

Q10: I am in favor of providing a "rural buffer" area around Elizabeth, to provide separation between the Town and surrounding areas.		
Answer Choices	Responses	
Strongly agree	55.6%	214
Agree	22.6%	87
Neither agree nor disagree	8.1%	31
Disagree	2.9%	11
Strongly disagree	1.8%	7
I don't know; I would like to learn more	9.1%	35

Q11: I am in favor of expanding Elizabeth's town limits (through annexation) to plan ahead for how areas around Elizabeth may grow or evolve over time.		
Answer Choices	Responses	
Strongly agree	14.1%	55
Agree	17.4%	68
Neither agree nor disagree	8.7%	34
Disagree	16.2%	63
Strongly disagree	32.1%	125
I don't know; I would like to learn more	11.5%	45

Community Survey 2 - Results

Q12: The following is my current age range:		
Answer Choices	Responses	
Under 18	0.0%	0
18-24	1.8%	7
25-34	11.6%	45
35-44	18.5%	72
45-54	24.4%	95
55-64	26.7%	104
65+	17.0%	66

Q13: Please describe the current living situation in your household (please choose one)		
Answer Choices	Responses	
Single adult	5.9%	23
Two adults, no kids	44.6%	174
Single parent with kid(s)	2.6%	10
Two parents with kid(s)	39.2%	153
Multiple persons, no kids	4.6%	18
Other (please specify)	3.1%	12

Q14: Whereabouts do you live?		
Answer Choices	Responses	
Within the Town of Elizabeth, north of Highway 86	14.4%	56
Within the Town of Elizabeth, south of Highway 86	15.2%	59
Within unincorporated Elbert County, north of Highway 86	30.9%	120
Within unincorporated Elbert County, south of Highway 86	32.7%	127
In Douglas County	6.7%	26
Outside of Elbert or Douglas counties	0.3%	1

Q15: What is your tie to the Town of Elizabeth and the local area? (Please select all that apply)		
Answer Choices	Responses	
I live in the Town of Elizabeth	36.3%	141
I work in the Town of Elizabeth	10.3%	40
I own a business or property in the Town	8.5%	33
I live or work in Elbert County, outside of Elizabeth	40.5%	157
I visit Elizabeth for business	31.4%	122
I visit Elizabeth for shopping, events, or for fun	52.6%	204
I attend one of the local schools in Elizabeth	8.8%	34
None of the above	3.1%	12
Other (please specify)	9.5%	37

Facility Type	Name	Address	Replacement Value	Hazard Concern
Police Station	Elizabeth Police Department	425 S. Main Street Elizabeth, CO 80107	$550,000	Tornado
Fire Station	Elizabeth FDP Station 11	155 W. Kiowa Avenue, Elizabeth, CO 80107	$1,703,000	Tornado
Fire Station Administration Building	Elizabeth Fire Rescue	155 W. Kiowa Avenue, Elizabeth, co 80107		Tornado
Public Works Center	Public Works Facility	303 Washington Street, Elizabeth, CO 80107	$345,000	Tornado
Government Center	Town Hall	321 S. Banner Street, Elizabeth, CO 80107	$500,000	Tornado
School	Elizabeth High School	34500 County Road 13, Elizabeth, CO 80107		Tornado
School	Elizabeth Middle School	34427 County Road 13, Elizabeth, CO 80107		Tornado
School	Elizabeth School District c-1 Offices	634 S. Elbert Street, Elizabeth, CO 80107		Tornado
School	Running Creek Elementary / Kids Club	900 S. Elbert Street, Elizabeth, CO 80107		Tornado
School	Running Creek Play and Learn Center	476 S. Elbert Street, Elizabeth, CO 80107		Tornado
School	Frontier Childcare / Kindergarten Enrich Frontier High School	589 S. Banner Street, Elizabeth, CO 80107		Tornado
School	Legacy Academy	1975 Legacy Circle, Elizabeth, CO 80107	$6,500,000	Tornado
Water System Facilities	Arapahoe Well	882 Pine Ridge, Elizabeth, CO 80107	$1,500,000	Contamination, Tornado
Water System Facilities	Dawson Well	856 S. Pine Ridge Dr., Elizabeth, CO 80107	$350,000	Contamination, Tornado
WasteWater System Facilities	Gold Creek Wastewater Treatment Plant	34511 County Road 13, Elizabeth, CO 80107	$5,000,000	Flooding, Tornado
Water System Facilities	1.5 M Gallons Water Storage Tanks (3)	1390 Pine Ridge, Elizabeth, CO 80107		Contamination, Tornado, Earthquake
Water System Facilities	Denver Well	1392 Pine Ridge, Elizabeth, CO 80107	$700,000	Contamination
WasteWater System Facilities	Running Creek Lift Station, Wastewater Treatment Plant	303 Washington Street, Elizabeth, CO 80107	$1,500,000	Tornado, Flooding
WasteWater System Facilities	Gold Creek Lift Station	2483 State Highway 86, Elizabeth, CO 80107	$1,000,000	Tornado, Flooding

Source: Elbert County Multi-Hazard Mitigation Plan, 2016

TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
FROM: Zach Higgins, AICP Community Development Director
DATE: March 21, 2023
SUBJECT: Staff Report

- Training: American Planning Association – Planning Commissioner Training Series
    - Roles/Responsibilities
    - Managing the Meeting
    - Staff Reports (completed)
    - Comprehensive Plans
    - Zoning/Ordinances
- Training: Town Water Consultants provided Water Law Training 03/07/2023.
- Training: Referral Agencies:
    - Fire
    - Police Department
    - Public Works
    - Civil Engineer (CORE Engineering)
    - Traffic Engineer (Stolfus)
    - CORE Electric
    - Black Hills Energy (Gas)
    - Elizabeth School District
- Stolfus has presented findings and recommendations to the public on 02/23 from the Old Town Traffic Study.
- The BOT have been presented with updated Main Street Cross-Sections at their meeting on 02/28/2023. The BOT has chosen to table the resolution to allow additional time to discuss the proposed with the MSBOD. A workshop has been scheduled for 04/01/2023.
- The BOT have voted in favor of the Pine Ridge Crossing Site Plan Amendment and the Walnut Grove Sketch Plan at their 03/14/2023 meeting.