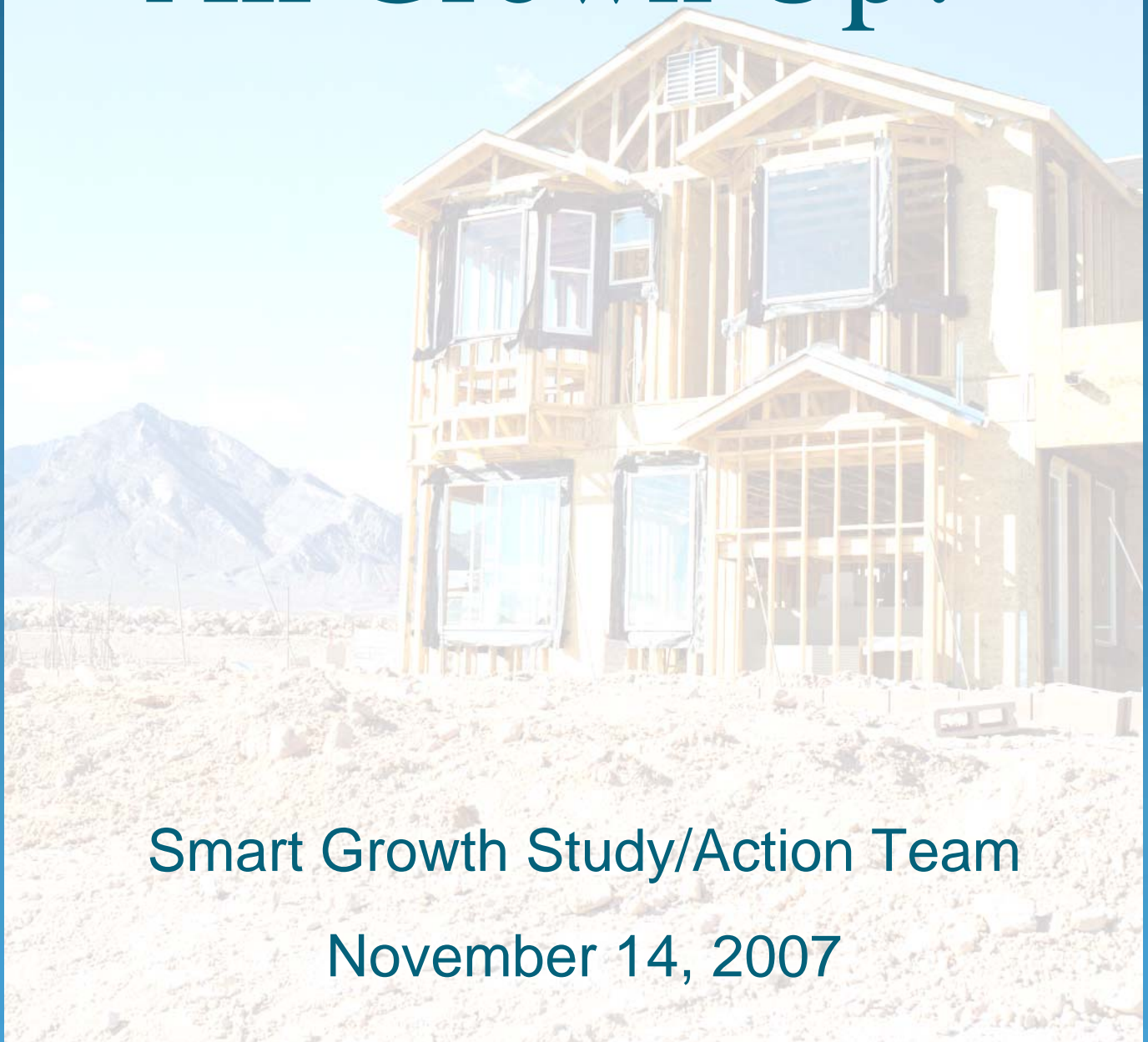


Conifer

All Grown Up?



Smart Growth Study/Action Team

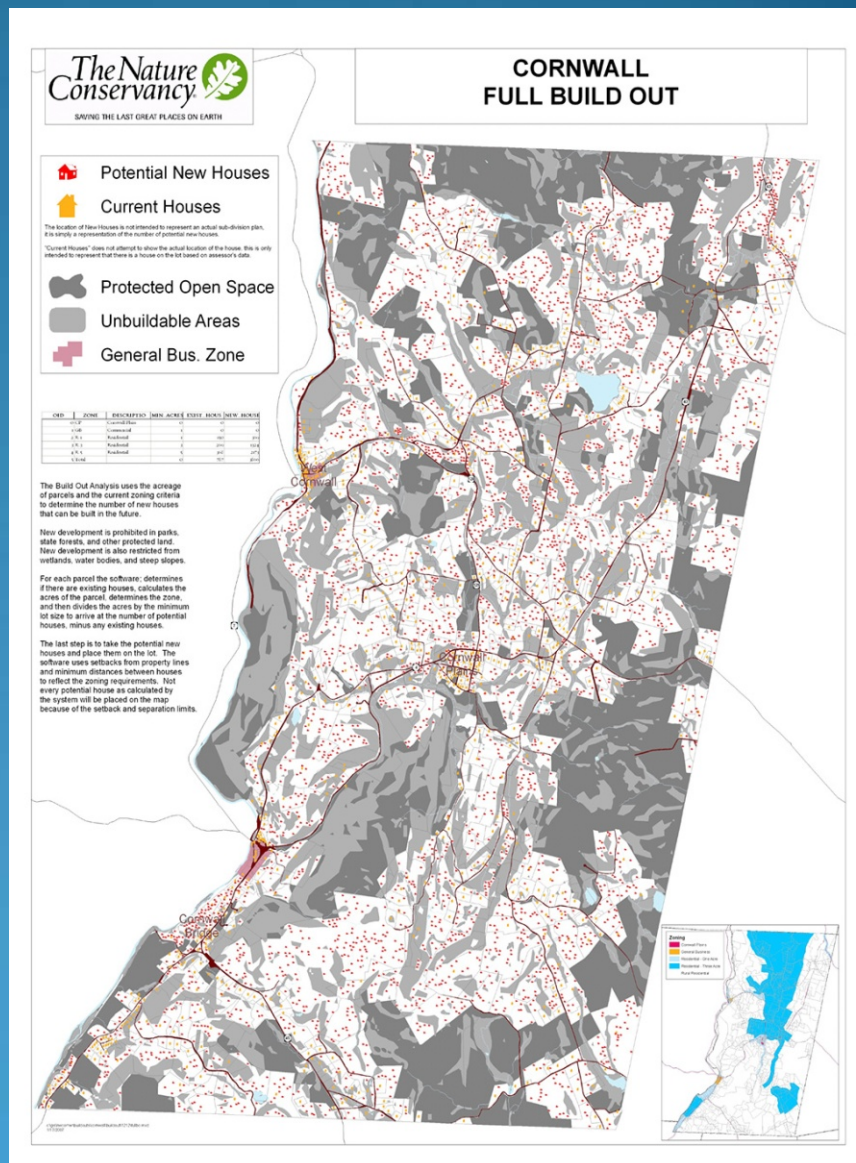
November 14, 2007

Smart Growth Study/Action Team

- Formed after over 1,000 respondents from a Conifer Community Survey identified Smart Growth as a top priority
- Mission: to claim, preserve, and enhance the character and heritage of the Conifer area community
- Change the focus of the development debate
 - Not growth/no growth but “how and where should new development occur”.

Buildout Maps

- Show maximum development possible based on current zoning & development regulations.
- Promote smarter land use to preserve and enhance the quality of life.



Project Concept

- Conifer's Buildout Project will evolve over the next few months, but we want to show you where we're starting
- A detailed vision of what Conifer will "look like" whenever it's "all grown up".
- Show maximum development possible based on current zoning and development regulations
- Does a particular project contribute to accomplishing our vision, or does it detract from it?
- Begin to assess the eventual need for services and resources and maintenance

Why?

- We need a better way to handle the growth we're experiencing and the growth we anticipate
 - Conifer is growing much faster than expected
 - Development pressure will increase as national trends favoring Conifer's lifestyle and environment accelerate
 - It's difficult when evaluating proposals on a case-by-case basis to consider cumulative effects of development

Buildout Map will:

- Help to articulate existing and planned characteristics of Conifer
- Help identify key actions required to preserve or create those things, like Main Street, open space, trails and pedestrian walkways, and natural resources
- Enable us to highlight the things we, as a community, want to change
- Encourage information-based decision-making
- Encourage more holistic consideration of development projects as they relate to the community we envision

Expect Growth of 5-6 % per year (2-3 x national average) where:

- Communities are on the fringe of an urban area
- Communities feature natural amenities such as mountains
- Aging baby boomers are seeking small town environments with amenities

Source: NCHRP Report 582 “Best Practices to Enhance the Transportation-Land Use Connection in the Rural United States”, 2007.

Do We See Any of these Trends Yet? ---Yes!

- Already surpassed the predicted population for the Year 2020
 - 2007 Conifer has 15,000 people*
- Ranches and agricultural lands converted to new subdivisions
- Agricultural zoned lands converted to commercial development
- Homeowner profile is shifting from families to “Empty Nesters”

**Sources: Jefferson County Demographics: Conifer/285 Corridor Demographics by Census Tract Report, 7/07; Jefferson County Demographer*

“The trouble with land is that they're not making it anymore.”
- Will Rogers

The map and accompanying data that follow were obtained in cooperation with the Jefferson County Planning and Zoning Department and other local government sources.

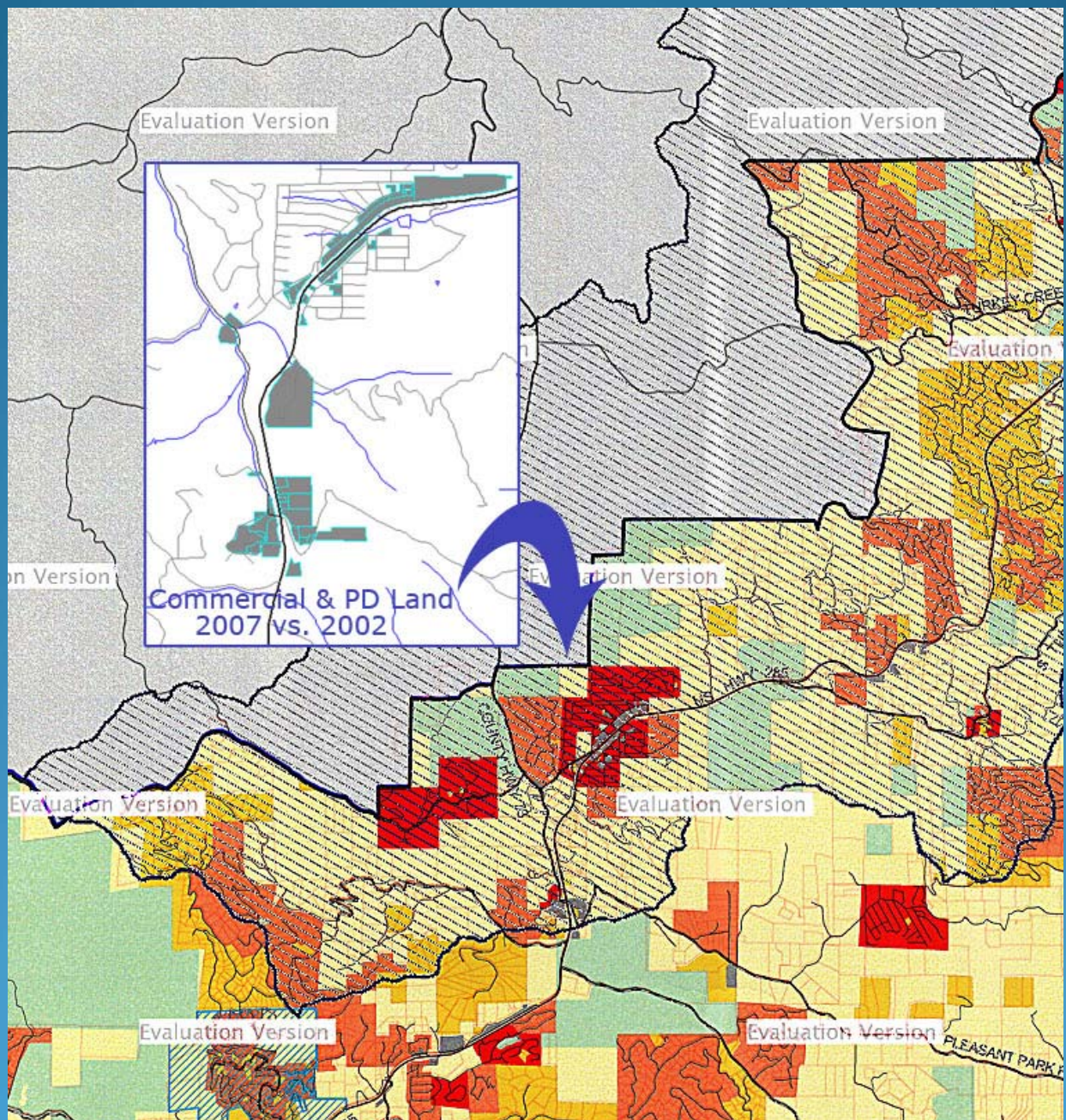
Development Potential

- Colored areas: red, gold, yellow , orange = residential
- Large areas of light yellow: mostly zoned agricultural and significant potential for development and subdivision
- Many large ranches and historic homesteads in transition

Commercial Development

- 2004 Existing developed commercial building area (GLA) in the Conifer area: 682,988 sq. ft.
- 2004 Land zoned for commercial use in the Conifer area reflects the availability of over 2 million sq. ft.
- Agricultural zoned properties converted to commercial zoning
- Commercial and PD zoned properties have grown significantly since 2002

Commercial and PD Zoning



Are We at Risk?

“The trouble with the future is it usually arrives before we’re ready for it.”

- Arnold H. Glasgow

- Population projections don’t reflect Conifer’s recent growth
- Pressure from Greater Denver identified as an “Emerging Megalopolis”*
- Conifer fits the description of communities experiencing 5-6 % per year growth

Source: Connecting the Tracks: Transit for a Front Range “Megalopolis” By James van Hemert and Peter Pollock, Denver Post: 12/08/2006

Risks of the Current Scenario

- Reliance on the way things have been done in the past is not enough to ensure that growth happens in a high quality way
- Significant growth and development is occurring in advance of planned revisions to plans and regulations
- Case-by-case review vs. “Big Picture”

Possible Consequences of Accelerated Growth:

- Economic – increased infrastructure costs
- Over-commitment of water resources
- Safety- fire hazard, traffic, pedestrian
- Social- missed opportunities for pedestrian paths, trails & social gathering places
- Natural Resources- ecosystem, natural infrastructure & habitat loss

Conifer's Buildout Map is the means to:

- Connect current policies and regulations with what's "on the ground"
- Evaluate new tools, incentives and methods for shaping growth and related issues
- Determine the need for partnerships to effectively address the growth and changes in Conifer
- Encourage holistic or community-wide decision-making rather than case-by-case decisions

Creating a Buildout Map and doing the analyses will provide the means but not the will to guide growth in our area.

We must cultivate and nurture that will.

“A more robust planning advocacy
*must accompany a more robust
planning process. We need to nurture
the “quality of life lobby” across the
West. “*

Travis, William. (2007) *New Geographies of the American West : land use and the changing patterns of place*

“We must be the change we wish to see in the world.”

-Gandhi

- WWW.CONIFERAREACOUNCIL.ORG
- Smart Growth Study Action Team:
 - Next Meeting November 28th, 6:30 p.m.
CHS library: Groundwater Resource Management, Ralf Topper
- Jefferson County mapping resource:
<http://jeffco.us/jmap/>
- County Commissioners & Planning Commission Agendas:
<http://jeffco.us/agendas.htm#bcc>
- Next Town Hall meeting:
Feb. 20, 2008