



DECEMBER 2022

# Cherry Hills Village Master Plan



CHERRY HILLS VILLAGE, COLORADO

# TABLE OF CONTENTS

CHAPTER 1.0 <b>Introduction</b>	<b>4</b>
CHAPTER 2.0 <b>Community Vision</b>	<b>13</b>
CHAPTER 3.0 <b>Community Character</b>	<b>16</b>
CHAPTER 4.0 <b>Land Use</b>	<b>20</b>
CHAPTER 5.0 <b>Parks, Trails, and Open Space</b>	<b>25</b>
CHAPTER 6.0 <b>Transportation</b>	<b>30</b>
CHAPTER 7.0 <b>Infrastructure/Facilities</b>	<b>35</b>
CHAPTER 8.0 <b>Sustainability and Resiliency</b>	<b>39</b>
CHAPTER 9.0 <b>Implementation</b>	<b>43</b>
 <b>Appendices</b>	
Appendix A - Results from 1st Community Survey	
Appendix B - Results from 2nd Community Survey	
Appendix C - Results from 3rd Community Survey	

## Sources for Photos on Cover:

Upper Left: City of Cherry Hills Village, Upper Right: City of Cherry Hills Village, Lower Left: City of Cherry Hills Village, Lower Right: Scott Dressel-Martin



# Preface

## Acknowledgements

Various boards, commissions, taskforces, and citizens, along with the consultant team led by Rick Planning + Design, contributed greatly to the development of the 2022 Master Plan document for Cherry Hills Village. The City thanks the following individuals and groups for their dedicated efforts to complete the Master Plan over a two-year period between 2020 and 2022.

### City Council

Russell Stewart, Mayor

Randy Weil, District 1

Afshin Safavi, District 2

Al Blum, District 3

Mike Gallagher, District 4

Dan Sheldon, District 5

Katy Brown, District 6 (Mayor Pro Tem)

### Planning and Zoning Commission

Bill Lucas, Chair

Earl Hoellen, Vice Chair

Doris Kaplan

Mike LaMair

Britta Miles

Jennifer Miller

David C.P. Wyman



Source: City of Cherry Hills Village

## **Citizens Advisory Committee (CAT)**

Scott Roswell, Chair

Jennifer Miller, Vice Chair

Alex Brown

Bill Lucas

Bob Serotta

Britta Miles

Doris Kaplan

Doug Robinson

Earl Hoellen

Janney Carpenter

Jeff Welborn

Laura Christman

Mike LaMair

Rob Eber

Sandy Rothe

Thomas Barsch

Tiffany Sullivan

## **City Staff**

Chris Cramer, City Manager and Community Development Director

Paul Workman, Planning Manager and Floodplain Administrator

Jan Peciak, Planning and Building Permit Technician

Jason Lyons, Chief of Police

Jay Goldie, Director of Public Works

Emily Black, Parks and Recreation Coordinator

Doug Farnen, Director of Finance and Administration

## **Consultant Team**

**Rick Planning + Design, Englewood, CO – Project Lead**

Britt Palmberg, AICP, Principal Planner and Project Manager

Brian Mooney, FAICP, Senior Advisor

Rob Fitch, Associate Principal

Hannah Shurance, Senior Planner

Adam Mercieca, Associate Planner

Jared Gorby, Urban Designer

Kim Nelson, Urban Designer

**Felsburg, Holt & Ullevig (FHU) – Multimodal Transportation**

Elliot Sulsky, AICP, Principal

Matthew Downey, AICP, Senior Transportation Planner

Sebastian Montenegro, Online Engagement Coordinator



**1.0**

# Introduction





# 1.0 Introduction

Cherry Hills Village has evolved over the last 75 years into a unique community in Colorado and the nation. It is a primarily residential community that has preserved its heritage as an agricultural and ranching area and cultivated a distinct character in its neighborhoods, parks, open spaces, trails, and other public spaces. Located between the City and County of Denver to the north and east, Greenwood Village to the south, and Englewood to the west, Cherry Hills Village enjoys easy access to the rest of the metropolitan area while retaining qualities of residential development unlike any other in the region. Local residents incorporated the City of Cherry Hills Village in 1945 in an effort to prevent annexation of the area by the City of Denver, and the city has grown to a current population of 6,400 residents (as of the 2020 Census). Generally, the City is built out.

The Community Assessment document, completed in 2020, contains additional background information concerning Cherry Hills Village. This document can be found on the City's website.



Source: Scott Dressel-Martin

The City has a history of proactive planning and citizen involvement over many decades. The most recent Master Plan document was completed in 2008 and the City began the process of updating the document in early 2020. Several trends and changes in the City and the metro area have emerged over the years since the 2008 Master Plan. These changes include more concerted efforts to plan for sustainability and resiliency in local municipalities, increases in traffic and development around the south metro area, a trend toward hybrid work or working remotely resulting from the Covid-19 pandemic, that occurred in 2020 and 2021, and increased use of trails, parks, and open spaces in the City and nearby communities, also resulting from the pandemic.

The citizens of Cherry Hills Village generally believe the quality of life in the City to be exceptional. Therefore, City staff considers the 2022 Master Plan to represent an update to the 2008 Master Plan, as opposed to a completely new Master Plan for the community. However, this 2022 Master Plan document is the only one serving the community going forward and the 2008 Master Plan is now considered null and

void. This Master Plan incorporates a new chapter, focused on Sustainability and Resiliency, and includes greater focus on the topic of Community Character compared to the 2008 plan. This document includes new content in other chapters but does not represent



Source: Rick Planning + Design

a completely new approach to most of the content included in the 2008 plan.

The Cherry Hills Village Master Plan is an advisory document that directs future City Councils, boards, and commissions in the City concerning the Vision for the community and sets the direction for City policies and actions across a range of topics, from transportation and infrastructure to community character, parks, trails and open space, sustainability and resiliency, and other topics included in this document. The Master Plan articulates the vision for how the community will evolve over the next ten to twenty years. The overall goal of the Master Plan is to lay out a “road map” that will maintain Cherry Hills Village as a great place to live.



Source: City of Cherry Hills Village

The Master Plan process gathered community and stakeholder input on several key questions, including the following (not in any order):

- » What is the overall vision for Cherry Hills Village in the future?
- » What guiding principles will help the City maintain this vision over the next ten to twenty years?
- » What strategies will guide the actions of the City with regard to multimodal transportation, parks and open space, sustainability and resiliency, infrastructure, and land use?
- » What is the preferred character of Cherry Hills Village and how can the City preserve and enhance this character?
- » How can the City efficiently and proactively implement the strategies articulated in the Master Plan document?



Source: City of Cherry Hills Village

The Master Plan document guides the following types of decisions of the City (not in any order).

- » It provides a framework for evaluating land use applications submitted to the City.
- » It provides the framework for updates to design guidelines and other regulatory documents used to evaluate applications for development and site improvements.
- » It establishes priorities for major investments the City may make in coming years (for parks, open space, streets, trails, cellular technology and coverage, and other amenities) to implement the outcomes of this plan.



- » It provides a set of prioritized actions and strategies for future City Councils and boards and commissions to use in coming years, in carrying out the vision of the people of Cherry Hills Village.



The following provides information concerning how various groups and community members in Cherry Hills Village will use the 2022 Master Plan.

### City Staff

Members of the City staff will use the Master Plan to guide their day-to-day functions, plan for future improvements and initiatives, and provide a framework for future updates to other plans that guide City operations and reviews of land use applications.

### City Council and Planning and Zoning Commission

These bodies will use the Master Plan to guide their long-term strategic planning for the City and to consider proposals and ideas that come before them on a regular basis. Both the City Council and Planning and Zoning Commission will use the vision, guiding principles, goals, and action items contained within the Master Plan to guide all other City plans and programs.

The City acknowledges that many of the Actions in this document require City funds. City Council is charged with allocating financial resources in the most responsible manner possible. Therefore, some of the Actions in this document may occur if and/or when funds become available.

### Other Boards and Commissions

The various other boards and commissions in Cherry Hills Village will use the Master Plan to guide their ongoing oversight of different disciplines (such as parks and open space) in the community.

### Property Owners and the General Public

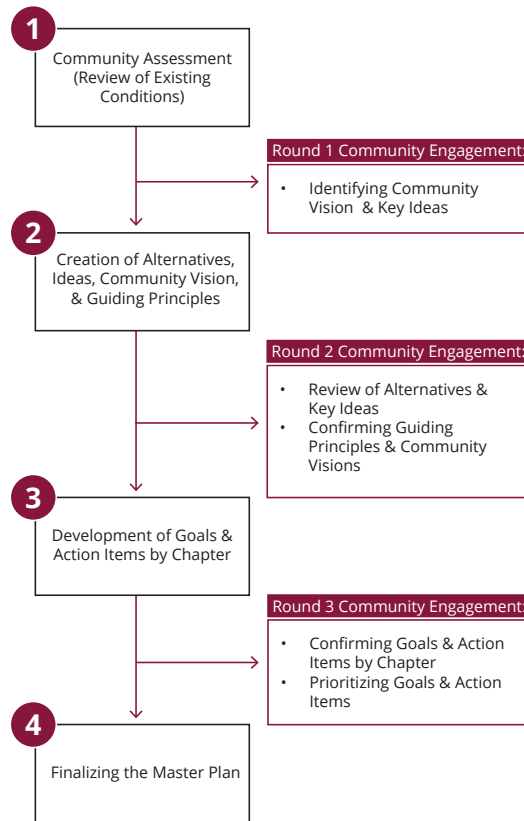
Residents, property owners, and the general public will consult the Master Plan to understand the community's long-term vision and the key goals and actions the City is following to achieve its vision. The general public will use the Master Plan as a reference document to understand the framework behind various City-led initiatives and decisions.

### The Master Plan Process

Residents of Cherry Hills Village, along with various boards and commissions, property owners and institutions in the City, and other stakeholders provided input throughout the process of updating the Cherry Hills Village Master Plan. The City staff and consultant team worked throughout the planning process to reach a broad range of participants in the City and create a consensus for the vision, guiding principles, goals, and actions included in the Master Plan.

The diagram on the following page provides an overview of the Master Plan process and the key statistics related to community engagement conducted as part of the process.

## 2022 MASTER PLAN PROCESS



### SURVEY RESPONDENTS

**625**



#### AVERAGE AGE OF RESPONDENTS

**60.0** **58.2** **57.7**  
1st Survey 2nd Survey 3rd Survey

#### AVERAGE NUMBERS OF YEARS OF RESIDENCY OF RESPONDENTS

**21.0** **19.8** **19.8**  
1st Survey 2nd Survey 3rd Survey

## CHERRY HILLS VILLAGE MASTER PLAN OUTREACH BY THE NUMBERS

**75** OPEN HOUSE ATTENDEES

(3 Open Houses)



**23**

**BRIEFINGS/  
MEETINGS  
WITH BOARDS/  
COMMISSIONS/  
TASK FORCES**



- ✓ **3** City Council Briefings
- ✓ **12** Planning & Zoning Commission Meetings
- ✓ **7** Citizens Advisory Task Force Meetings
- ✓ **1** Technical Advisory Committee Meeting

### SOCIAL MEDIA



Facebook



Instagram

### WEBSITE

[WWW.CHVILLAGEVISION.COM](http://WWW.CHVILLAGEVISION.COM)

**1,175**  
Unique Users



**3,950**  
Views



**4,666** TOTAL CONTACTS



## Briefings and Study Sessions with Planning and Zoning Commission (P&Z)

The Cherry Hills Village Planning and Zoning Commission was tasked with having direct oversight over the Master Plan process, with final adoption by the City Council. The consultant team met with the Planning and Zoning Commission on 12 occasions during the planning process. The various study sessions with P&Z reviewed draft content for community surveys and community open houses and draft language for the community's vision, guiding principles, goals, and actions to be included in the Master Plan. The various meetings with this commission provided a "check in" opportunity for commission members concerning the overall progress of the Master Plan throughout the two-year process.

## Briefings with City Council

Although the Planning and Zoning Commission had primary oversight for the Master Plan, the consultant team provided briefings and update sessions to City Council three times during the process. These briefings reviewed takeaways from community input, updated Council members concerning project status and schedule, and previewed content anticipated to be included in the Master Plan. The briefings provided Council members an opportunity to weigh in concerning key issues and questions raised by the Master Plan at various stages of the process.



Members of the Citizens Advisory Taskforce, September 2022  
Source: City of Cherry Hills Village

## Citizens Advisory Taskforce (CAT)

The 17 members of the CAT served as an advisory

group or sounding board for the Planning and Zoning Commission on the various topics addressed in the Master Plan. Members of the CAT were selected based upon their histories of community involvement, their perspectives based upon their professional backgrounds and insights from different neighborhoods and areas around the City.

The consultant team and City staff met with the CAT seven times starting in August 2021, following a pause in the Master Plan from Fall 2020 through Summer 2021 resulting from shutdowns and restrictions associated with the pandemic. The CAT provided input concerning content and questions to be posed to the community in the second and third community surveys, reviewed input from the community from surveys and open houses, and provided its own input on the vision statement, along with guiding principles, goals, and action items for the different topics in the Master Plan.

## Technical Advisory Committee (TAC)

The members of the TAC provided an additional group of stakeholders and institutions from the Cherry Hills Village community affected by the Master Plan. This group, comprised of representatives of the local golf courses, houses of worship, and private schools within the City, met with the consultant team and City staff to discuss their concerns and primary areas of input on a variety of Master Plan topics early in the process and was provided opportunities to provide input throughout the project. Topics discussed with this group ranged from future land use to transportation to sustainability and resiliency.



Source: City of Cherry Hills Village



## Community Surveys

A series of three community surveys provided the largest body of input from residents and stakeholders in Cherry Hills Village as the Master Plan moved toward completion. The consultant team, along with City staff and members of the P&Z, carefully developed survey questions and content throughout the process to gain useful input from the community regarding the preferred vision for the City, guiding principles for the City, and action items the City will pursue to implement the Master Plan. The Appendix to the Master Plan contains the data and results from the three community surveys.

### Community Survey #1:

Community Survey #1, conducted during Fall 2021, attracted 464 responses from the community, representing over 20 percent of all households in the City. The City of Cherry Hills Village mailed a paper copy of this survey to every household in the City and promoted an online version of the survey through its social media and other online publicity channels.

Community Survey #1 asked respondents to provide their input on the desired character of the City and provide input on a series of options and policy choices related to multimodal transportation; future land use; parks, trails, and open space; infrastructure; and sustainability and resiliency. The copious written comments and open-ended responses from the community as part of this survey greatly helped the consultant team, CAT, and P&Z in determining the direction of the Master Plan across the full range of topics. This input is incorporated throughout the document.

### Community Survey #2:

Community Survey #2, conducted during Spring 2022, attracted 126 responses from the community. The publicity for this survey was conducted primarily through the online channels of the City of Cherry Hills Village. The second survey drew from the input of the community in the first survey and asked a series of follow up questions on various aspects of community character (including safety, views, “natural” characteristics of the City, trees, and the sizes of homes). It also offered follow up questions regarding transportation, in terms of reducing cut-through traffic; improving safety for people walking, bicycling, or riding horseback; and managing speed

limits. The survey posed follow up questions regarding parks and open space, infrastructure and drainage, and sustainability and resiliency. The input from Community Survey #2 helped inform the drafting of goals and action items for the chapters of the Master Plan.



Source: Scott Dressell-Martin

### Community Survey #3:

Community Survey #3, conducted during Fall 2022, presented the complete set of recommended guiding principles, goals, and action items (in draft form) to be included in the Master Plan. This survey asked community members to provide any feedback on the draft content for the document and asked them to prioritize the various action items generated for the Master Plan. This feedback helped the consultant team, City staff, and P&Z in refining and finalizing the Implementation chapter of the Master Plan, which provides more specific guidance to the City on how to complete the action items in the plan.

## Community Open Houses

A series of three community open houses provided opportunities for community members to meet one-on-one with members of the consultant team, the City staff, and representatives from the CAT and P&Z to provide input on the various topics included in the Master Plan. In contrast to the community surveys, primarily conducted online, the open houses allowed community members to write comments and input directly on presentation boards and maps at the open house room at City Hall.

The first open house, held in September 2021, introduced the Master Plan process to community members, presented some key takeaways from the

Community Assessment document (summarizing existing conditions in Cherry Hills Village), and invited attendees to provide input on a variety of questions at stations in the room tied to: Community Vision; Parks and Open Space; Transportation; Land Use; Community Character; Infrastructure; and Sustainability and Resiliency. Around 36 community members (not including elected and appointed officials) attended this open house, held at City Hall.



Source: Rick Planning + Design

The second open house, held in March 2022, presented a draft Community Vision statement and a draft set of Guiding Principles for the chapters in the Master Plan document (Community Character, Parks, Trails, and Open Space, Transportation, Land Use, Infrastructure/Facilities, and Sustainability and Resiliency). Attendees were invited to provide direct feedback on the Vision and Guiding Principles. Open house stations asked a variety of follow-up questions to community members (on each of the topics in the Master Plan) and included mapping exercises for the Transportation and Parks, Trails, and Open Space stations. At these two stations, attendees had the opportunity to place images of preferred elements (for parks, trails, open space, and for different types of streets in the City) on maps of Cherry Hills Village, to denote their preferred locations for these elements. Over 20 community members (not including elected and appointed officials) attended this open house, held at City Hall.



Source: Rick Planning + Design

The third and final community open house, held in October 2022, presented the draft language for the Community Vision, Guiding Principles, and Goals and Action Items for all chapters of the Master Plan. Attendees had the opportunity at this open house to provide direct feedback on the draft goals and action items to be included in the document and to help prioritize the importance of the various goals and action items, across the different chapters of the Master Plan. This input helped the consultant team, City staff, and P&Z in finalizing the content for the Master Plan document and in fine tuning the chapters of the document. Over 20 community members (not including elected and appointed officials) attended this open house, held at City Hall.

### Project Website

The consultant team maintained a stand-alone project website ([www.chvillagevision.com](http://www.chvillagevision.com)) throughout the Master Plan process. This website contained a direct link to each of the three community surveys. It contained documents completed for the project (including the Community Assessment), results from the community surveys, and display boards and diagrams from the community open houses. Toward the end of the planning process the website hosted a draft version of the Master Plan document to gather comments and input on the community vision, guiding principles, goals, and action items included in the Master Plan.



Source: Rick Planning + Design

The website also hosted additional methods of gathering input online from the community through the planning process. Around the same time as the second community open house, the website included an “idea wall” in which participants were encouraged to share their ideas for the future vision for Cherry Hills Village. The website also included an online mapping tool, in which participants were able to place

icons, representing various types of features for parks, open space, and transportation, on maps of the City, to denote their preferred locations for these tools. This additional channel of online input informed the creation of the draft components of the Master Plan.

## Master Plan Organization and Definitions of Terms

The Cherry Hills Village Master Plan is organized to present the overarching Vision for the community over the next 20 years. The Vision serves as an umbrella over all other components of the Master Plan and guides the City for the next 20 years. Underneath the Vision, a set of Guiding Principles help set the foundation for City policy for each chapter in the Master Plan (Community Character; Land Use; Parks, Trails, and Open Space; Transportation; Infrastructure and Facilities; and Sustainability and Resiliency).

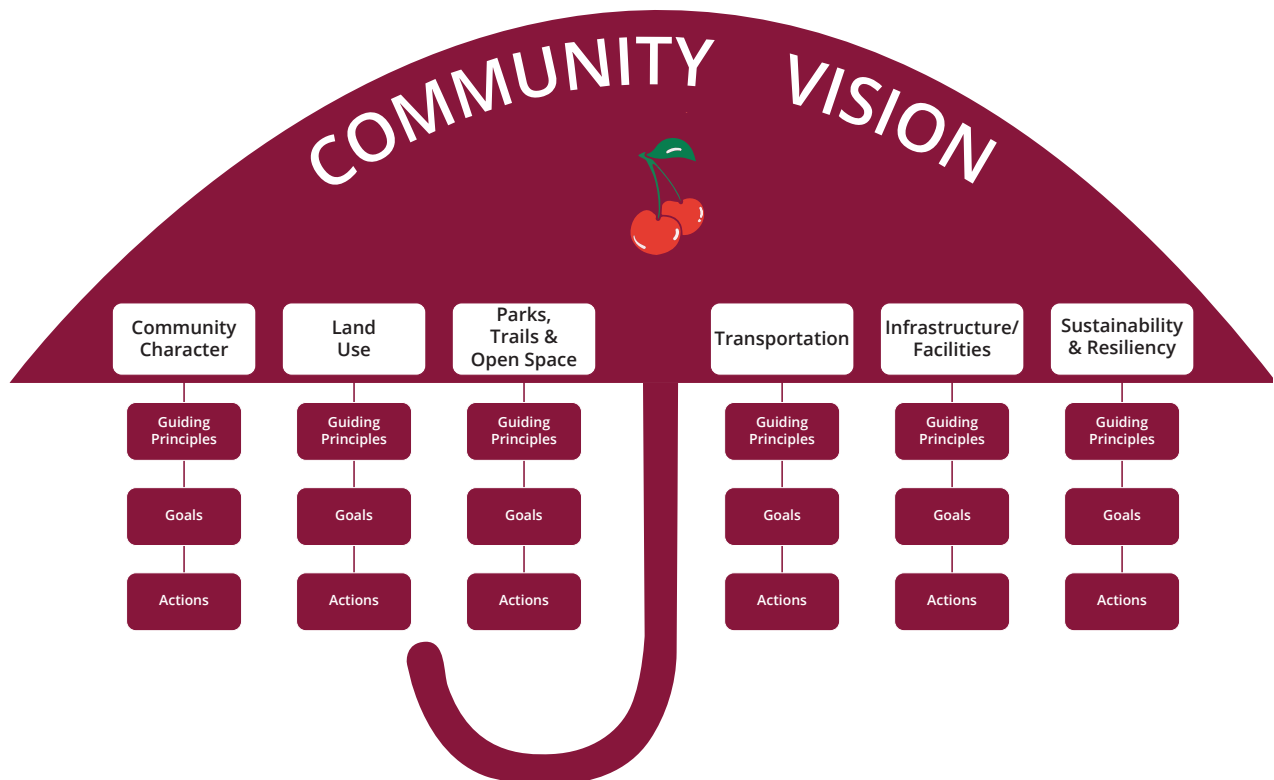
Each chapter in the Master Plan identifies a set of Goals the City will pursue, by topic. Then, under each Goal, the document outlines a set of Actions the City will pursue to achieve the goals articulated in the Master Plan.



Source: City of Cherry Hills Village

A final chapter, Implementation, identifies how the City, its various partners, and the general public will bring the vision and goals listed in the Master Plan to fruition. The Implementation chapter identifies the parties responsible for carrying out the various action items and the timing for the various action items.

The following “hierarchy” diagram depicts the relationships between these components of the Master Plan.





The following provide specific definitions of these components of the Master Plan.

### Guiding Principles

A guiding principle reflects the community's overarching vision or future status for each chapter of the Master Plan, and typically includes the word "should". Guiding principles are the broadest statements and generally not specific. An example of a guiding principle for the Community Character chapter is the following:

"The enhancement and improvement of public and private areas of the City, including streets, streetscapes, trails and open spaces, should emphasize a pastoral, safe, serene, and open character."

### Goals

A goal is a qualitative statement of desired direction or future condition(s). Goals read like directives to the community at-large and typically start with the word "To". Goals should be carefully crafted to ensure that they are achievable. Goals are the first layer below a guiding principle. An example of a goal for the Parks, Trails, and Open Space chapter may be "To maintain interconnected systems of trails, open lands, and natural areas using a variety of conservation methods."

### Actions

Actions summarize recommended initiatives that the City should pursue to achieve the goals identified in each chapter of the Master Plan. Some goals may have many actions and some goals may have only a few actions. An example of an action for the Sustainability and Resiliency chapter may be "Create additional incentives to encourage residents to install composting facilities on their properties."

Actions can be assigned to general categories, such as:

- » Regulations (e.g., code changes)
- » Plan development / revisions
- » Public / capital improvements
- » Policy changes / updates
- » Programs
- » Coordination and partnerships
- » Financial mechanisms



Source: City of Cherry Hills Village

### New or Modified Topics in the 2022 Master Plan

While this document represents an update to the 2008 Master Plan, discussions with the boards, commissions, and taskforces in Cherry Hills Village throughout the process resulted in some changes to the organization of the Master Plan. The consultant team along with City leaders considered potential topics to be added to the Master Plan and other topics to be organized in a different fashion as part of the 2022 Master Plan.

- » Reflecting increased concern in Colorado and nationwide about climate change and other environmental concerns, the 2022 Master Plan contains a new section dedicated to Sustainability and Resiliency.
- » The 2008 Master Plan included a separate chapter on Community Facilities. The 2022 Master Plan combines content pertaining to community facilities with the chapter for Infrastructure to streamline the document.



# Community Vision





## 2.0 Community Vision

The City's vision lays the foundation for the community's future, as outlined in this chapter. Each subsequent chapter in this Master Plan document draws from the community's Vision Statement. Every Guiding Principle included in each chapter represents a building block toward the implementation of the Community Vision for Cherry Hills Village.



Source: City of Cherry Hills Village



Source: City of Cherry Hills Village



Source: Scott Dressell-Martin



The 2008 Master Plan incorporated the following Vision Statement:

### Vision Statement (2008 Master Plan):

**The Village – a safe, low-density, residential community.**

**It is the desire of the citizens of Cherry Hills Village to maintain the established character of the community through the implementation of the Village's planning goals and strategies, regulations and decisions.**

**The vision for Cherry Hills Village is defined by:**

- » Semi-rural character, views and open feel of the Village; while
- » Strategically addressing issues and pursuing Village policy in a fiscally sound manner.



Source: City of Cherry Hills Village

The 2022 Master Plan incorporates the following revised Vision Statement:

### New Vision Statement:

**A safe, serene, low-density residential community.**

**It is the desire of the citizens of Cherry Hills Village to maintain and enhance the established character of the community through the implementation of the City's planning goals and actions, regulations, and decisions.**

**The City's Vision is defined by:**

- » A character defined by natural open space, views, and a safe and serene environment; while
- » Strategically addressing issues and pursuing City policy in a fiscally sound manner.



Source: City of Cherry Hills Village



# Community Character (CC)





## 3.0 Community Character (CC)



Source: City of Cherry Hills Village

Cherry Hills Village has a distinct character unique to the Denver metropolitan area. The city was founded over 75 years ago with the goal of creating a high-quality residential area that preserves many of the pastoral qualities that attracted residents to build or purchase homes here.

“Community character” is an inherently qualitative term and various definitions of the character of Cherry Hills Village have been shared over the years. The 2008 Master Plan noted that “Cherry Hills Village seeks to maintain a historically semi-rural, pastoral and open character”. It provided guidance regarding the desired character for streets, streetscapes and property development. The 2022 Master Plan aims to pinpoint the qualities of the community’s character that citizens seek to preserve and enhance and explores the various elements of community character in more detail.

Community input throughout the Master Plan process indicated that the City should focus its character on low-density residential uses, as well as open spaces, trails, trees, the quality of view sheds, and preserving a pastoral or natural feel to the City. The preservation of the pastoral feel in the City aligns with an overall focus of the community on sustainability and resiliency. Residents also consider personal safety an integral part of community character, in terms of safety from property crime, personal crime, and vandalism. The community supports maintaining its own police department, rather than relying on other agencies in Arapahoe County for police protection, and will continue to identify ways to prevent and reduce crime in the City.





Source: Rick Planning + Design



Source: City of Cherry Hills Village



Source: Scott Dressell-Martin

Input from the community provided through surveys and open houses, coupled with comments and input from the Planning and Zoning Commission, the CAT, and City Council informed guiding principles, goals and action items for the topic of community character.

### Guiding Principles for Community Character:

1. The preservation, enhancement, and improvement of public and private areas of the City, including streets, streetscapes, trails, and open spaces, should emphasize a pastoral, safe, serene, and open character.
2. The City's development code and associated regulations should balance efforts to preserve and enhance the desired character of the community with private property rights where reasonably possible.

### CC Goal 1:

Preserve the pastoral, safe, serene, and open character of the City through regulations on private property.

#### Actions to Implement CC Goal 1:

- » **CC-1-a.** Continue to enforce the existing tree preservation ordinance for private properties.
- » **CC-1-b.** Update City standards related to streetlights and/or other outdoor lighting on private property that preserve dark skies while increasing safety.
- » **CC-1-c.** Update existing regulations that limit the size of new homes in the City relative to the size of the lot (FAR requirements, and square footage of building footprints as a percentage of land area) to place additional limitations on the FAR or square footage of building footprints of new residential units in the City.
- » **CC-1-d.** Update zoning and building codes as necessary to preserve the pastoral, safe, serene, and open character of the City while balancing private property rights.

### CC Goal 2:

Preserve the pastoral, safe, serene, and open character of the City through the design and maintenance of streetscapes, public lands, and public facilities.

#### Actions to Implement CC Goal 2:

- » **CC-2-a.** Designate key view corridors in the City as the basis for streetscape, park, and trail design and enhancements.

## 3.0 COMMUNITY CHARACTER

- » CC-2-b. Adopt streetscape, park, and trail designs that preserve key views of the mountains from local streets, parks, and trails in the City.
- » CC-2-c. Implement streetscape designs that incorporate natural landscapes to separate equestrian, pedestrian, and bicycle facilities from travel lanes.

### CC Goal 3:

Preserve key wildlife corridors and habitat in the City and design trails and plantings to promote the viability of these corridors and of wildlife habitat.

#### Actions to Implement CC Goal 3:

- » CC-3-a. Designate key wildlife corridors in the City.
- » CC-3-b. Adopt policies and/or regulations to facilitate the continuation of key wildlife corridors, the enhancement of wildlife habitat, and effective wildlife management



### CC Goal 4:

Preserve and protect the community's character through programs and strategies that maintain and increase public safety.

#### Actions to Implement CC Goal 4:

- » CC-4-a. Increase the use of technologies to enhance public safety in the City.
- » CC-4-b. Increase training opportunities for City staff designed to help provide for public safety in the City.
- » CC-4-c. Complete a new Strategic Plan to guide the Police Department's operations moving forward.





4.0

# Land Use (LU)







## 4.0 Land Use (LU)

Source: City of Cherry Hills Village

Cherry Hills Village is a community comprised mostly of low-density residential development and will continue to operate in this fashion. The 2008 Master Plan articulated the vision of the community as a low-density residential area and the 2022 Master Plan reiterates this vision.

As outlined in the Community Assessment document, 77 percent of the City's acreage is zoned as residential land uses with lots of one acre or greater in size. Only 52.5 of the over 3,500 acres (1.5 percent) zoned as residential in the City are zoned for lots of less than one-half acre in size. The community does not have a zoning district for multi-family residential or for other smaller residential types such as townhomes, patio homes, or villa homes, nor does the community desire to have such zone districts.

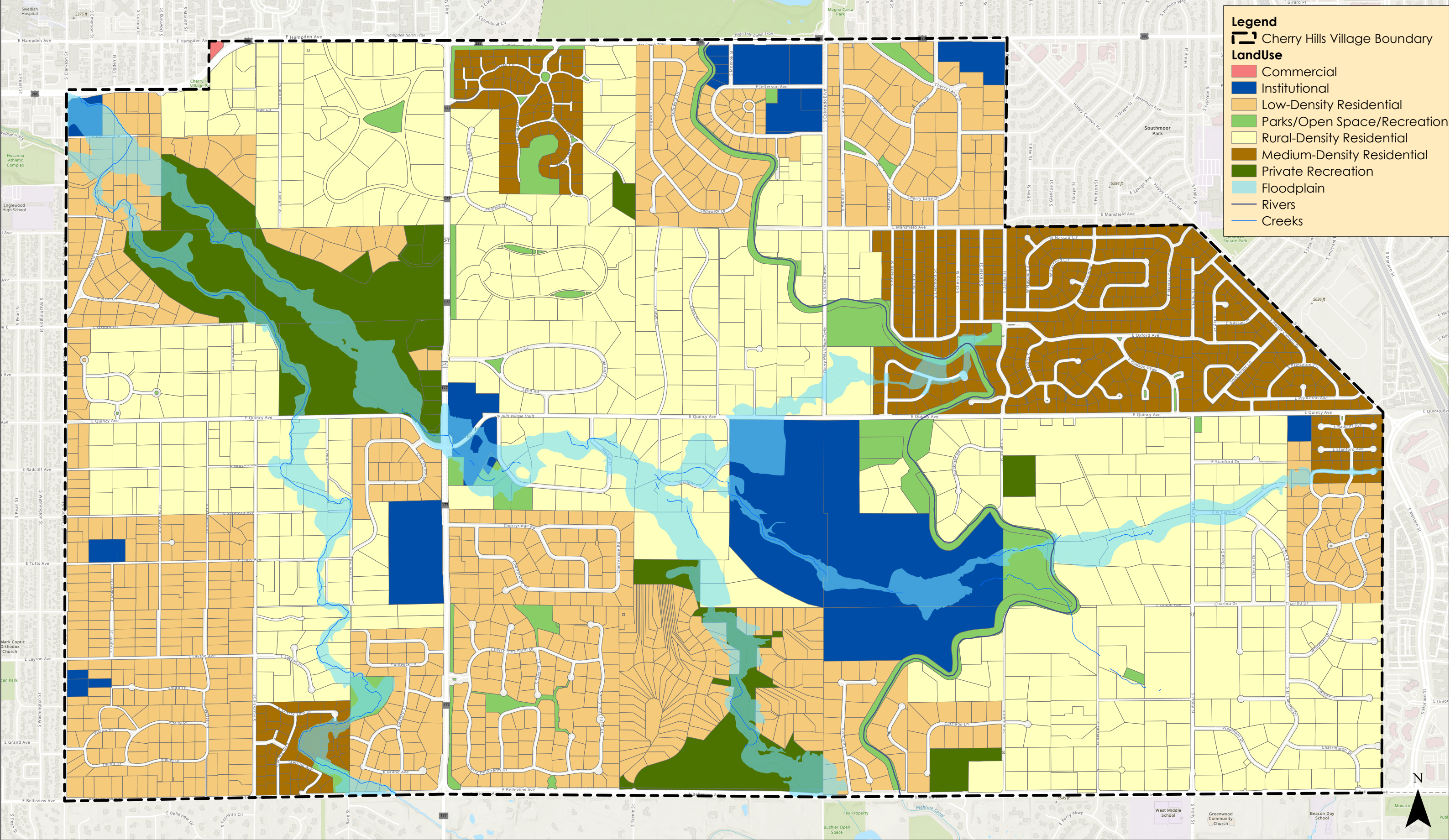
The City does include several large institutional land uses including several churches, the Kent Denver and St. Mary's preparatory schools and the Cherry Hills and Glenmoor country clubs. It includes a very small, 1.5 acre commercial area in the northwest corner of Cherry Hills Village, along the north side of Hampden Avenue.

The community very strongly supports maintaining the existing land use pattern in the City. Cherry Hills Village will retain its focus on very low-density residential living and seeks to maintain the existing land uses on institutional properties in the City (including schools and country clubs).

### Descriptions of Future Land Use Categories:

The following provides general descriptions of the land use categories included on the Future Land Use Map for Cherry Hills Village. Importantly, this land use map does not provide specific design guidance regarding site plans for the various areas depicted on the map. Instead, these descriptions help illustrate the vision of the community for future land uses in various areas of the City.





# Cherry Hills Village - Future Land Use Map

The Future Land Use Map is intended to provide guidance as to where different land uses and the density of land uses are appropriate. It is not intended to serve as an individual lot by lot designation of land use or density. Where different land uses or densities meet, there may be more than one appropriate land use or density.





### **Rural-Density Residential:**

This category is defined by single family residential land uses on parcels of 2.5 acres or larger in size. These properties are typically zoned as R-1.

### **Low-Density Residential:**

This category is defined by single family residential land uses on parcels of one acre in size or larger. These areas are typically zoned as R-2 or R-3.

### **Medium-Density Residential:**

This category is defined by single family residential land uses on parcels of 16,000 square feet or larger in size. These areas are typically zoned as R-3a, R-4, or R-5.

### **Floodplain:**

This category includes areas officially designated as floodplains within the City.

### **Parks / Open Space / Recreation:**

This category includes properties owned by the City and available for public use and also includes some privately owned land utilized as private parks or open spaces. Properties utilized for these purposes are typically zoned as O-1.

### **Private Recreation:**

This category includes lands owned by clubs or other private organizations used for private recreational purposes.

### **Institutional:**

The uses in this category include government, religious, and educational properties.

### **Commercial:**

This category allows for commercial businesses, offices, and medical clinics. Properties used for these purposes are typically zoned as C-2.



Source: City of Cherry Hills Village

### Guiding Principle for Land Use (LU):

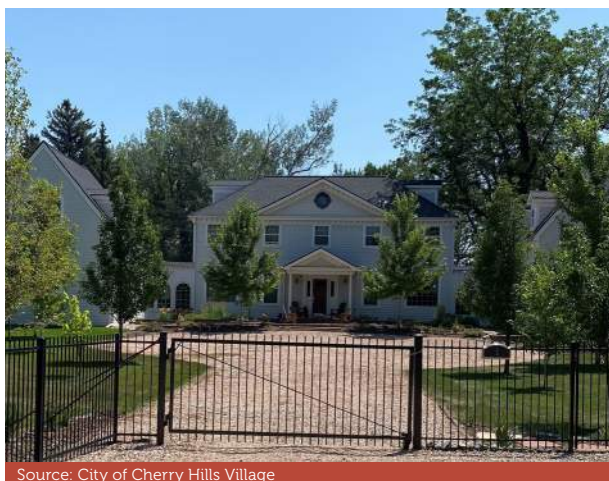
1. The predominant land use in the City will remain low-density, single-family residential.

#### LU Goal 1:

Maintain the existing land use and development pattern in the City as primarily single-family detached residential.

##### Actions to Implement LU Goal 1:

- » LU-1-a. Strictly enforce the Municipal Code and the existing zoning of properties in the City.
- » LU-1-b. Maintain the existing land uses on properties owned by private clubs, public and private schools, and institutions within the City.



Source: City of Cherry Hills Village

#### LU Goal 2:

Protect floodplain areas within the City.

##### Actions to Implement LU Goal 2:

- » LU-2-a. Adopt requirement(s) that the subdivision of land may not create new parcels entirely located in floodplain areas or create new parcels that require floodplain variances for compliance with site design requirements.
- » LU-2-b. Periodically review and amend floodplain regulations for consistency with state and federal requirements.
- » LU-2-c. Enforce floodplain regulations.



Source: City of Cherry Hills Village



A scenic landscape featuring a calm pond in the middle ground, reflecting the surrounding trees and sky. In the foreground, a large, grey heron stands on a patch of dry, yellowish-brown grass. The background is filled with trees displaying vibrant autumn foliage in shades of red, orange, and yellow, interspersed with evergreens. A wooden fence is visible in the distance behind the trees.

**5.0**

# **Parks, Trails, and Open Space (PTOS)**



## 5.0

# Parks, Trails, and Open Space (PTOS)



Source: City of Cherry Hills Village

The City's open spaces, trails, and park facilities help define the character of the community. Cherry Hills Village includes nearly 57 acres of publicly owned parks and open space (including Blackmer Common, Dahlia Hollow Park, Three Pond Park, Woodie Hollow Park, and two additional properties) and around 300 acres of privately owned open space, controlled by the Cherry Hills Country Club, the Glenmoor Country Club, The Village Club, Arapahoe Tennis Club, and various homeowners associations.

The 2008 Master Plan emphasized the preservation of open spaces and scenic views and noted that the open space, parks, trails and recreation system in the City should be compatible with the natural landscape. The 2022 Master Plan contains goals and action items that represent an updated version of this vision from the 2008 document.

The City, along with various stakeholders, continues to work on plans for the long-term use and maintenance of Quincy Farm and the High Line Canal as recreational resources in the community. The community will continue to integrate planning for these two resources into its program for Parks, Trails, and Open Space over the next several years. Both assets are important to the character and land use pattern of the City and are important to the community.



### QUINCY FARM

Quincy Farm is a 17.5-acre property in the heart of Cherry Hills Village, spanning both sides of the High Line Canal and south of E. Quincy Avenue. This spectacular property is listed on the National Register of Historic Places, and the existing structures and pastures are a picturesque part of the City's past. This treasure was gifted to the City by the previous owner, Catherine "Cat" Anderson, with the intention that it become an amenity for the whole community. To ensure this occurred, she placed the Farm under a Conservation Easement that is administered by Colorado Open Lands. Throughout the Master Plan process, the community has voiced strong support to continue the legacy that Cat initiated to preserve the Farm in perpetuity and promote uses for the property that instill appreciation for the nature that is there and the human history of the City and western Arapahoe County. Understanding the value of this asset and the commitment, both financially and programatically, the City currently partners with the Cherry Hills Land Preserve to maintain and activate, fund, and improve the Quincy Farm property, and the community supported this arrangement during the Master Plan process.

### HIGH LINE CANAL

Originally designed and built as an irrigation ditch some 140 years ago, the High Line Canal now serves as a recreational amenity. At 71 miles in length, the Canal is one of the longest continuous urban trails in the United States. Stretching from Douglas County on the south to Adams County on the north, over 350,000 people reside within one mile of the Canal and more than 500,000 people use the Canal for recreational purposes annually (according to figures provided by the High Line Canal Conservancy). Cherry Hills Village is proud to have several miles of the Canal within its jurisdiction, and to be part of the canal-wide effort across 11 jurisdictions to transition the Canal from an irrigation use to a green infrastructure system for stormwater management. During the Master Plan process, the community voiced its support for the City's continued coordination with Denver Water and the High Line Canal Conservancy to ensure the Canal remains a recreational amenity and a functional part of coordinated drainage in the City. A separate High Line Canal Study, performed by ICON Engineering on behalf of the City, provides additional information

pertaining to this coordinated effort for the High Line Canal.



Source: City of Cherry Hills Village

During the Master Plan process, the community expressed support for the City to focus on potential enhancements for passive recreational parks, natural open spaces, and trails within the City. The community supports adding more parks and open space around the City and enhancing the ecological health of parks and water ways, as part of the City's efforts to enhance sustainability and resiliency. The community also supports the preservation of natural features, open spaces, and vistas or views primarily through private donations of land, easements or rights-of-way.



Source: City of Cherry Hills Village

### Guiding Principles for Parks, Trails, and Open Space:

1. The City will preserve, enhance, and expand parks, trails and open space areas and the connectivity of the trail system.
2. The design and preservation of parks, trails, and open spaces will focus on enhancing natural features and the character of the City.
3. The preservation of open space, parks, trails, and scenic views of public and private lands is important to the residents of the City.

#### PTOS Goal 1:

Maintain and improve the current system of City-owned parks, trails, and open space.

##### Actions to Implement PTOS Goal 1:

- » PTOS-1-a. Identify and work to preserve natural areas that are important to City residents.
- » PTOS-1-b. Increase open space preservation that may be initiated by private landowners.
- » PTOS-1-c. Continue to identify and obtain new funding sources for parks, trails, and open space in the City including public and private grant funds.
- » PTOS-1-d. Install additional amenities (shelters, drinking fountains, benches, playgrounds, etc.) in existing parks, based upon the interest of residents.
- » PTOS-1-e. Continue to work with the Parks, Trails, and Recreation Commission (PTRC) to hold special events and activities in City parks and open space.
- » PTOS-1-f. Identify locations for and complete improvements for new parks and open spaces, given existing topography, view corridors, and access to nearby streets, school facilities, and other City amenities.
- » PTOS-1-g. When possible, encourage the design of drainage facilities serving multiple properties that may also serve as open space areas.
- » PTOS-1-h. Conduct an inventory and resolve

legal discrepancies of trail easements in the City and identify park and open space parcels where legal title is in question.



Source: City of Cherry Hills Village

#### PTOS Goal 2:

Preserve and enhance the system of trails and sidewalks, including conducting and maintaining an inventory of trails and enhancing connectivity.

##### Actions to Implement PTOS Goal 2:

- » PTOS-2-a. Explore opportunities for new trail connections and easements to enhance the existing trail system, including overall trail connectivity.
- » PTOS-2-b. Install additional trail markers, wayfinding, and signage regarding trail names as needed to provide sufficient awareness of the trail system in the City.
- » PTOS-2-c. Work with the Colorado Department of Transportation (CDOT) and adjacent jurisdictions to improve pedestrian and bike path amenities and crossings along state-controlled roadways.
- » PTOS-2-d. Preserve and enhance funding sources for trails owned by the City.
- » PTOS-2-e. Integrate ongoing planning and design for the High Line Canal into the City's plans and operations for trails.



## 5.0 PARKS, TRAILS, AND OPEN SPACE



Source: City of Cherry Hills Village



Source: City of Cherry Hills Village

### PTOS Goal 3:

Preserve Quincy Farm for the current and future enjoyment and education of residents.

#### Actions to Implement PTOS Goal 3:

- » **PTOS-3-a** Retain Quincy Farm as a City-owned asset.
- » **PTOS-3-b.** Given the potential significant financial obligations associated with maintaining the property, continue to coordinate with the Cherry Hills Land Preserve to activate Quincy Farm, provide opportunities for people to use and enjoy the Quincy Farm facilities, assist in fundraising for the property, and address deferred maintenance on the property.
- » **PTOS-3-c.** Integrate ongoing planning and design for Quincy Farm into the City's plans and operations for parks and open space.
- » **PTOS-3-d.** Preserve and enhance funding sources for Quincy Farm.



Source: City of Cherry Hills Village



6.0

# Transportation (TSP)





## 6.0 Transportation (TSP)



Source: City of Cherry Hills Village

The 2008 Master Plan outlined a vision for the transportation system in the City to support all transportation modes (automobile, public transportation, bicycle, equestrian, and pedestrian) while minimizing cut-through traffic on City streets, maintaining the hierarchy of streets in the City, and improving safety on City streets and intersections. The 2022 Master Plan reaffirms the vision of supporting all transportation modes and examines in greater detail how the City can reduce cut-through traffic, support all modes of travel, increase traffic safety, and reduce conflicts between different types of transportation users.

The Community Assessment document, as well as previous planning studies including the 2017 City-Wide Traffic Study, highlighted key transportation issues in the City. These include concerns about cut-through traffic, congestion at certain intersections at peak hours, and the need to improve safety and comfort for trail users around the City. Input from the community during the Master Plan effort reaffirmed these concerns, with significant concerns raised about cut-through traffic and potential increases in cut-through traffic along Quincy Avenue, as a result of a possible redesign and reconfiguration of the existing interchange at I-25 and Belleview.

Throughout the Master Plan process, community members expressed concerns about conflicts between users along trails in the City (between walkers, runners, bicyclists, and equestrian riders). The community input also revealed concerns about the safety and comfort of trails along some of the major streets in the City such as Quincy Avenue and Holly Street.





Source: Rick Planning + Design

An overarching theme of the feedback from the community was that the City preferred a “low and slow” approach to multimodal transportation. In other words, the City would prefer lower traffic volumes and slower traffic speeds through the community to enhance safety and the prevailing character of Cherry Hills Village.

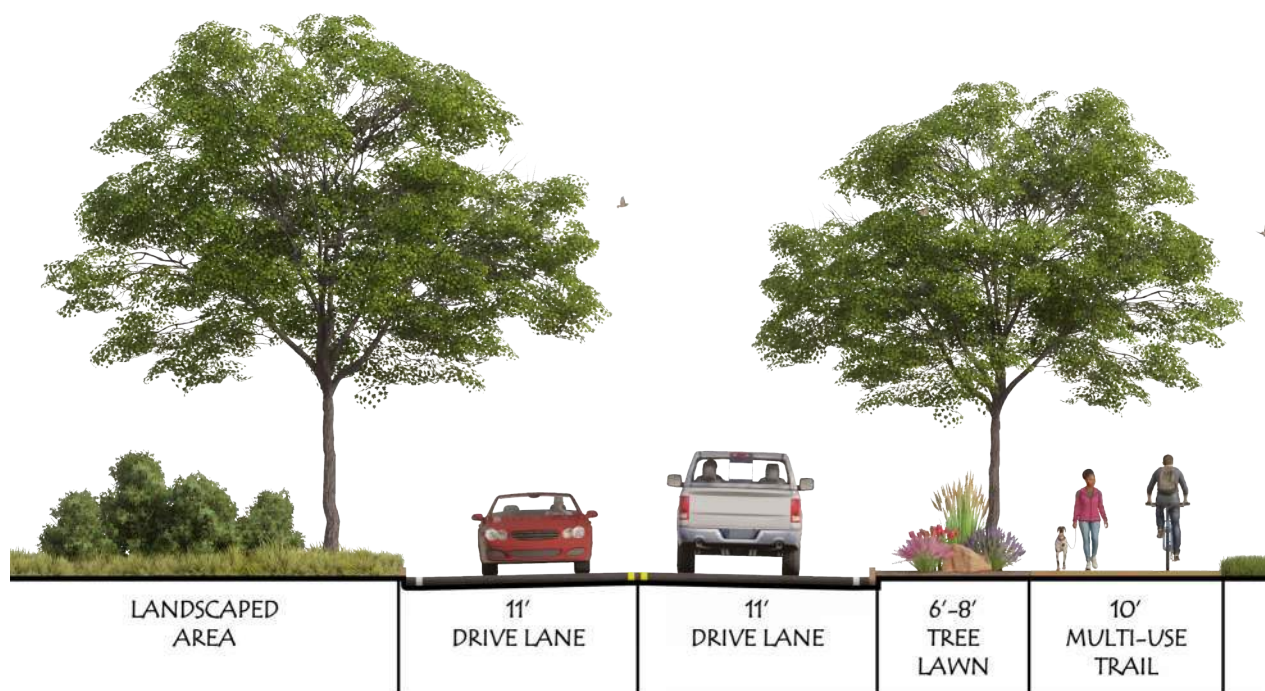
The community expressed strong support for a design of streets with “natural separations” between vehicular travel lanes and parallel trails for people walking and

biking. These natural separations would involve the use of native landscaping techniques, as opposed to curbs or walls, to separate the modes of travel, and thus would support the prevailing, natural character of the City and enhance the environmental sustainability of the community.



Source: Rick Planning + Design

The following depicts a potential design for a two-lane street with a separated, multimodal path running parallel to the street, on one side.



Source: Rick Planning + Design



The natural separation between the trail and the street could involve a variety of landscaping and tree plantings.

In terms of enhancing the safety and comfort of trail users, based upon input from the community, the Master Plan recommends the use of stop signs along trails (at vehicular crossings), and electronic speed signs along trails.

The Master Plan recommends that the City should continue to work with other jurisdictions and agencies in the local area to pursue improvements to the regional roadways controlled by CDOT that cross or pass along the edges of the City. Potential enhancements along these major arterials may include intersection improvements or additional grade separated crossings to provide safe crossing routes for people walking and bicycling.

The following depicts a prototype for a design of a two-lane local street with two travel lanes and room on either side for the parking of cars, or for the movement of bicycle traffic. This prototype represents a potential conceptual design for Mansfield Avenue, to the east of Colorado Boulevard.

## Guiding Principles for Transportation:

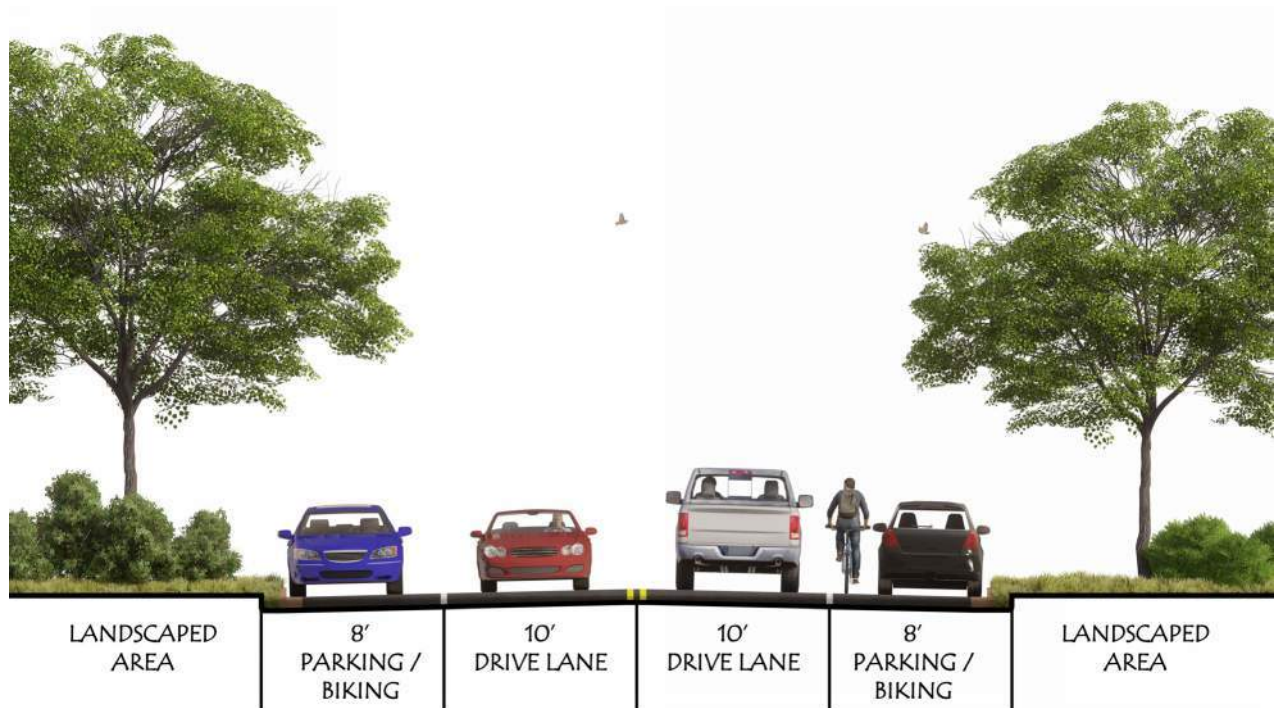
1. Minimize cut-through traffic on City streets and improve resident access to arterial routes.
2. Improve safety and reduce the speed of vehicular and bicycle travel on streets and trails through the City.
3. Reduce conflicts between various modes of travel (vehicular, bicycle, pedestrian, and equestrian) and plan for the use of streets and trails for all modes of travel.

### TSP Goal 1:

Promote strategic improvements that provide for safe and efficient movement for City residents without materially increasing cut-through traffic.

#### Actions to Implement TSP Goal 1:

- » TSP-1-a. Coordinate with CDOT and neighboring jurisdictions to optimize improvements for traffic along state routes within or adjacent to the City.



Source: Rick Planning + Design

- » **TSP-1-b.** Coordinate with CDOT and neighboring jurisdictions to enhance, improve, and create non-vehicular improvements and connections along state routes within or adjacent to the City.
- » **TSP-1-c.** Apply appropriate traffic calming measures to address cut-through traffic and speeding issues that are identified on local and collector streets.
- » **TSP-1-d.** Evaluate projected cut-through traffic as a metric when evaluating site plan submittals and proposals for public improvements.

### TSP Goal 2:

Pursue opportunities to improve safety and the experience of multimodal transportation in the City.

#### Actions to Implement TSP Goal 2:

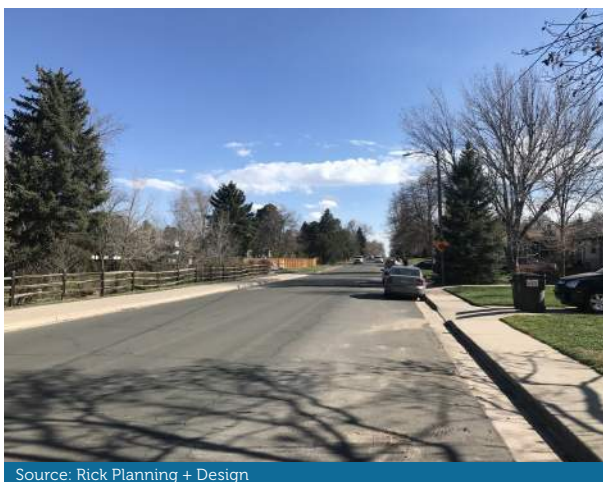
- » **TSP-2-a.** Complete street designs for Quincy, Dahlia, Holly, Clarkson, and Mansfield that modify pavement widths (as deemed appropriate) and incorporate the natural separation of biking and walking paths from vehicular travel lanes.
- » **TSP-2-b.** Install signs and enhanced crosswalk markings (signals, paving, painting, etc.) at locations where trails cross City streets.
- » **TSP-2-c.** Work with CDOT to install improvements to increase safety for people biking and walking along and across state-managed routes in Cherry Hills Village.
- » **TSP-2-d.** Implement signage and pavement markings, as needed, to better separate bicycle and pedestrian traffic on trails in the City.

### TSP Goal 3:

Leverage the resources of the Police Department to provide for multimodal transportation safety in the City.

#### Actions to Implement TSP Goal 3:

- » **TSP-3-a.** Work with the Police Department to develop an educational campaign regarding bicycle safety and good bicycling habits.
- » **TSP-3-b.** Continue to enforce traffic laws in the City and along the highway routes that pass along or through the City.



Source: Rick Planning + Design



7.0

# Infrastructure / Facilities (I/F)





## 7.0

# Infrastructure / Facilities (I/F)



Source: Scott Dressel-Martin

The 2008 Master Plan noted the frustrations of residents with the efficiency of infrastructure systems in the City and outlined goals to consolidate sanitary sewer and water districts to increase the quality and efficiency of services. It also called for actions to improve wireless communications in the City and underground overhead utilities over time. The community context for infrastructure and facilities has changed notably in the years since the 2008 Master Plan, as the costs of infrastructure and undergrounding utilities have increased significantly, and as Denver Water and various municipalities have worked on plans for the High Line Canal and the potential use of the canal for drainage. The 2022 Master Plan updates the goals and action items for infrastructure and facilities in light of these changes.

As outlined in the Community Assessment document, the City of Cherry Hills Village has relatively limited control over infrastructure services (water, sewer, gas, etc.) compared to other municipalities in the metro area. A total of 13 different Sanitary Sewer Districts currently serve the City. The City operates a small district in Cherry Hills Village, while the remainder are owned and operated by other quasi-governmental entities. The City has discussed the possibility of consolidating the various sewer districts in the past but cannot unilaterally consolidate districts within its boundaries. Similar to the framework for sanitary sewer services, a total of 15 known water districts currently serve Cherry Hills Village and the City itself does not have any responsibility for the maintenance of water infrastructure.

Private entities provide internet, cell phone, electricity, and gas service within the City's boundaries. The process for the 2022 Master Plan discussed various options for improving telecommunications in the City, and the community expressed support for the City to coordinate with technology providers to develop strategies to entice them to install high speed fiber around the City. In terms of electric service, the community supports using existing funds earmarked for undergrounding of utilities to underground sections of overhead power lines over time.





Source: City of Cherry Hills Village

In terms of drainage, the City generally serves as an intermediary between the Mile High Flood District, the region's stormwater drainage authority, and individual homeowners. The City cannot, by policy, use City funds on drainage projects that occur on private property. Additionally, drainage from private property is not currently allowed to flow into the High Line Canal under Denver Water's policy. The City is currently working with Denver Water to coordinate how to manage the maintenance and liability issues concerning the High Line Canal as it passes through the City. Eventually, as this process moves forward, the High Line Canal will serve as a drainage channel for the City and its neighbors and the eastern third of the City will be able to use the High Line for stormwater drainage. The City is currently working on a comprehensive drainage study to determine how to approach the use of the High Line Canal for drainage. Going forward, a regional fund, raising revenues from Cherry Hills Village residents and others in the region, will provide for drainage improvements along the High Line Canal.

The City will continue to explore options to help coordinate stormwater drainage in a sustainable manner across properties and in various areas of the community. The City is under a state mandate tied to stormwater management and will need to continue exploring strategies to comply with state mandates.

The topic of stormwater management in Cherry Hills Village and surrounding communities is relatively complex, from a technical standpoint, and the City will continue to provide information to the community to explain these complexities and how they relate to the planning for stormwater and drainage issues.



Source: City of Cherry Hills Village

The new Village Center, including City Hall and upgrades to John Meade Park, resulted from input during the 2008 Master Plan process. Input from the community during the process for the 2022 Master Plan indicated a lack of interest in additional community facilities, given many of these amenities exist on private property and in nearby communities and the South Suburban Parks and Recreation District already provides various facilities to City residents.



Source: Scott Dressell-Martin

## Guiding Principles for Infrastructure / Facilities:

1. The City will provide guidance to water / sewer districts seeking to consolidate in order to improve services for residents.
2. The City will consider feasible strategies to improve telecommunications services around the City.
3. The City will work with other regional partners and guide private property owners to resolve drainage issues.
4. The City will consider feasible strategies to underground utilities.
5. The City will enforce floodplain regulations.
6. The City will continue to monitor and maintain existing stormwater systems.

### I/F Goal 1:

Work with the private sector to improve telecommunications within the City.

#### Actions to Implement I/F Goal 1:

- » I/F-1-a. Coordinate with technology providers to have providers install, using their funds or other external funding sources such as grants, high speed fiber around the City.
- » I/F-1-b. Coordinate with technology providers to have them improve the aesthetic appearance of cell towers and related technology infrastructure.

### I/F Goal 2:

Collaborate with regional partners and private property owners to improve drainage and flooding issues in the City.

#### Actions to Implement I/F Goal 2:

- » I/F-2-a. Educate private property owners regarding floodplain regulations and enforce them as part of the code administration and site development review process.
- » I/F-2-b. Continue to educate residents regarding stormwater infrastructure issues and options, including within City rights-of-way.

- » I/F-2-c. Actively seek opportunities to solve stormwater issues for multiple properties with a single pond or a series of connected ponds that reduces the size of ponds on individual residential lots.
- » I/F-2-d. Continue to work with Denver Water and the High Line Canal Conservancy regarding issues related to the Canal and develop a plan for the eventual use of the High Line Canal for stormwater drainage.

### I/F Goal 3:

Leverage existing funding streams to underground utilities in phases and in targeted locations around the City.

#### Actions to Implement I/F Goal 3:

- » I/F-3-a. Develop a prioritized list for the undergrounding of utilities and a schedule for the completion of undergrounding utilities for these street segments, using the 1 percent of funds already collected by Xcel Energy for undergrounding.
- » I/F-3-b. Develop and distribute a packet of educational materials for property owners regarding undergrounding and the formation of General Improvement Districts (GIDs).





# Sustainability and Resiliency (SR)





## 8.0 Sustainability and Resiliency (SR)



Source: City of Cherry Hills Village

Adding sustainability and resiliency as a standalone chapter in the 2022 Master Plan was a conscious choice. Colorado communities have contended with numerous environmental disasters over the last decade, including several major wildfires, the 2013 floods along the northern Front Range, a multi-year drought impacting the entire Mountain West region, and rising average temperatures across the Denver metro area and the state. Locally, residents in Cherry Hills Village experienced flooding issues as recently as 2015. As a forward thinking community, input from residents throughout the Master Plan process resulted in the focus of this chapter on how the City can operate more sustainably and enhance its overall resiliency as a community.

The community indicated support during the process for the 2022 Master Plan for the City collaborating with other regional partners to address sustainability and resiliency issues. The community also supports the City educating and encouraging residents and property owners to pursue sustainability strategies and supports potential incentives for private property owners and individuals to use various conservation and environmental practices around the community. The City encourages individuals, institutions, and businesses to have the flexibility to implement environmental sustainability tools that work well for them and will continue to encourage ways to enhance sustainability and resiliency on a community-wide basis.



Source: City of Cherry Hills Village



The City recognizes that sustainability and resiliency are continually evolving topics as new technologies and information become available. As such, the Guiding Principles, Goals, and Actions in this chapter should be adaptable as technology and information that are not contemplated at this time become available. The City views the opportunity to address sustainability and resiliency issues as a way to continue to positively influence local, regional and national issues. Renewable energy technology, water security and resiliency strategies, and natural disaster prevention and protection should all be monitored and encouraged. The city should proactively consider these sustainability and resiliency issues for City operations and facilities.



Source: City of Cherry Hills Village

### Guiding Principles for Sustainability and Resiliency:

1. The City will pursue strategies to enhance resiliency through education with residents and coordination with regional partners.
2. The City will develop plans to reduce the environmental impact of its operations and services, including the use of renewable energy sources.
3. The City will pursue programs to inform, encourage, and incentivize residents to participate in environmentally friendly or sustainable practices such as green building and recycling.



Source: City of Cherry Hills Village

### SR Goal 1:

Reduce the environmental footprint of the City's operations and services.

#### Action to Implement SR Goal 1:

- » **SR-1-a.** Create an action plan to reduce the environmental footprint of the City's operations and services, including the City's water usage, and increase the use of renewable energy sources.

### SR Goal 2:

Develop a menu of incentives for private property owners to adopt water conservation, green building, recycling and composting of household waste, and other techniques for environmental sustainability.

#### Actions to Implement SR Goal 2:

- » **SR-2-a.** Develop a set of incentives (such as lower permit fees or expedited plan reviews) to encourage private property owners to reduce water usage through site design (such as the use of xeriscaping or reduced water usage on a daily basis).
- » **SR-2-b.** Implement a program of incentives (such as lower permit fees, tax credits, rebates, or expedited plan reviews) to encourage the use of green building techniques (i.e. solar, use of energy efficient heating, ventilation, and air

conditioning (HVAC) systems, etc.).

- » **SR-2-c.** Modify zoning regulations and building standards to incentivize the use of alternative energy devices (for wind, solar, etc.), while ensuring they are designed to minimize the visual impacts on adjacent properties and blend with the prevailing character of the surrounding neighborhoods and the City.

### SR Goal 3:

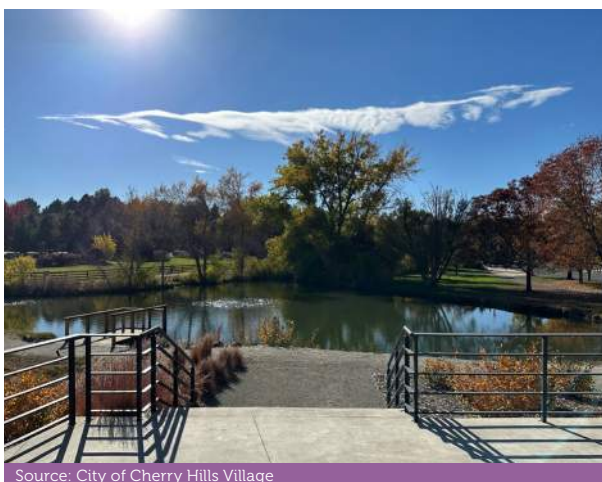
Develop a set of programs and regulations to enhance resiliency, including reducing risks from wildfires and other natural hazards that may impact the City.

#### Actions to Implement SR Goal 3:

- » **SR-3-a.** Coordinate with Arapahoe County as part of the County's Hazard Mitigation Plan, which aims to reduce or eliminate long-term risk to people and property from disasters or hazardous events. This plan serves as a blueprint for coordinating and implementing hazard mitigation policies, programs, and projects in Arapahoe County and maintains the eligibility of the County and its municipalities for various grants for hazard mitigation and federal disaster assistance. The City continues to work on various action items identified in the Hazard Mitigation Plan, including working with Mile High Flood Control District to identify capital projects and Flood Hazard Area Delineation areas, and continuing to enforce the City's Floodplain Development Regulations.
- » The following is a link to the County's 2020 Hazard Mitigation Plan: <https://www.arapahoegov.com/DocumentCenter/View/12172/FINAL-with-Adoption-letters-Arapahoe-County-HMP-1-18-21-Final>

[View/12172/FINAL-with-Adoption-letters-Arapahoe-County-HMP-1-18-21-Final](https://www.arapahoegov.com/DocumentCenter/View/12172/FINAL-with-Adoption-letters-Arapahoe-County-HMP-1-18-21-Final)

- » **SR-3-b.** Coordinate with South Metro Fire and Rescue (SMFR) to promote wildfire prevention and mitigation strategies for private properties and to help SMFR achieve the goals of its 2021 - 2025 Strategic Plan. The Strategic Plan identified wildland firefighting as one of the top priorities of the community, and listed the completion of a community hazards and risk assessment as a critical task for the department.
- » The following is a link to SMFR's 2021 - 25 Strategic Plan: <https://www.southmetro.org/DocumentCenter/View/1863/South-Metro-Strategic-Plan-2021-2025>



Source: City of Cherry Hills Village



Source: City of Cherry Hills Village



**9.0**

# Implementation





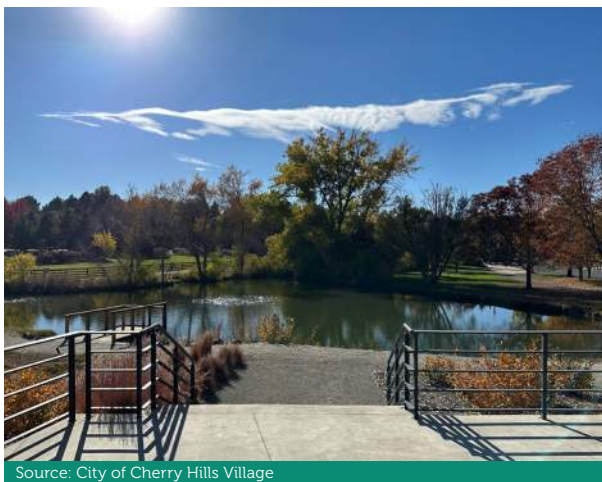
## 9.0 Implementation



Source: Scott Dressel-Martin

The City Council, along with other boards and commissions in Cherry Hills Village, will help implement and complete the various action items articulated in the 2022 Master Plan. This section provides general guidance regarding the anticipated timeframes (short-term, mid-term, or long-term) for completion of the various action items outlined in the Master Plan. Several of the action items listed in the plan will continue on an ongoing basis and, therefore, boxes are checked for all three timeframes for these action items. The implementation matrix also articulates the departments within the City involved in the completion of each action item, along with the board or commission responsible for implementation.

The Implementation Plan is intended to provide a general guide for the completion of the action items in the plan, based upon input from the community concerning the prioritization of goals and action items in the plan. The prioritization of action items may change due to changes in conditions in the City and changing preferences of elected and appointed leaders in the City over time.



Source: City of Cherry Hills Village



CHERRY HILLS VILLAGE MASTER PLAN - IMPLEMENTATION FRAMEWORK		Involved Departments and / or Divisions	Involved Boards or Commissions	Overall Timeframe		
				Short Term (1-3 years)	Mid Term (3-10 years)	Long Term (10-20 years)
COMMUNITY CHARACTER (CC)						
CC Goal #1 - Preserve the pastoral, safe, serene, and open character of the City through regulations on private property.						
CC-1-a	Continue to enforce the existing tree preservation ordinance for private properties.	Community Development	City Council, Planning & Zoning Commission	X	X	X
CC-1-b	Update City standards related to streetlights and/or other outdoor lighting on private property that preserves dark skies while increasing safety.	Community Development	City Council, Planning & Zoning Commission		X	
CC-1-c	Update existing regulations that limit the size of new homes in the City relative to the size of the lot (FAR requirements, and the square footage of building footprints as a percentage of land area) to place additional limitations on the FAR or square footage of building footprints of new residential units in the City.	Community Development	City Council, Planning & Zoning Commission		X	
CC-1-d	Update zoning and building codes as necessary to preserve the pastoral, safe, serene, and open character of the City while balancing private property rights.	Community Development	City Council, Planning & Zoning Commission	X	X	X

CHERRY HILLS VILLAGE MASTER PLAN - IMPLEMENTATION FRAMEWORK		Involved Departments and / or Divisions	Involved Boards or Commissions	Overall Timeframe		
				Short Term (1-3 years)	Mid Term (3-10 years)	Long Term (10-20 years)
CC Goal #2 - Preserve the pastoral, safe, serene, and open character of the City through the design and maintenance of streetscapes, public lands, and public facilities.						
CC-2-a	Designate key view corridors in the City as the basis for streetscape, park, and trail design and enhancements.	Community Development, Public Works	City Council, Planning & Zoning Commission, Parks, Trails, and Recreation Commission (PTRC)		X	
CC-2-b	Adopt streetscape, park, and trail designs that preserve key views of the mountains from local streets, parks, and trails in the City.	Public Works	City Council, PTRC		X	
CC-2-c	Implement streetscape designs that incorporate natural landscapes to separate equestrian, pedestrian, and bicycle facilities from travel lanes.	Public Works	City Council, PTRC		X	
CC Goal #3 - Preserve key wildlife corridors and habitat in the City and design trails and plantings to promote the viability of these corridors and of wildlife habitat.						
CC-3-a	Designate key wildlife corridors in the City.	Community Development, Public Works	City Council, Planning & Zoning Commission, Parks, Trails, and Recreation Commission (PTRC)		X	



CHERRY HILLS VILLAGE MASTER PLAN - IMPLEMENTATION FRAMEWORK		Involved Departments and / or Divisions	Involved Boards or Commissions	Overall Timeframe		
				Short Term (1-3 years)	Mid Term (3-10 years)	Long Term (10-20 years)
<b>CC-3-b</b>	Adopt policies and/or regulations to facilitate the continuation of key wildlife corridors, the enhancement of wildlife habitat, and effective wildlife management.	Community Development, Public Works	City Council, Planning & Zoning Commission, Parks, Trails, and Recreation Commission (PTRC)		X	
<b>CC Goal #4 - Preserve and protect the community's character through programs and strategies that maintain and increase public safety.</b>						
<b>CC-4-a</b>	Increase the use of technologies to enhance public safety in the City.	Police Department	City Council	X	X	X
<b>CC-4-b</b>	Increase training opportunities for City staff designed to help provide for public safety in the City.	Police Department	City Council	X	X	X
<b>CC-4-c</b>	Complete a new Strategic Plan to guide the Police Department's operations moving forward.	Police Department	City Council	X		
<b>LAND USE (LU)</b>						
<b>LU Goal #1 - Maintain the existing land use and development pattern in the City as primarily single-family detached residential.</b>						
<b>LU-1-a</b>	Strictly enforce the Municipal Code and the existing zoning of properties in the City.	Community Development	City Council, Planning & Zoning Commission	X	X	X
<b>LU-1-b</b>	Maintain the existing land uses on properties owned by private clubs, public and private schools, and institutions within the City.	Community Development	City Council, Planning & Zoning Commission	X	X	X

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LU Goal #2 - Protect floodplain areas within the City.						
LU-2-a	Adopt requirement(s) that the subdivision of land may not create new parcels entirely located in floodplain areas or create new parcels that require floodplain variances for compliance with site design requirements.	Community Development, Public Works	City Council, Planning & Zoning Commission	X		
LU-2-b	Periodically review and amend floodplain regulations for consistency with state and federal requirements.	Community Development, Public Works	City Council, Planning & Zoning Commission	X	X	X
LU-2-c	Enforce floodplain regulations.	Community Development, Public Works	City Council, Planning & Zoning Commission	X	X	X
PARKS, TRAILS AND OPEN SPACE (PTOS)						
PTOS Goal #1 - Maintain and improve the current system of City-owned parks, trails, and open space.						
PTOS-1-a	Identify and work to preserve natural areas that are important to City residents.	Parks, Trails, and Recreation	City Council, PTRC	X	X	X
PTOS-1-b	Increase open space preservation that may be initiated by private landowners.	Parks, Trails, & Recreation; Public Works	City Council, PTRC	X	X	X
PTOS-1-c	Continue to identify and obtain new funding sources for parks, trails, and open space in the City including public and private grant funds.	Parks, Trails, and Recreation	City Council, PTRC	X	X	X
PTOS-1-d	Install additional amenities (shelters, drinking fountains, benches, playgrounds, etc.) In existing parks, based upon the interest of residents.	Parks, Trails, and Recreation	City Council, PTRC		X	X



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<b>PTOS-1-e</b>	Continue to work with the Parks, Trails, and Recreation Commission (PRTC) to hold special events and activities in City parks and open space.	Parks, Trails, and Recreation	City Council, PRTC	X	X	X
<b>PTOS-1-f</b>	Identify locations for and complete improvements for new parks and open spaces, given existing topography, view corridors, and access to nearby streets, school facilities, and other City amenities.	Parks, Trails, and Recreation	City Council, PRTC		X	X
<b>PTOS-1-g</b>	When possible, encourage the design of drainage facilities serving multiple properties that may also serve as open space areas.	Parks, Trails, and Recreation; Public Works	City Council, PRTC	X	X	X
<b>PTOS-1-h</b>	Conduct an inventory and resolve legal discrepancies of trail easements in the City and identify park and open space parcels where legal title is in question.	Parks, Trails, and Recreation	City Council, PRTC	X		
<b>PTOS Goal #2 - Preserve and enhance the system of trails and sidewalks, including conducting and maintaining an inventory of trails and enhancing connectivity</b>						
<b>PTOS-2-a</b>	Explore opportunities for new trail connections and easements to enhance the existing trail system, including overall trail connectivity.	Parks, Trails, and Recreation	City Council, PRTC	X	X	X
<b>PTOS-2-b</b>	Install additional trail markers, wayfinding, and signage regarding trail names as needed to provide sufficient awareness of the trail system in the City.	Parks, Trails, and Recreation	City Council, PRTC	X		

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<b>PTOS-2-c</b>	Work with CDOT and adjacent jurisdictions to improve pedestrian and bike path amenities and crossings along state-controlled roadways.	Parks, Trails, and Recreation; Public Works	City Council, PTRC	X	X	X
<b>PTOS-2-d</b>	Preserve and enhance funding sources for trails owned by the City.	Parks, Trails, and Recreation	City Council, PTRC	X	X	X
<b>PTOS-2-e</b>	Integrate ongoing planning and design for the High Line Canal into the City's plans and operations for trails.	Parks, Trails, and Recreation; Public Works	City Council, PTRC	X	X	
<b>PTOS Goal #3 - Preserve Quincy Farm for the current and future enjoyment and education of residents.</b>						
<b>PTOS-3-a</b>	Retain Quincy Farm as a City-owned asset.	Parks, Trails, and Recreation	City Council, PTRC	X	X	X
<b>PTOS-3-b</b>	Given the potential significant financial obligations associated with maintaining the property, continue to coordinate with the Cherry Hills Land Preserve to activate Quincy Farm, provide opportunities for people to use and enjoy the Quincy Farm facilities, assist in fundraising for the property, and address deferred maintenance on the property.	Parks, Trails, and Recreation	City Council, PTRC	X	X	X
<b>PTOS-3-c</b>	Integrate ongoing planning and design for Quincy Farm into the City's plans and operations for parks and open space.	Parks, Trails, and Recreation	City Council, PTRC	X	X	X
<b>PTOS-3-d</b>	Preserve and enhance funding sources for Quincy Farm.	Parks, Trails, and Recreation	City Council, PTRC	X	X	X



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TRANSPORTATION (TSP)						
TSP Goal #1 - Promote strategic improvements that provide for safe and efficient movement for City residents without materially increasing cut-through traffic.						
TSP-1-a	Coordinate with CDOT and neighboring jurisdictions to optimize improvements for traffic along state routes within or adjacent to the City.	Public Works	City Council	X	X	X
TSP-1-b	Coordinate with CDOT and neighboring jurisdictions to enhance, improve, and create non-vehicular improvements and connections along state routes within or adjacent to the City.	Public Works	City Council	X	X	X
TSP-1-c	Apply appropriate traffic calming measures to address cut-through traffic and speeding issues that are identified on local and collector streets.	Public Works	City Council	X	X	
TSP-1-d	Evaluate projected cut-through traffic as a metric when evaluating site plan submittals and proposals for public improvements.	Community Development, Public Works	City Council, Planning & Zoning Commission	X	X	X
TSP Goal #2 - Pursue opportunities to improve safety and the experience of multimodal transportation in the City.						
TSP-2-a	Complete street designs for Quincy, Dahlia, Holly, Clarkson, and Mansfield that modify pavement widths (as deemed appropriate) and incorporate the natural separation of biking and walking paths from vehicular travel lanes.	Community Development, Public Works	City Council, Planning & Zoning Commission	X		

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<b>TSP-2-b</b>	Install signs and enhanced crosswalk markings (signals, paving, painting, etc.), At locations where trails cross streets.	Community Development, Public Works	City Council, PTRC	X		
<b>TSP-2-c</b>	Work with CDOT to install improvements to increase safety for people biking and walking along and across state-managed routes in Cherry Hills Village.	Community Development, Public Works	City Council	X	X	X
<b>TSP-2-d</b>	Implement signage and pavement markings, as needed, to better separate bicycle and pedestrian traffic on trails in the City.	Community Development, Public Works	City Council		X	
<b>TSP Goal #3 - Leverage the resources of the Police Department to provide for multimodal transportation safety in the City.</b>						
<b>TSP-3-a</b>	Work with the Police Department to develop an educational campaign regarding bicycle safety and good bicycling habits.	Police Department	City Council	X	X	
<b>TSP-3-b</b>	Continue to enforce traffic laws in the City and along the highway routes that pass along or through the City.	Police Department	City Council	X	X	X
<b>INFRASTRUCTURE / FACILITIES (I/F)</b>						
<b>I/F Goal #1 - Work with the private sector to improve telecommunications within the City.</b>						
<b>I/F-1-a</b>	Coordinate with technology providers to have providers install, using their funds, or other external sources such as grants high speed fiber around the City.	Community Development, Public Works	City Council	X	X	



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I/F-1-b	Coordinate with technology providers to have them improve the aesthetic appearance of cell towers and related technology infrastructure.	Community Development, Public Works	City Council	X	X	
<b>I/F Goal #2 - Collaborate with regional partners and private property owners to improve drainage and flooding issues in the City.</b>						
I/F-2-a	Educate private property owners regarding floodplain regulations and enforce them as part of the code administration and site development review process.	Community Development, Public Works	City Council	X	X	X
I/F-2-b	Continue to educate residents regarding stormwater infrastructure issues and options, including within the City rights-of-way.	Community Development, Public Works	City Council	X	X	X
I/F-2-c	Actively seek opportunities to solve stormwater issues for multiple properties with a single pond or series of connected ponds that reduces the size of ponds on individual residential lots.	Community Development, Public Works	City Council	X	X	X
I/F-2-d	Continue to work with Denver Water and the High Line Canal Conservancy regarding issues related to the Canal and develop a plan for the eventual use of the High Line Canal for stormwater drainage.	Community Development, Public Works	City Council	X		

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I/F Goal #3 - Leverage existing funding streams to underground utilities in phases and in targeted locations around the City.						
I/F-3-a	Develop a prioritized list for the undergrounding of utilities and a schedule for the completion of undergrounding utilities for these street segments, using the 1 percent of funds already collected by Xcel Energy for undergrounding.	Public Works	City Council	X		
I/F-3-b	Develop and distribute a packet of educational materials for property owners regarding undergrounding and the formation of General Improvement Districts (GIDs).	Public Works	City Council	X	X	
SUSTAINABILITY AND RESILIENCY (SR)						
SR Goal #1 - Reduce the environmental footprint of the City's operations and services.						
SR-1-a	Create an action plan to reduce the environmental footprint of the City's operations and services, including the City's water usage, and increase the use of renewable energy sources.	Community Development, Public Works	City Council		X	
SR Goal #2 - Develop a menu of incentives for private property owners to adopt water conservation, green building, recycling and composting of household waste, and other techniques for environmental sustainability.						
SR-2-a	Develop a set of incentives (such as lower permit fees or expedited plan reviews) to encourage private property owners to reduce water usage through site design (such as the use of xeriscaping or reduced water usage on a daily basis).	Public Works, Community Development	City Council	X	X	



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SR-2-b	Implement a program of incentives (such as lower permit fees, tax credits, rebates, or expedited plan reviews) to encourage the use of green building techniques (i.e. Solar, use of energy efficient HVAC systems, etc.)	Public Works, Community Development	City Council	X	X	
SR-2-c	Modify zoning regulations and building standards to incentivize the use of alternative energy devices (for wind, solar, etc.), While ensuring they are designed to minimize the visual impacts on adjacent properties and blend with the prevailing character of the surrounding neighborhoods and the City.	Public Works, Community Development	City Council, Planning & Zoning Commission	X	X	X
<b>SR Goal #3 - Develop a set of programs and regulations to enhance resiliency, including reducing risks from wildfires and other natural hazards that may impact the City.</b>						
SR-3-a	Coordinate with Arapahoe County as part of the County's Hazard Mitigation Plan, which aims to reduce or eliminate long-term risk to people and property from disasters or hazardous events.	Public Works, Community Development	City Council, Planning & Zoning Commission	X	X	X
SR-3-b	Coordinate with South Metro Fire and Rescue (SMFR) to promote wildfire prevention and mitigation strategies for private properties and to help SMFR achieve the goals of its 2021 - 2025 Strategic Plan.	Public Works, Community Development	City Council, Planning & Zoning Commission	X	X	X