CHAPTER 4
VIBRANT COMMUNITY
AND NEIGHBORHOODS

IN THIS CHAPTER:
Arvada’s vision for a vibrant community means making healthy living a way of life, with well-distributed and accessible recreational facilities, open space, and trails. By encouraging neighborhood leadership we can promote community pride, engagement, and volunteerism in all that we do. Arvada’s culture of arts and education will continue to be cultivated, with opportunities for youth and adults alike. As Arvada evolves and matures, we will embrace the diversity of income, cultures, and generational groups that make up our community. This will be reflected in the housing options within our neighborhoods, the facilities that we maintain, and the quality of life that we encourage. Chapter sections include:

• Goals and Policies
  – Neighborhoods and Housing
  – Education, Arts and Culture
  – Resource Conservation and Environment
  – Parks, Recreation and Open Space
  – Public Safety
  – Utilities and Public Facilities
• Vibrant Communities Map
• Principles for a Complete Community
**VALUES AND NEEDS**

**Arvada’s Growing Senior Population**

The 2010 Census showed that Arvada has a high concentration of seniors, with a person aged 65 or older residing in 25% of all households. As the baby boom generation ages, this senior population will grow and require additional services and infrastructure. Projections estimate that the number of residents 70 and older will triple by 2035. This aging population will influence community design, architecture, accessibility, mobility, community amenities, and city services, as described in Appendix A (Planning Influences). For example, surveys observe that up to 90% of seniors prefer to remain in their current home. This may mean retro-fitting housing, publicly accessible facilities, and city infrastructure to accommodate a population that may live alone, have limited eyesight and hearing, shrinking social structures, limited mobility, and increasing health issues. The City’s role in providing for the needs of an aging population could affect over 30% of the community in the next two decades.

**Historic Resources**

Arvada’s Downtown Historic District combined with Stocke-Walter and Reno Park neighborhoods make up three of Arvada’s four designated historic districts and what many people consider to be the heart and soul of Arvada – its Olde Town. On the west side, the Churches Ranch Historic District preserves Arvada’s agricultural heritage. As the City ages, other neighborhoods will become eligible for historic designation. Preservation of historic resources is an important value in the community.

**COMMUNITY CHOICE**

Arvada and Jefferson County are experiencing a major demographic shift with the aging of our population. Projections estimate that the number of residents 70 and older will triple by 2035. Surveys show that seniors want to “age in place,” or stay in their homes or long-time community. Also to continue attracting young families, the mix of obtainable entry- and mid-level housing must be available. What types of housing are needed (senior housing, townhomes, apartments, special needs housing, condominiums, etc.)? Where should they be located with respect to services and transportation?

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**Figure 4-1. Age Distribution of Arvada residents between the 2010 Census and 2035 Projections**
Neighborhood Revitalization and Social Leadership

Arvada contains a number of older neighborhoods with homes built in the 1950s, ‘60s, and ‘70s. The older neighborhoods are generally located in the eastern portion of Arvada. For instance, Columbine (north of 52nd Avenue and east of Wadsworth) and Far Horizons (east of Lake Arbor) are typical older neighborhoods. Many residents voiced concern that older neighborhoods are at risk of neglect. This Plan reaffirms the 2008 Plan policies and identifies additional policies to assist these areas.

Arvada has a diverse set of neighborhood organizational structures. Many newer neighborhoods have Homeowner Associations that coordinate common ground maintenance and in some cases, social activities. Many older neighborhoods have informally developed long-standing social traditions and activities that bind the neighborhood together. Other neighborhoods have no such traditions. This Plan encourages development of neighborhood leadership to communicate concerns to the City.

Arvada’s Housing Choices

Historically, single-family housing has dominated residential construction, with large swings in multi-family construction. As described in Appendix C (Economic and Housing Analysis), housing permits in Arvada slowed during the recent recession but have picked up during the recovery, particularly in the single-family market. Arvada’s current and future demographics are in large measure a reflection of the current housing stock. To allow seniors to age in place, attract young families, and provide for the growing number of non-traditional households, the community’s housing mix and design characteristics need to align with market demand. Re-evaluating and fine-tuning the appropriate mix in appropriate locations are critical to Arvada’s future.

Additionally, with rising real estate values, the trend for new developments, and increasing rents, affordable housing is becoming a greater challenge for potential Arvada residents. For low and moderate income households, Arvada has a significant gap between the number of renting households and the number of rental units affordable to those households. Low and moderate income households outnumber the rental units affordable to them.
Household composition is even more indicative of the ability to purchase a home in Arvada. Non-family households are expected to grow in Arvada by 48% by 2035. Only about 9% of Arvada’s ownership units are affordable to a household earning the median non-family household income, while about three-quarters of ownership units in the city are affordable to a household earning the median family household income. In addition, non-family households can afford only half of the rental units in the city. Encouraging and maintaining affordable housing throughout the City for families, young singles, first time homebuyers, moderate income groups, as well as vulnerable populations, including seniors, people with disabilities, and low and moderate income households, will continue to rise as a priority.

Another key issue is the age and condition of Arvada’s housing stock. Although very little of the existing stock was built prior to 1950, about half of Arvada’s residences were built between 1960 and 1980. About 63% of the City’s housing stock was built before 1980, which is considerably more than several neighboring communities. In general, Arvada’s housing is older in the eastern half of the city and newer on the western side. Encouraging maintenance and improvement of housing stock in older neighborhoods will be vital to Arvada’s continued prosperity.

Active Living
There is growing interest in promoting a more active lifestyle and access to fresh food since inactive lifestyle and unhealthy eating lead to obesity, heart disease and other health problems. Less than half of Colorado children and only 29% of adolescents get the recommended amount of physical activity each day. Building infrastructure, such as complete streets with sidewalks and providing educational and recreational programs that support active lifestyles, is a key issue for Arvada residents. Moving toward solutions, Arvada is one of four Colorado communities that are approved for a Healthy Places grant through the Colorado Health Foundation.

Education, Arts and Culture
Jefferson County’s exceptional K-12 system is essential to community vitality. Shifting demographics and funding challenges in our K-12 schools require community vigilance to ensure that Arvada kids have access to quality schools. Arvada is fortunate to have a branch of Red Rocks Community College (RRCC). RRCC has ambitious plans to expand its campus to provide education for tomorrow’s workforce. This expansion will require a partnership with the City to ensure adequate infrastructure and zoning.

The Arvada Center is a regionally important cultural institution. To facilitate adequate funding for the Arvada Center in the future, a new leadership and organizational structure is being explored that would give the Center more independence from the City and allow for a higher rate of private funding. In the near future, it will also be important to update the Arvada Center Master Plan to renew the vision for existing and future facilities. Another major issue facing the Arvada Center is the aging of the population which requires mobility and accessibility issues to be addressed.

There is also community interest in creating an arts or creative district in Arvada. Formally creating an arts district could add to the assets of areas like the Arvada Center and Olde Town, leverage funding opportunities, and organically strengthen older neighborhoods.
Public Safety
As the community matures, the Police Department faces many challenges. Some services such as training, communications and crime lab are easier to provide if Arvada partners with other cities and counties. Continued growth and redevelopment requires expansion of police and courts facilities and providing new services for such things as parking enforcement in Olde Town. The Police Department has also realized the importance of dealing with citizens on a more personal level and is moving to a decentralized policing approach. Providing state of the art technology, and ensuring a feeling of safety and reduced fear of crime throughout the community are major objectives.

Expanding Access to Technology
High speed Internet access and access to a range of providers is essential to a modern community. Not all parts of Arvada have access to high speed internet and there is very little choice as to providers in some areas.

Parks and Open Space System
Increasingly, a community’s image and attractiveness is defined by the quality of the public realm including its green spaces, parks, and trails. Arvada’s parks and trails have long been rated as one of the City’s primary amenities. Key issues for parks, trails and open space are how to ensure maintenance of existing facilities, provide new facilities for growth and redevelopment, provide new facilities in existing parks, and ensure access to these facilities for the entire community.

With 189 miles of walking and bicycling trails, 76 neighborhood parks and 9 Sports complexes, there are widespread opportunities for outdoor recreation and fitness for Arvada residents. There are multiple transportation options in the City, including trails, bicycle lanes, sidewalks, and public transportation. The difficulty is ensuring equitable distribution and access to these facilities to all Arvada residents.

Plan for Adequate Water Supply
Additional water supply and storage is required to meet the increased water demand brought on by ongoing development. As discussed on Page B-3 of the Appendices, water supply to meet the demands of the Comprehensive Plan will be met through a combination of current supply, a future Denver Water project, future water supply projects and water conservation. When development occurs, if an area is not covered by existing supply, the City requires developers to purchase water rights before development occurs.

Water conservation is an increasingly important issue for the city, so this Plan recommends a combination of increased water storage and conservation activities to ensure an adequate water supply for the future.

Resource Conservation
Both present and future generations will benefit from a continued dialogue and a more effective approach to the wise use of water, energy, and other resources. Demand for those resources will increase as populations grow even as the region struggles to assess the impacts to air quality, atmosphere, and water resources from past and current practices. As well, growing global demand for fossil fuels is driving up prices, and sources of foreign oil are insecure.
GOALS AND POLICIES

Neighborhoods and Housing

GOAL N-1: Plan for a range of neighborhoods and accessible housing of different tenure types to accommodate diverse incomes and all ages and abilities.

POLICY N-1.1: Range of Residential Categories
The Land Use Plan will include a mix of residential land use categories and minimum densities ranging from low density single-family homes to multi-family housing of different tenure types in mixed-use activity centers, in order to encourage varied housing needs.

POLICY N-1.2: Site Planning to Promote Variety
The City will encourage new neighborhoods that incorporate a mix of lot sizes, development densities, and housing types and styles.

POLICY N-1.3: Live-Work Units
The City will encourage live and work quarters to be combined in the same building in appropriate areas, as long as it does not adversely affect the neighborhood. Live-work units could potentially be located in redevelopment areas or retrofitted in existing neighborhoods.
GOAL N-2: Encourage development of workforce or assisted housing throughout Arvada.

POLICY N-2.1: Dispersed Workforce or Assisted Housing
The City will require a range of new workforce or assisted housing to appropriate dispersed locations throughout the City, integrated with new, existing, and redeveloping neighborhoods.

POLICY N-2.2: Disperse Low-Income Assisted Housing and Improve Southeast Arvada Housing
The City will discourage development of additional low-income assisted housing in Southeast Arvada. Instead, the City will use incentives and other programs to improve the condition of existing housing stock in the area, as well as encouraging the development of assisted housing throughout the City.

POLICY N-2.3: Continue Support of Section 8 Housing Choice Voucher Program
The City will support the efforts of the Arvada Housing Authority to retain adequate funding for the Section 8 housing program by working to get federal funds and by providing needed local in-kind support and financial support.

POLICY N-2.4: Exploring Creation of Additional Financial Assistance for Affordable Housing
The City will explore the creation of additional financial assistance for affordable housing by exploring such tools as a local housing trust fund, inclusionary zoning, local fee and tax incentives, tax increment financing and the Low Income Housing Tax Credit program.

POLICY N-2.5: Homeownership
The City will promote the development of affordable owner occupied housing for moderate income and first time homebuyers, and offer a range of housing types.

POLICY N-2.6: Mixed Income Projects
The City will promote the development of mixed-income projects that combine market rate housing with affordable housing.

POLICY N-2.7: Transit Stations
The City will encourage workforce housing near transit stations where appropriate.
GOAL N-3: Maintain and improve the quality of the existing housing stock in Arvada and revitalize the physical and social fabric of neighborhoods that are in decline.

POLICY N-3.1: Neighborhood Focus Areas
The City will work with residents to designate “neighborhood focus areas” for older neighborhoods. For these areas, the City will develop improvement plans and seek funding to stabilize and improve conditions.

POLICY N-3.2: Improve Infrastructure in Older Neighborhoods
The City will encourage formation of neighborhood organizations to identify and eliminate negative factors of blight, such as deteriorating infrastructure, in declining neighborhoods. The City will analyze blighted conditions and invest in infrastructure, to the extent that funds are available.

POLICY N-3.3: Neighborhood Engagement and Organization
The City will foster the creation of neighborhood groups and support neighborhoods in developing plans and improvements for their neighborhoods.

POLICY N-3.4: Programs to Improve Existing Housing Stock
The City will continue to operate existing housing rehabilitation programs and utilize other resources or techniques, such as Reverse Mortgages, Tax Increment Financing, Community Development Block Grants, low interest loan and fee waivers or deferrals for projects or programs and services that meet affordable housing goals, to improve housing stock and maintain neighborhood quality.

POLICY N-3.5: Retaining and Maintaining Existing Workforce and Assisted Housing
The City will develop programs to retain existing affordable and assisted housing, especially near transit stations. If such housing is lost due to future projects, the City will pursue replacement housing as feasible.

POLICY N-3.6: Code Enforcement
The City will monitor neighborhood blight conditions and encourage compliance and enforce code violations as necessary to maintain neighborhood quality.
GOAL N-4: Provide opportunities for special needs and senior housing in Arvada.

POLICY N-4.1: Special Needs Housing
The City will encourage the provision of quality special needs housing throughout the community. The provision of such housing will be in accordance with proper sizing, location, and design to meet the particular needs of the group involved.

POLICY N-4.2: Address Neighborhood Concerns
The City will require special needs and senior housing developments that are located in residential areas to consider the concerns of neighborhoods and work to address concerns about compatibility.

POLICY N-4.3: Higher Density Special Needs Housing Near Services and Transit
The City will encourage higher density special needs and senior housing projects to locate close to community facilities, such as shopping, medical facilities, or near transit centers or corridors.

POLICY N-4.4: Universal Design
The City will explore how to include universal, accessible design principles in new development projects.

POLICY N-4.5: Affordable Senior Housing
Affordable senior housing in close proximity to services and transit should be promoted by exploring a variety of programs, including but not limited to: allowing higher densities in appropriate locations, land banking, increased awareness of reverse mortgage programs, changes to zoning regulations to allow accessory dwelling units, infrastructure incentives, and reduced parking requirements.

GOAL N-5: Enable access to fresh, healthy food for all citizens through collaborative approaches.

POLICY N-5.1: Production and Distribution
The City will remove barriers to production and distribution of local produced food through such means as allowing community gardens and local agriculture on private and public lands.

POLICY N-5.2: Walkable Access
The City will identify neighborhoods without walkable access to healthy foods and work collaboratively with partners to improve access.
**Education, Arts and Culture**

**GOAL E-1:** Provide educational opportunities for Arvada residents.

**POLICY E-1.1: Distributed Educational Facilities**
The City will encourage the provision of well-distributed educational facilities throughout Arvada such as neighborhood schools, community libraries, higher education and adult education facilities, and community service centers.

**POLICY E-1.2: Educational Partners**
Arvada will coordinate with partners (including Red Rocks Community College, Jefferson County School District, private schools colleges, and businesses) to plan educational facilities that are distributed and that provide opportunities for life-long learning.

**POLICY E-1.3: Red Rocks Community College**
The City will support the expansion of Red Rocks Community College by supporting high quality transit-oriented development and multi-modal connectivity in the Arvada Ridge T O D area.

**Red Rocks Community College**

**Ralston Valley High School**
GOAL E-2: Facilitate development of human resources.

POLICY E-2.1: Human Services
Arvada will work with partners to facilitate necessary human services, including but not limited to: homeless shelters, transitional housing, at-risk youth services, teen and youth activities, satellite police stations, senior housing, neighborhood community centers, medical facilities, as well as hospice and day-care facilities.

POLICY E-2.2: Active Volunteers Program
Arvada will encourage and support high levels of volunteerism in the community to assist with public lands stewardship, provide assistance for human services and education programs, bolster boards and commissions, and sponsor civic events and festivals.

Fourth of July Celebration
GOAL E-3: Leverage Arvada’s cultural, recreational, and educational assets for new economic opportunities.

POLICY E-3.1: Broad Range of Cultural Arts and Facilities
The City will plan and provide for cultural needs of citizens through provision of culture and art (e.g., arts centers, recreation facilities, museums) as defined in the Cultural Master Plan.

POLICY E-3.2: Distributed Cultural Facilities
The City will plan for and locate cultural facilities, such as places of worship, community facilities, and a living heritage museum, throughout the City.

POLICY E-3.3: Public Art
The City will support and promote public art.

POLICY E-3.4: Festivals and Events
The City will encourage and promote festivals and events that celebrate Arvada’s heritage and culture.

POLICY E-3.5: Cultural Master Plan
The City will continue to work to achieve the goals of the Cultural Master Plan and maintain sites identified in the plan (see also Chapter 7: Cultural Master Plan summary). The City will use the Cultural Master Plan to define goals for specific cultural arts facilities, including Arvada Center expansion plans. Goals in that plan include:

- Promote access by all residents to a broad variety of arts, culture, and heritage activities taking place in many areas throughout the City;
- Expand learning opportunities in the arts and humanities; and
- Strengthen economic development of Arvada by recognizing and supporting the cultural assets and creative resources that enrich our community.

POLICY E-3.6: Creative Arts District
The City will explore the creation of a Creative Arts District to strengthen the Arvada Center, Olde Town, Ralston Road and other appropriate areas, considering retail redevelopment, placemaking, supporting transit, and the need for building space and housing appropriate to artists and creative industries.
RESOURCE CONSERVATION AND ENVIRONMENT

GOAL R-1: Minimize the impact of new development on natural areas to allow continued co-habitation of people and wildlife.

POLICY R-1.1: Buffers and Setbacks
The City will require new developments to provide buffers for creeks, water bodies, existing wetlands, riparian areas, and wildlife corridors to retain water quality and environmental integrity.

POLICY R-1.2: Land Use and Infrastructure Decisions
All decisions involving infrastructure and land use should be reviewed in light of a changing climate that may have different and more erratic precipitation trends.

GOAL R-2: Promote improved water quality in stream corridors.

POLICY R-2.1: Water Quality Features
The City will require water quality features in new developments to minimize degradation of stream water quality.

POLICY R-2.2: Water Quality Education
The City will educate the public about how they can assist in water quality efforts.

GOAL R-3: Improve flood control.

POLICY R-3.1: Flood Control Program
The City will continue to improve flood control and drainage program to remove properties from the 100-year floodplain.

POLICY R-2.3: Best Management Practices for Storm water Conveyance
The City will protect water quality through implementation of Best Management Practices in the design of storm water conveyance and detention facilities.
GOAL R-4: Reduce energy consumption

POLICY R-4.1: Energy Conservation Education
Increase awareness of energy use and educate citizens and the business community on ways to minimize consumption.

POLICY R-4.2: Increase Energy Efficiency in Existing and New Construction
Encourage the use of energy efficient building materials and renewable energy.

POLICY R-4.3: Energy and Water Savings
Explore ways of integrating energy and water savings programs to ensure maximum resource conservation.

GOAL R-5: Conserve Water Resources

POLICY R-5.1: Water-Wise Landscaping
Examine changes to the Land Development Code to further increase the use of water-wise landscaping and to ensure that plans were built and are operating per specifications.

POLICY R-5.2: Water Efficient Compact Development
Encourage the greater application of compact and mixed-use land development patterns.

POLICY R-5.3: Expand Public Education Programs
Encourage greater water conservation through expanded public education programs which may include water audits, targeting high water users and working with homeowner associations who manage common lands.

POLICY R-5.4: Increase Water Conservation on Public Lands and in Public Facilities
Explore ways of increasing water conservation on publicly owned lands and in public facilities through increased irrigation efficiency, greater use of water-wise landscaping, and indoor efficiency efforts.

POLICY R-5.5: Indoor Water Efficiency
Support regional efforts to improve internal water efficiency.
GOAL R-6: Increase Recycling

POLICY R-6.1: Increase Recycling Options
The City will explore options including working with trash haulers to increase recycling services offered to residents, the business community, and in parks, along trails and in open space areas in order to increase the diversion of waste to the landfill.

POLICY R-6.2: Recycling Education
Educate citizens and the business community about the importance of waste reduction, recycling and purchasing products made with renewable materials.

GOAL R-7: Improve Air Quality

POLICY R-7.1: Raise Awareness of Transportation Options
Increase awareness of options such as public transportation, carpooling, bicycling, walking, telecommuting and trip planning.

POLICY R-7.2: Encourage Use of Low Pollution Vehicles
Increase use of low-pollution vehicles in the City fleet and by the community.
**Parks, Recreation and Open Space**

**GOAL P-1:** Provide strategically placed parks, recreation centers, a well-connected trail system, and preserved open space to serve Arvada residents and visitors.

**POLICY P-1.1: Parks and Open Space Master Plan**
The Parks and Open Space Master Plan is part of the Comprehensive Plan. The City will continue to implement the Parks and Open Space Master Plan, as updated periodically.

**POLICY P-1.2: Distributed Parks and Facilities**
The City will equitably distribute and provide convenient access to parks, outdoor recreational facilities, and trails throughout the City. In addition, the City will address enhancing the provision of parks and open space to underserved areas of the City.

**POLICY P-1.3: Well-Maintained System of Parks and Open Space**
The City will maintain parks, trails, and open space areas at a high level of quality that is appropriate for the type of use and nature of the facility.

**POLICY P-1.4: Coordination with City Pedestrian and Bicycle System**
The City will coordinate its park related paths and off-street trails with sidewalks and bicycle facilities to create an interconnected system.

**POLICY P-1.5: Adequate Funding**
The City will work to develop an adequate level of funding for planning, acquiring, developing, enhancing, and maintaining parks, trails, and open space.
GOAL P-2: Provide parks and recreational facilities to meet the recreational needs of Arvada residents and visitors.

POLICY P-2.1: Improve Existing Parks
The City will improve and expand existing parks throughout Arvada as needed.

POLICY P-2.2: Park Level of Service for New or Improved Parks
Arvada will promote the park land standards set forth in the Parks, Trails, and Open Space Master Plan for new parks. Park types will include mini-parks, neighborhood parks, community parks, sports complexes, regional parks, and special purpose parks as defined in the master plan. The general locations for desired parks are depicted in the Parks, Trails and Open Space Master Plan.

POLICY P-2.3: Recreational Programming
The City will work with the Apex Recreation District and other partners to expand the offering of activities that support physical activity.

POLICY P-2.4: Joint Use Agreements
The City will pursue Joint Use Agreements with schools and other privately owned buildings and open spaces, in order to provide a variety of publicly available recreation areas, especially in southeast Arvada.
GOAL P-3: Conserve and maintain important open space lands in and around Arvada to help define the character of the community

POLICY P-3.1: Expanded and Maintained Open Space
The City will continue to expand and maintain the open space system. Open space will consist of park preserves, natural areas, and special resource areas as defined in the Parks, Trails and Open Space Master Plan.
GOAL P-4: Develop parks, trails, and outdoor recreational facilities in an environmentally sensitive manner to help protect and enhance the natural environment.

POLICY P-4.1: Include Natural Features in Parks
The City will develop new and existing parks and open space lands that include a wide range of natural features.

POLICY P-4.2: Natural and Drought-Tolerant Landscape
The City will promote and educate the public about the use of xeriscape and “water-wise” landscaping for new parks. The City will also use drought-tolerant landscape materials and convert non-drought tolerant landscape turf wherever possible.
PUBLIC SAFETY

GOAL PS-1: Provide police services and facilities to meet the needs of Arvada residents and the business community.

POLICY PS-1.1: Future Justice Center
Pursue construction of a Justice Center that combines police and courts functions.

POLICY PS-1.2: Future Community Station
To serve growth in the western part of the city, construct a third Community Station in the Candelas area.

POLICY PS-1.3: Refine and Improve Service Delivery
Continue the move to decentralized service delivery to better connect public safety services with communities of interest.

POLICY PS-1.4: Community Partnerships
The Police Department will continue to foster close partnerships with groups in Arvada including but not limited to, business, faith-based and neighborhood organizations, educational institutions, non-profit groups, the Arvada Fire Protection District and emergency medical providers.

POLICY PS-1.5: Explore Regionalization of Certain Services
The Police Department will continue to explore opportunities to regionalize services. Opportunities will be explored with respect to communications, SWAT, Police Academy and Crime Lab.
Utilities and Public Facilities

GOAL U-1: Ensure that adequate public facilities and utilities are available in the developed areas of the City.

POLICY U-1.1: Adequate Services and Facilities
The City will continue to monitor, assess, and maintain services and infrastructure in all areas of the City and work to improve services and utilities in areas that are underserved.

POLICY U-1.2: High Quality Public Facilities
The City will strive to build high quality public facilities that add value and permanency to the community.

POLICY U-1.3: Energy Infrastructure and Conservation
The City will coordinate with our gas and electric provider Xcel Energy to insure that safe and adequate infrastructure exists for the transmission of energy and that energy is conserved.

GOAL U-2: Ensure that adequate public facilities and utilities are available at the time of development, or within a reasonable period, as stipulated by the City, to serve new growth.

POLICY U-2.1: Timing of Development
Arvada will phase and locate future residential, commercial, and industrial growth in coordination with the City’s ability to efficiently provide necessary services and utilities, including but not limited to: water and sewer, storm sewer, transportation, parks, and public safety.

Arvada Public Library in Olde Town
GOAL U-3: Pursue the wise use of rapidly changing technology to deliver services, serve the public and to promote economic development in Arvada.

POLICY U-3.1: Technology and the Community
The City will continue to explore and incorporate current technology, such as the Internet, broadband service, and fiber optics, to deliver services and information efficiently to Arvada citizens. Street construction projects will incorporate technology utilities.

POLICY U-3.2: Technology Infrastructure to Promote Business Development
The City will promote technology infrastructure development to remain economically competitive with surrounding communities for business development.

GOAL U-4: Ensure an adequate water supply and superior water quality to meet the needs of current and future residents and businesses.

POLICY U-4.1: Water Storage
The City will continue to explore opportunities to expand water storage to meet the needs of current and future residents and businesses.

POLICY U-4.2: High Water Quality
The City will continue to monitor water quality levels to ensure high water quality.
GOAL U-5: Ensure that the City is able to fund existing and future service commitments.

POLICY U-5.1: Long-term financial planning for capital investments.
The City will develop and periodically update a financial plan that outlines the long-term approach for how Arvada will fund capital investments as growth occurs, including consideration of new capital facilities, capital replacement, and capital maintenance.

POLICY U-5.2: On-going review of financial tools and practices.
The City will continue to review its development finance tools and practices, including use of impact fees, exactions, cost participation, use of Tax Increment Financing and other development cost recovery mechanisms to determine if they need to be updated or if new tools are required to facilitate the objective of new development paying-its-own-way.
PRINCIPLES FOR A COMPLETE COMMUNITY

Housing Diversity

To allow for varied incomes, lifestyles, and age groups, it is essential to provide opportunities for different housing types. The following principles will help provide a balance of housing types, located appropriately with accessible infrastructure and services:

- Opportunities for affordable housing, senior housing, and housing of different tenure types
- Development of apartments, condominiums, townhomes, patio homes, micro-housing, and different tenure types where appropriate
- Where possible, new housing should be incorporated into redevelopment, infill, mixed use, TOD, and commercial areas
- Improved pedestrian and bicycle connectivity is vital to encouraging and supporting all forms of housing in all parts of Arvada
- Designate redevelopment areas and focus resources
- Locate affordable housing in new employment areas and near Arvada’s three Gold Line commuter rail stations

Older, handicapped, or disabled residents in the community will need housing that is the right size and type of design, and located in appropriate locations. This could mean smaller and safer housing, with minimal trip hazards, easy access to cooking and bathroom facilities, wider hallways to accommodate wheelchairs and motorized carts, and grab-bars in multiple locations. Given the constraints and costs associated with retrofitting homes with adaptive features, it is more effective to incorporate age-friendly, universal design into new construction. The following principles will help facilitate the transition for aging seniors, and provide for disabled residents:

- Locating housing near services
- Cohesive transit network
- Universal design for housing and public facilities
- Wide sidewalks and trails
- Increase housing options with access to public transit
Residential Site Planning and Design

The following principles apply to all new residential developments.

**Design new residential developments to allow for and encourage variety, connectivity, recreation, and unique community identity.**

- Developments should incorporate a variety of home styles, models, setbacks, lot sizes, elevations, and location of garages to avoid visual monotony (e.g., “cookie cutter subdivisions”).
- New neighborhoods should contain a focal point, such as a school, park, lake or water feature, or community center.
- Local streets, sidewalks, bicycle paths, and trails should be interconnected to allow for ease of mobility.
- Encourage an “open space” feeling through design elements, such as detached and meandering sidewalks, streetscape, and planted buffer yards along major streets, and open fencing.

**Encourage new residential developments to preserve and protect natural features, visual amenities of the community, and open space.**

- Environmentally sensitive areas such as stream corridors, drainage ways, wetlands, steep slopes, and ridge lines should be protected through the strategic placement of open space within the development.
- To the extent feasible, development should be clustered to preserve contiguous and permanently designated public or private open space.
- Building large homes on small lots should be avoided unless the lots in the overall development abut or are linked to permanently designated public or private open space.