



CHERRY HILLS VILLAGE MASTER PLAN  
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## **ACKNOWLEDGEMENTS**

The Cherry Hills Village Master Plan is the result of dedicated work on the part of the City Council, Planning and Zoning Commission, Master Plan Advisory Committee, Parks, Trails and Recreation Commission, Board of Adjustment and Appeals, Village staff, Gould Evans and the various community groups and individuals that provided their knowledge and input to the process.

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Chris Brewster  
Vanessa Spartan

**COMMUNITY FUTURES**  
Shawne Ahlenius

**LSA ASSOCIATES**  
Ray Moe

**GREENWAY TEAM**  
Bob Searns

**A  
RESOLUTION  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF CHERRY HILLS VILLAGE  
CONCERNING THE ADOPTION OF  
THE CHERRY HILLS VILLAGE MASTER PLAN**

WHEREAS, Section 8.3 of the Home Rule Charter of the City of Cherry Hills Village ("City") states that the Planning and Zoning Commission may prepare and submit to the City Council for its approval a master plan for the physical development of the City and areas adjacent thereto; and

WHEREAS, additionally, Article VI, Section 2-6-10(1) of the City's Municipal Code states that the Planning and Zoning Commission has been established to prepare and maintain a master plan as described by state statute; and

WHEREAS, Sections 31-23-206 through 210 of the Colorado Revised Statutes outlines the state requirements for content and approval of a master plan; and

WHEREAS, the Planning and Zoning Commission, with the assistance of a citizen advisory committee, gathered data for the preparation of the Cherry Hills Village Master Plan, including public open-house meetings, solicitation of community surveys, and encouragement of public comment during discussions about the Master Plan; and

WHEREAS, the data gathered during the process was utilized by the Planning and Zoning Commission to prepare the Cherry Hills Village Master Plan in compliance with all Cherry Hills Village and State of Colorado regulations; and

WHEREAS, the Planning and Zoning Commission held a public hearing on July 22, 2008 to gather additional input and to review said Master Plan; and

WHEREAS, the Planning and Zoning Commission finds that the Cherry Hills Village Master Plan is a sound and appropriate guide for the City's growth and development, including all necessary goals, strategies and policies for land use, transportation, education, environment, open space and recreation, utilities and finance.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHERRY HILLS VILLAGE THAT:

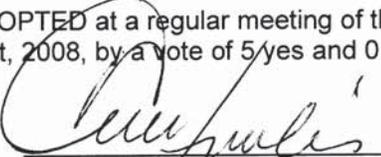
Section 1.

The City of Cherry Hills Village 2008 Master Plan, in the form attached hereto as Exhibit 1 is hereby approved by the Planning and Zoning Commission for the City of Cherry Hills Village and is submitted herewith to the City Council for final approval and adoption.

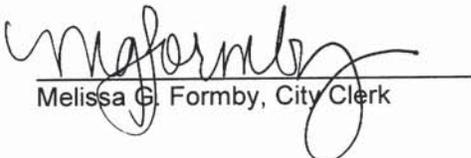
Section 2.

This Resolution shall be effective immediately.

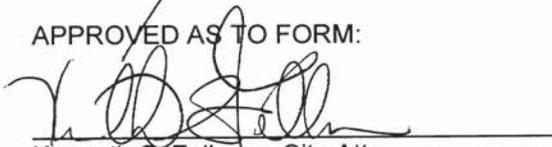
INTRODUCED, PASSED AND ADOPTED at a regular meeting of the Planning and Zoning Commission this 26<sup>th</sup> day of August, 2008, by a vote of 5 yes and 0 no.

  
Kerry Sullivan, Chair

ATTEST:

  
Melissa G. Formby, City Clerk

APPROVED AS TO FORM:

  
Kenneth S. Fellman, City Attorney

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**A  
RESOLUTION  
OF THE CITY COUNCIL  
OF THE CITY OF CHERRY HILLS VILLAGE  
CONCERNING THE ADOPTION OF  
THE CHERRY HILLS VILLAGE MASTER PLAN**

WHEREAS, Section 8.3 of the Home Rule Charter of the City of Cherry Hills Village ("City") states that the Planning and Zoning Commission may prepare and submit to the City Council for its approval a master plan for the physical development of the City and areas adjacent thereto; and

WHEREAS, additionally, Article VI, Section 2-6-10(1) of the City's Municipal Code states that the Planning and Zoning Commission has been established to prepare and maintain a master plan as described by state statute; and

WHEREAS, Sections 31-23-206 through 210 of the Colorado Revised Statutes outlines the state requirements for content and approval of a master plan; and

WHEREAS, the Planning and Zoning Commission, with the assistance of a citizen advisory committee, gathered data for the preparation of the Cherry Hills Village Master Plan, including public open-house meetings, solicitation of feedback through community surveys, encouragement of public comment during discussions about the Master Plan and in written comments submitted to the Commission; and

WHEREAS, the data gathered during the process was utilized by the Planning and Zoning Commission to prepare the Cherry Hills Village Master Plan in compliance with all Cherry Hills Village and State of Colorado regulations; and

WHEREAS, the Planning and Zoning Commission held a public hearing on July 22, 2008 to gather additional input and to review said Master Plan; and

WHEREAS, the Planning and Zoning Commission voted unanimously after the public hearing to adopt said Master Plan; and

WHEREAS, Section 31-23-208 of the Colorado Revised Statutes states that a copy of the plan shall be certified by the governmental body of the territory affected, which in this case is the City Council; and

WHEREAS, the City Council held a public hearing on September 2, 2008 to gather any additional input and to review the Master Plan adopted by the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the Cherry Hills Village Master Plan is a sound and appropriate guide for the City's growth and development, including all necessary goals, strategies and policies for land use, transportation, education, environment, open space and recreation, utilities and finance as identified by State Statute.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE THAT:

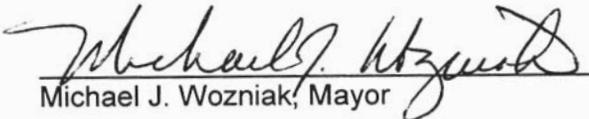
Section 1.

The 2008 City of Cherry Hills Village Master Plan, in the form attached hereto as Exhibit 1 is hereby approved, certified and adopted by the City Council of the City of Cherry Hills Village.

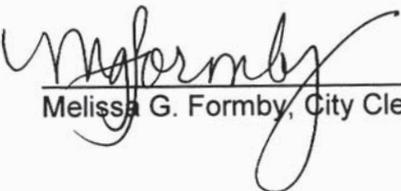
Section 2.

This Resolution shall be effective immediately.

INTRODUCED, PASSED AND ADOPTED at a regular meeting of the City Council this 2<sup>nd</sup> day of September, 2008, by a vote of 5 yes and 0 no.

  
Michael J. Wozniak, Mayor

ATTEST:

  
Melissa G. Formby, City Clerk

APPROVED AS TO FORM:

  
Kenneth S. Fellman, City Attorney

(SEAL)

# CHERRY HILLS VILLAGE MASTER PLAN

Cherry Hills Village's unique history of development and semi-rural character have shaped the community into what it is today, one of the premier communities in the Denver metropolitan area. Historically, Village residents have been at the very heart of developing and protecting their vision for Cherry Hills Village. Residents were integrally involved in the:

- creation of the Cherry Hills Improvement Association;
- development of zoning regulations, related to the size of lots and types of uses, prior to incorporation as a town and eventually into a city;
- prevention of annexation by the City of Denver;
- relocation of an airport that was first proposed to be located south of the city limits; and
- formation of committees, such as the Parks and Trails Committee, Blue Ribbon Panel, the Citizens City Center Committee, the Planning and Zoning Commission, the Parks, Trails, and Recreation Commission, Board of Adjustment and Appeals and Advisory Citizens Group to address critical issues.

This Master Plan carries forward a legacy of planning and citizen engagement in Cherry Hills Village. The *2008 Cherry Hills Village Master Plan* continues that legacy and has been developed around issues and items raised by citizens. Numerous public meetings were held and a citizen survey was conducted in order to identify issues and gather input for the Plan.

## VILLAGE VISION

A "vision" is a statement of aspiration that serves as a foundation for the Master Plan – especially as it relates to community character, Village services, and the development and pursuit of goals and strategies for land use/development, transportation, and parks/open space/trails/recreation.

**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.

This 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.

## COMMUNICATIONS

The Village values participation, communication and collaboration. In pursuit of those values, the Village staff and the elected and appointed officials should utilize appropriate means to keep residents updated and informed. The Village should support communication and involvement of the Village government, residents, businesses, nonprofit organizations, associations and other government entities on a regular and frequent basis utilizing the full range of available communication tools. Current tools for effective communication include the Village Crier, The Villager, the Village's website, email bulletins, the Village's public access cable channel, and direct mailings. Opportunities to improve and find more effective means of communicating should be continuously evaluated.

## **LAND USE/DEVELOPMENT GOAL/STRATEGIES**

The existing low-density development pattern and semi-rural character makes Cherry Hills Village a unique community in the Denver metropolitan area, the state of Colorado and the nation. Future development and land use in Cherry Hills Village should reflect the existing land use pattern, respect current zoning regulations and be sensitive to the impact of development on surrounding properties.

The desired future land use and development pattern for the Village is depicted by the Future Land Use/Development Map (Figure 1). The land use categories identified in the map describe the desired character and predominant future land uses for broad areas of the Village. The Future Land Use/Development Map is designed to be utilized as a general guide for future land use decisions and is not the official zoning map for the Village and does not change existing development rights.

### **RURAL-DENSITY RESIDENTIAL**

This category is defined by single-family residential land use on parcels of 2½ acres in size or larger - typically zoned R-1.

### **LOW-DENSITY RESIDENTIAL**

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

### **MEDIUM-DENSITY RESIDENTIAL**

This category is defined by single-family residential land use on parcels of 16,000 square feet or larger - typically zoned R-3a, R-4 or R-5.

### **FLOODPLAIN**

This category includes designated floodplains within the Village.

### **PARKS/OPEN SPACE/RECREATION**

This category includes properties owned by the Village and available for public use, and also includes privately owned land utilized as private neighborhood parks, open spaces or private recreational uses. Property typically utilized for these purposes is zoned O-1. This category, as mapped on Figure 1, does not reflect existing easements and rights-of-way utilized for open space, recreation or trails.

### **INSTITUTIONAL**

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

### **COMMERCIAL**

This category presently allows for commercial businesses, office structures and medical clinics. Typically, property utilized for this purpose is zoned C-2.



*Goal: Maintain the existing land use and development pattern.*

**Strategies:**

1. Discourage rezoning property that would increase residential density or intensity from what is allowed through the Village's current zoning regulations or identified in the future land use/development map.
2. Maintain the Village's floodplain management regulations and revise as necessary.
3. Discourage new structures and improvements to existing structures within a floodplain unless such improvements are in compliance with the Village's floodplain regulations as well as any regulations of the Federal Emergency Management Agency (FEMA), the State of Colorado and the Urban Drainage and Flood Control District.
4. Continue utilization of the most recent version of the Flood Insurance Rate Map (FIRM) designating floodplains in Cherry Hills Village.
5. Encourage property owners to rezone floodplain areas on their property to Open Space (O-1).
6. Discourage expanding commercial land uses in the Village. However, if the need arises to diversify Village funding sources, expansion of commercial or mixed-use land uses should be considered.
7. Encourage the use of natural materials to address drainage and erosion issues or other impacts to development.
8. Encourage institutional properties to maintain the primary mission and function of their use. Should an institutional property be sold or ownership changes, the property should maintain the existing use or shall be subject to the uses and standards of the underlying zoning district.
9. Evaluate the need for development standards which better address the transition from one adjacent zoning category or development pattern to another.

## VILLAGE CHARACTER GOALS/STRATEGIES

Cherry Hills Village seeks to maintain a historically semi-rural, pastoral and open character. Village Character is about more than simply land use and density. Rather, it embodies the design and relationship of buildings to the public and private spaces.

The goals and strategies set forth below are based on the following guiding principles:

1. The predominant future Land Use element for the Village will remain single-family residential.
2. The enhancement and improvement of public, common and private areas of the Village, including streets, streetscapes, trails and open spaces, should emphasize a semi-rural, pastoral and open character.
3. Regulations on development should respect private property rights of all property owners.
4. Basic standards regulating the scale of buildings and compatibility of uses can reinforce the desired Village character.

### STREETS & STREETSAPES

Streets and streetscapes refer to the road, landscape, utility and pedestrian facilities provided along the roadway and the design of lot frontages immediately adjacent to the roadway. These areas occupy a significant portion of the total land area of the Village; therefore the design and character of these areas are critical to shaping the design and character of the Village.

***Goal: Promote the overall semi-rural character of Cherry Hills Village through design and maintenance of streetscapes, public lands and public facilities.***

#### Strategies:

1. Encourage the use of street lights and other outdoor lighting that is designed to preserve a “dark sky” while providing adequate safety.
2. Investigate standards that will accommodate all users, such as motorists, equestrians, pedestrians, bicyclists, and at the same time maintain the semi-rural character of the Village.
3. Consider pedestrian improvements for school-safe zones at street crossings and along major roads adjacent to schools.
4. Explore opportunities to improve the streetscape design on state highways within the Village and to improve gateways into the Village in a manner consistent with the semi-rural character of the Village.
5. Explore public and private street standards to minimize street widths in residential areas as much as possible to protect important natural features and enhance the rural look of the streets.
6. Separate equestrian, pedestrian and bicycle facilities from vehicular traffic when feasible. When equestrian, pedestrian and bicycle facilities are provided within a roadway, such facilities should be designed to emphasize the safety of pedestrians and bicyclists.
7. Evaluate possible methods and financial resources for the burial of above-ground utility lines on public and private lands.

### PROPERTY DEVELOPMENT

Property development beyond the streetscape and lot frontages has an influence on Village Character. The level of impact is determined by the most common elements of development regulations, including land uses, lot sizes and standards, building bulk standards, and site and landscape design standards.

*Goal: Balance private property rights and market trends for new development while minimizing impacts on immediately adjacent properties and the overall context of the neighborhood.*

**Strategies:**

1. Review zoning and building codes and variance procedures and update as necessary so that they reflect the intent of preserving the semi-rural character of the Village without adversely impacting private property rights.
2. Evaluate the adequacy of zoning and building code enforcement during the plan review and building stages of development. Develop programs to approve compliance with these codes as necessary.
3. Explore methods to encourage development that minimizes its impact.
4. Evaluate standards for residential lot development, which may include, but is not limited to evaluation of the following:
  - a. Energy efficiency and site design techniques which minimize energy consumption or environmental impacts of the more intense site development.
  - b. Sites or lots that allow for greater building setbacks so that impacts on streetscapes or immediately adjacent property are minimized.
  - c. Dedication or conservation of open space easements.
5. Explore ways to preserve view corridors and vistas while respecting private property rights.
6. Consider energy efficiency and the use of alternative energy devices (i.e. solar or wind energy devices) in new development and redevelopment.
7. Evaluate current zoning regulations and update those regulations as necessary so that alternative energy devices are designed in a way that minimizes the visual impacts on adjacent properties and blends in with the overall context of the neighborhood.

## OPEN SPACE/PARKS/TRAILS/RECREATION GOALS/STRATEGIES

Cherry Hills Village is a living environment that offers low density development, open areas, public scenic vistas, public trails and public parks. This environment is a key factor in why many residents choose to live in the Village. The amenities that support this environment make the community unique and contribute to sustainable long term land value and to quality of life. Historically, the protection and promotion of these amenities have been important to Village residents.

*"The legacy of open space in Cherry Hills Village is our present source of inspiration and creates in us all a responsibility to protect and preserve our meadows, trails, wetlands and mountain vistas." – 2005 Blue Ribbon Panel Report*

The following principles guide the development of goals and strategies to protect and promote these amenities:

1. As the Village becomes more developed, it should explore new ways to acquire public open space and encourage private protection of open areas – ways that are achievable both practically and economically.
2. Ways to encourage the use of energy efficient technologies and reduce environmental impacts through site design should be incorporated into the actions and regulations of the Village.
3. The Open Space, Parks, Trails and Recreation system in the Village should be compatible with the natural landscape and be designed to take into account the ecological functions of the particular locale, e.g., flood damage minimization, erosion control, water quality protection and wildlife habitat.
4. Preservation of open areas and scenic views on private lands, in cooperation with willing owners, is generally preferred to public ownership and management.
5. Park and recreation and other public facilities should be designed and developed to meet the requirements of a cross section of the Village residents.

### OPEN AREAS AND SCENIC TREASURES

Open areas are decreasing in the Village as land development continues within the limits of the applicable zoning. Open Space means those land areas that are formally protected from future development either by land owner consent or by public acquisition or both.

Scenic treasures are exceptionally beautiful, natural spaces and scenic vistas within the Village that all can enjoy. They include the High Line Canal, Woodie Hollow Park, Blackmer Common, Three Pond Park, Little Dry Creek and its tributaries, and the East-West Wetland Corridor and the view corridors along Quincy Avenue, Colorado Boulevard, Holly Street and Cherry Lane Drive.

**Goal:** *Increase and protect the amount of Village owned open space and identify and protect key scenic treasures.*

#### Strategies:

1. Encourage open area preservation and open space acquisition through conservation easements, deed restrictions, recreational easements and other land use restrictions.

2. Develop an inventory of potential open space sites, historic properties, scenic areas and scenic vistas in the Village that can be preserved both practically and economically and that provide public value in that they contribute to openness, provide scenic views or support the preservation of public trails, natural open spaces, wetlands and wildlife habitats.
3. Establish the necessary Village processes, including a process of working with landowners, to fund, acquire and protect open space, scenic areas and scenic vistas.
4. Develop design standards for structures and facilities in public areas that encourage blending into the natural setting and that minimize impact on the environment and on scenic vistas.
5. Develop a positive working relationship with the Denver Water Board regarding the use, care and long-term future of the Highline Canal trail and open space.

#### **NATURAL RESOURCE INFRASTRUCTURE**

The natural resource infrastructure in the Village is comprised of the undeveloped areas including fields, pastures, creeks and the High Line Canal. These areas are both publicly and privately owned and often serve ecological functions such as natural storm water drainage protection, vegetation support and wildlife habitat.

***Goal: Enhance and preserve the natural storm water absorption capacity of lands and waterways so as to minimize personal and property damage and threat of erosion.***

#### **Strategies:**

1. Evaluate the adequacy of floodplain and wetland area designations.
2. Encourage establishing City designated wetlands areas and the development of applicable regulations.
3. Identify and prioritize potential natural resource infrastructure areas based on their capability to reduce erosion, help cleanse stormwater run-off and provide wildlife habitat.
4. Explore alternatives for protecting natural resource infrastructure areas such as cooperative agreements, additional regulation and acquisition.

***Goal: Identify and preserve land and water areas that are important to natural vegetation and to wildlife habitat.***

#### **Strategies:**

1. Develop guidelines for the identification and protection of areas on public lands that are important to vegetation and wildlife environments.
2. Develop incentives that the Village can provide to private and institutional landowners that will encourage the protection of land and water areas that are important to natural vegetation and to wildlife habitat.
3. Work cooperatively with institutions and large parcel owners to protect land and water areas that are important to natural vegetation and to wildlife habitat.

#### **TRAILS**

The Village trail system provides places for daily exercise, transportation, social interaction and enjoyment of open spaces and natural features. The system provides both on-street and off-street facilities and accommodates equestrian and pedestrian use and bike traffic. The system includes both formal shared-use

pathways with paved or crusher fine surfaces as well as informal pathways with a simple grass or dirt surface.

**Goal:** *Preserve the existing Village trail system and design and pursue opportunities to enhance and expand the trail system that are practically and economically achievable.*

**Strategies:**

1. Evaluate the existing trail system in terms of
  - a. safe and convenient access for all Village residents
  - b. varieties of viable usage (walkers/runners, hikers, horse-back riders, dog walkers, bicyclists)
  - c. the impact of the trail use, including parking, on its surroundings (neighborhoods, individual homeowners, streets)
2. Identify and investigate opportunities to fill in gaps in the trail system and to increase connectivity with open space and with Village parks, especially the City Center and John Meade Park.
3. Complete the trail system around the Village perimeter and explore opportunities for additional regional trail connections.
4. Implement consistent, functional design standards for trail markers, signage, bridges and installed (manmade) elements such as trash cans, sign posts and benches.
5. Develop ways for the Parks, Trails and Recreation Department to set and adhere to consistently high standards in maintaining the trails system.
6. Consider the privacy and safety of residents in locating and maintaining trailheads.
7. Identify land and funding sources in order to improve and expand the trail system and enhance wildlife habitat within the trail system.
8. Work with the Colorado Department of Transportation (CDOT) to improve pedestrian and bike path amenities on state-controlled roadways.
9. Provide for safe trail crossings across University Boulevard, Belleview Avenue, Quincy Avenue, Colorado Boulevard, Holly Street and Hampden Avenue.

**PARKS AND RECREATION**

Parks are an important amenity in Cherry Hills Village and should be preserved, maintained and enhanced.

Residents have access to a broad choice of established recreational facilities throughout the surrounding communities. In addition, the 13-acre John Meade Park is the primary active recreation park in the Village. Some neighborhoods have expressed a desire for smaller parks with largely passive amenities that reflect the character and needs of the particular neighborhood.

**Goal:** *Improve John Meade Park to become an active community recreational park and meeting place that offers different kinds of recreational activities and can host outdoor organized events.*

**Strategies:**

1. Install play equipment and facilities that would accommodate special events.
2. Evaluate infrastructure needs for the park such as an equestrian ring, small playing field, pond area, xeriscaped area, public seating, low key lighting (for safety) and parking.
3. Utilize energy efficient techniques and environmentally sensitive site design in developing the park and its infrastructure.

**Goal:** *Maintain and improve the current system of parks.*

**Strategies:**

1. Develop natural, sustainable and low water consuming landscapes in Village parks through energy efficient and other innovative technologies and environmentally sensitive site design.
2. Encourage maintenance of equestrian parks.

**Goal:** *Identify opportunities to establish new parks through land dedication, donation and acquisition.*

**Strategies:**

1. Establish parks that are dedicated to preservation of views, wildlife corridors, and water habitats.
2. Establish neighborhood parks with recreational opportunities and amenities appropriate to the neighborhood.
3. Identify ideal locations for new parks with characteristics that take advantage of existing topography, views, vehicular access and adjacent school facilities.

**Goal:** *Continue to meet field sport and active recreation needs through cooperative arrangements using facilities inside and outside the Village.*

**Strategies:**

1. Consider continuing to provide the Village recreation reimbursement program.
2. Continue to pursue opportunities for use of practice fields at educational institutions within the Village.

**Goal:** *Provide for and encourage recreational use of Village parks and trails and the Village Center for volunteer-led programs and special events.*

**Strategies:**

1. Work with Parks, Trails and Recreation Commission and Public Works staff and Cherry Hills Village citizen volunteers to develop opportunities for residents to engage in special events that promote and benefit Village parks and trail resources.
2. Consider providing space for public gatherings in the Village Center.

## COMMUNICATIONS AND FUNDING

**Goal:** *Effectively communicate with Village residents concerning parks, trails and recreation opportunities.*

**Strategy:**

1. Parks, Trails and Recreation Commission should have responsibility for frequent public communication concerning special events and news and should utilize the full range of communication resources available to the Village.

*Goal: Maintain the ability of the Village to serve the parks, trails and recreation system, facilitate the public use of that system and support the acquisition of land areas for parks, trails and open space and improvements thereto.*

**Strategy:**

1. Consider the development of a variety of viable public and private funding sources that may include the following:
  - a. Proceeds from City-sponsored special events,
  - b. Cash dedicated as part of a successful land subdivision,
  - c. Arapahoe County use tax funds,
  - d. Recreational reimbursement funds directed by homeowners to the City's Open Space Fund,
  - e. Matching funds,
  - f. Private or foundation grants, and
  - g. Great Outdoors Colorado (GOCO) or other public grants.

## Village Center Goal/Strategies

The Village Center facilities include the Village's administrative, public works, municipal court and police departments. The Village Center is located adjacent to John Meade Park and the Parker-South Metro Fire Rescue Authority Station No. 38. These facilities together form a geographic focal point for the Village.

The Village Center was last expanded in 1980 when there were 25 city employees. Since that time, many changes have occurred in the Village resulting in expanded municipal services and additional employees. Those changes include the creation of a Parks, Trails and Recreation department and an increase in population of 18% between 1990 and 2006 from 5,245 to 6,185. Currently, there are 43 full-time city employees.

In order to ensure that a high level of municipal services are provided to Village residents, the Village has been actively evaluating the existing facilities and whether or not they are adequate to provide the necessary functions of the city government. In September 2006, the Cherry Hills Village City Council appointed the *Citizen's City Center Committee (CCCC)* to provide guidance, propose options and make recommendations to the City Council concerning alternatives for redeveloping the Village Center. In 2007 the *CCCC* prepared a report for the City Council that fully evaluated the existing Village Center facility and concluded by recommending that new facilities be built.

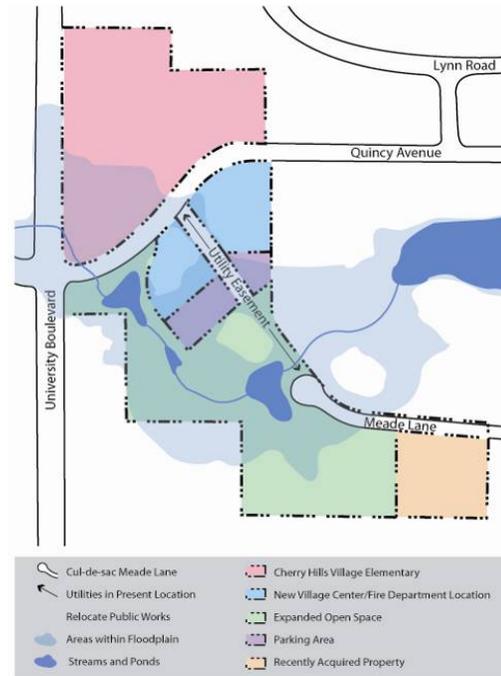


Figure 2: Village Center Site Concept

**Goal:** *Ensure that the Village Center facilities are adequate to meet the current and future needs of the community.*

### Strategies:

1. Consider implementation of the recommendations made by the Citizen's City Center Committee (CCCC) regarding the redevelopment of the Village Center site.
2. Evaluate the possibility of locating the Public Work's outdoor storage of vehicles and materials at a site other than the Village Center, possibly outside the Village.
3. Consider the use of energy efficient building techniques and environmentally sensitive site design in the redevelopment of the Village Center site.
4. Explore alternative funding sources to assist with financing the redevelopment of the Village Center site.

## TRANSPORTATION GOALS/STRATEGIES

In support of the Master Plan Vision, Cherry Hills Village seeks to maintain a transportation network which supports all transportation modes - automobile, public transportation, bicycle and pedestrian - based on three guiding principles:

1. Minimize cut-through traffic on Village streets.
2. Maintain the existing hierarchy of streets and their designated functions.
3. Improve safety on City streets and intersections.

Three transportation focus areas have been identified: 1) Getting in and out of the Village, 2) Cut-Through Traffic, and 3) Alternative Travel Modes.

### Traveling In and Out of the Village

Because of regional traffic congestion and high traffic volumes on State controlled roadways, it can be difficult for residents to get in and out of the Village. This difficulty can result from excessive vehicle stacking at intersections or a steady stream of traffic on major roadways. Intersection improvements, such as additional left, through or right turn lanes, can help with traffic flow. However, these improvements might also attract more cut-through traffic. Safety improvements for getting residents into and out of the Village are paramount, even if these safety improvements yield additional cut-through traffic.

***Goal: Promote strategic improvements that provide for safe and efficient traffic movement for Village residents, with minimal effect on cut through traffic.***

### Strategies:

1. Investigate programs for maintaining and enhancing existing vehicular connections between local streets and perimeter streets to provide residents with alternative routes when moving about the Village.
2. Work with the Colorado Department of Transportation on the state's highways located in the Village to develop a program of calming traffic, aesthetic improvements and pedestrian accommodation.
3. Collaborate with other local jurisdictions and entities to mitigate the traffic impacts of future developments in the region.
4. Continue to improve safety at major intersections that interface pedestrian, bikes and vehicles to allow safer crossings.
5. Continue to provide traffic enforcement that discourages cut-through traffic.
6. Discourage the conversion of local or collector streets into arterial streets.
7. Investigate intersection improvements that would reduce vehicle congestion at those intersections.

### Cut-Through Traffic

Cut-through traffic is a major concern to the residents of Cherry Hills Village, primarily because of high speeds and safety concerns. Although much of the traffic that travels through Cherry Hills Village occurs on arterial streets such as University Boulevard, Belleview Avenue and Hampden Avenue (due to the regional importance of those roads), cut-through traffic also occurs on the collector streets of Quincy Avenue, Mansfield Avenue, Franklin Street, Dahlia Street, Holly Street and Colorado Boulevard. Traffic calming devices have been installed in the past to address this issue. In some cases, such devices have made it more difficult for Cherry Hills Village residents to travel within the community.

***Goal: Promote a traffic management program that strategically targets local streets with high cut-through traffic volumes, reduces traffic speed and improves safety on arterial and collector streets.***

**Strategies:**

1. Investigate programs managing traffic on local and collector streets that facilitate convenient connections for residents of the community while discouraging cut-through traffic between the arterial streets. This program should focus on concepts such as traffic control signs and narrowing traffic lanes, rather than street closures and barricades.
2. Work directly with the Colorado Department of Transportation on state-controlled roadways to promote improvements designed to increase traffic safety and flow for regional travelers on the State's highways located within the Village. The intent of doing so is to make the Village's streets less appealing as cut-through travel routes.
3. Consider implementation of the recommendations of the Spring 2000, Cherry Hills Village Traffic Management Plan, where feasible and appropriate.

**Alternative Travel Modes**

Opportunities to walk, bicycle and take public transit are important choices to many residents of Cherry Hills Village. In many cases the Village provides adequate opportunities to walk or ride a bike, but in certain areas these facilities are either non-existent or unsafe. Currently, transit is available from routes located on the major perimeter roads and University Boulevard, as well as a circulator route that serves the northeastern portion of the Village along Happy Canyon Road.

***Goal: Promote opportunities for all travel modes, including the personal automobile, public transit, bicycle and pedestrian, while preserving the semi-rural character of Cherry Hills Village.***

**Strategies:**

1. Investigate a local program that emphasizes bicycle and pedestrian facilities for transportation purposes. Such programs should be sensitive to the semi-rural character of Cherry Hills Village.
2. Work with Colorado Department of Transportation on state-controlled roadways to investigate a similar policy and system emphasizing multi-modal transportation opportunities as a component of these roadways.
3. Actively partner in regional transit discussions and recognize the role transit has in the regional system, particularly in serving non-automobile travelers such as youth and the growing elderly population.
4. Continue to expand off-street pedestrian and bicycle connections to get to various destination points.
5. Explore ways to address connections to commercial and institutional properties, as well as other service areas or destination points.

## UTILITIES/INFRASTRUCTURE GOAL/STRATEGIES

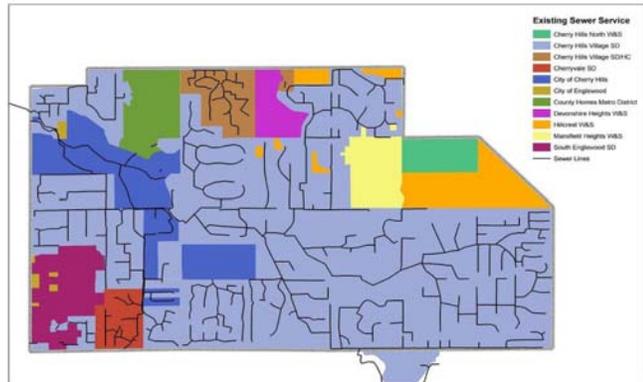
Throughout the planning process, the residents of the Village have expressed their concerns regarding the efficiency or inefficiency of utilities and public infrastructure within the Village. Utilities and public infrastructure related items viewed by residents as needing improvements include, among others, sanitary sewer, water services, wireless communications coverage and utility lines.

The existing sanitary sewer system and the water service system in the Village includes multiple districts, each of which is owned, operated and maintained through a variety of separate entities. This scenario leads to varying rates and service levels for sanitary sewer and water service. Cherry Hills Village should complete the consolidation of the sanitary sewer districts and water service districts in order to enhance the quality, safety and efficiency of the sanitary sewer and water service systems within the Village.

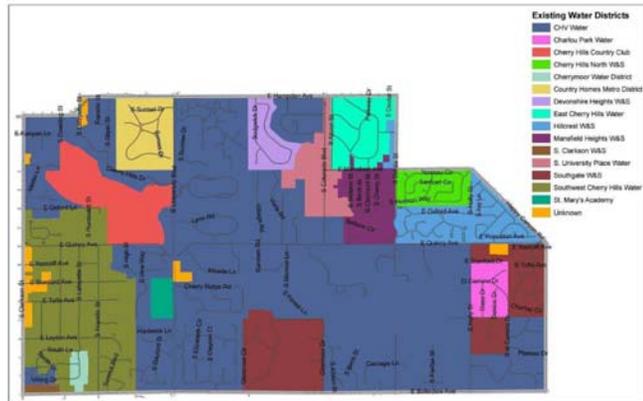
Furthermore, some properties within the Village do not utilize sanitary sewer services, even though those services are available to most properties in the Village. These properties often have septic tanks rather than sanitary sewers, which can lead to environmental problems and other nuisances. When local sanitary sewer services are available, Tri-County Health Department regulations do not allow new septic tanks or the replacement of existing septic tanks. The Village supports the regulations regarding septic tanks as outlined by the Tri-County Health Department. The Existing Conditions Report further details the existing system of Sanitary Sewer Services and Water Services in Cherry Hills Village.

As expressed throughout the public process of this Master Plan, the residents of the Village have a concern regarding the lack of adequate wireless communications coverage within the Village. It is important that Cherry Hills Village continue to pursue opportunities to improve wireless communications coverage within the Village.

The impacts of weather, wildlife and landscaping on above ground utility lines often have resulted in power outages and disruptions. Above ground utility lines can also disturb scenic views in the community. The Village should explore opportunities and funding mechanisms to place utility lines underground so as to improve the efficiency of the system and aesthetics of the community.



Existing Sewer Service Lines and Districts - 2007  
Source: Gould Evans



Existing Water Districts - 2007  
Source: Gould Evans

Along with these improved efficiencies in utilities and infrastructure, it is important to discuss the ongoing maintenance of Village streets. As discussed in the Village Character chapter, streets, along with parks are the primary public spaces in the Village. While improvements to the transportation network are encouraged, it is important to note that the level of service in Cherry Hills Village differs from many neighboring communities. Goals and Strategies listed in the Village Character chapter are intended to provide guidance for investment in public utilities and infrastructure along these public transportation routes while preserving the semi-rural character of the Village.

***Goal: Improve efficiencies in utilities and infrastructure within the Village while balancing the aesthetics of the Village.***

**Strategies:**

1. Expedite efforts to consolidate sanitary sewer and water districts in order to enhance the quality and efficiency of the overall sanitary sewer and water service systems within the Village.
2. Educate the community on the benefits of consolidating sanitary sewer and water districts.
3. Explore possible funding mechanisms for the consolidation and improvement of both the sanitary sewer system and the water service system.
4. Support the policies of the Tri-County Health Department and the State of Colorado regarding septic tank permitting, which do not allow new septic systems or replacement of existing septic systems when sanitary sewer service is available.
5. Pursue opportunities for greater communication with and input to the Denver Water Board.
6. Explore and pursue opportunities to improve wireless communications coverage while considering potential impacts on property owners, views and community character.
7. Formalize a policy for burying above-ground utilities and evaluate possible funding mechanisms available.
8. Continue maintenance of the transportation network within the Village while considering street and streetscape improvements listed in the Village Character chapter.

## COMMUNITY SERVICES GOAL/STRATEGIES

Cherry Hills Village provides a wide range of community services to its residents, both directly and in cooperation with several public and private institutions. Community services provided directly by the Village government include police, public works, parks and recreation and community development services. The Parker-South Metro Fire Rescue Authority plays the vital role of providing fire protection, rescue and emergency medical services to Village residents.

There are two private schools and one public school within the Village that play a vital role in providing facilities and services to Village residents. They are Saint Mary's Academy, Kent Denver School, and Cherry Hills Village Elementary School, which is part of the Cherry Creek School District. In addition to providing high quality educational opportunities to Village residents, the schools provide facilities for recreation and meeting spaces.

There are also several private clubs in the Village that provide recreational and social opportunities and meetings spaces for residents. These private clubs include the Cherry Hills Country Club, Glenmoor Country Club, The Village Club and the Arapahoe Tennis Center.

*Goal: Continue to provide excellent community services to Village residents.*

### Strategies:

1. Maintain the high level of award winning service provided by the Cherry Hills Village Police Department.
2. Continue to support the partnership with Parker-South Metro Fire Rescue Authority and explore opportunities to improve the department's services.
3. Work with educational and religious institutions within the Village to continue to encourage them to make their facilities available for various community events.
4. Continue to foster a mutually beneficial relationship between the Village and the private clubs located in the Village.

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