



Byers Subarea Plan

Byers, Colorado



ARAPAHOE COUNTY

ADOPTION DRAFT NOVEMBER 18 2025

With thanks

The updated Byers Subarea Plan has been defined by the participation of many residents, businesses and other stakeholders. Arapahoe County appreciates the contributions made by members of the community.

Arapahoe County would like to recognize and thank the Byers **Advisory Committee** for their guidance and support for community engagement throughout the creation of this plan.

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Source: Kevin Morgan, Coloradorailfan.com

1. Introduction

The **Byers Subarea Plan** serves as the official guiding document to direct growth, investment, improvements, and development within the community of Byers. This Plan updates the previous Byers Sub-Area Plan (adopted in 2003) and identifies a community vision for the future of Byers. It provides a decision-making framework and establishes an expectation for future investment in the Byers community. The Plan establishes a vision for the future and includes recommendations to make that vision a reality.

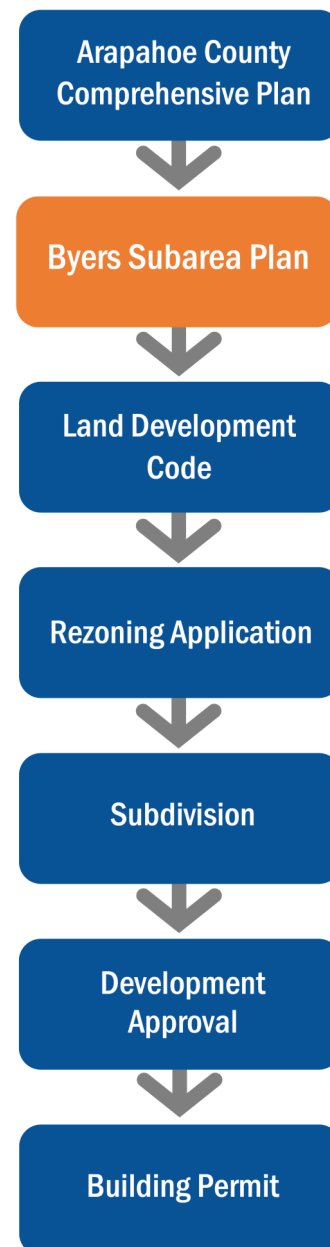
The **Byers Subarea Plan** is part of Arapahoe County's Comprehensive Plan. This update was prepared to revise out-of-date policies and provide an approach to consider development, infrastructure improvements, and other actions that can affect the community for the next 20 years. The 2003 Byers Sub-Area Plan was developed reflecting a surge of growth anticipated along the I-70 corridor at that time, and expecting a population of 5,000 in Byers in 2020. That level of growth did not materialize; however, it is expected that population growth and new development will continue to expand eastwards from Aurora.

The planning horizon for this Plan looks 20 years into the future, to 2045. Since situations can change over time, amendments to this Plan can be made periodically to reflect opportunities for new development or other circumstances.

Purpose of a Subarea Plan

The Byers Subarea Plan functions as a detailed framework for managing the evolution of the community. In contrast to a county-wide comprehensive plan, which provides broad guidance across a larger jurisdiction, a subarea plan focuses on the specific needs, characteristics, and aspirations of a defined local area such as Byers. Its foundation is a thorough analysis of existing

How the Byers Subarea Plan fits into the planning and development process.



conditions, understanding what currently defines Byers, and a forward-looking perspective on the community's desired future.

This Plan addresses a range of elements important to daily life and the long-term viability of Byers, including:

- **Land Use:** Delineating appropriate locations and types of development for residential, commercial, and open space uses.
- **Community Character:** Strategies for preserving and enhancing the unique identity and sense of place within Byers.
- **Mobility:** Planning for the efficient movement of people and goods, encompassing vehicular, pedestrian, and bicycle infrastructure.
- **Public Spaces:** Recommendations for improving and expanding parks and other public recreational and gathering areas.
- **Infrastructure:** Ensuring the provision of essential services and facilities necessary to support current and future community needs.

The recommendations presented within this Plan are derived from the public engagement process involving Byers' residents. A horizon year of 2045 was selected and while the horizon year for the plan

is long, the document, especially in the Implementation chapter, should be reviewed regularly since the Plan is adaptable. As Byers continues to evolve, a comprehensive review and potential updates to the plan are anticipated every five years to ensure its ongoing relevance and responsiveness to our community's changing needs.

Related Plans

Plans and studies that affect Byers and which helped form this Plan are:

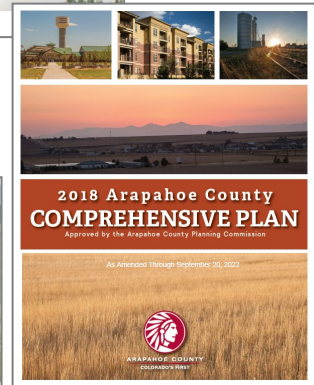
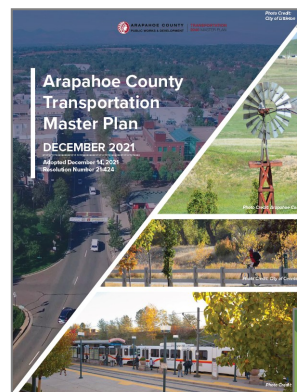
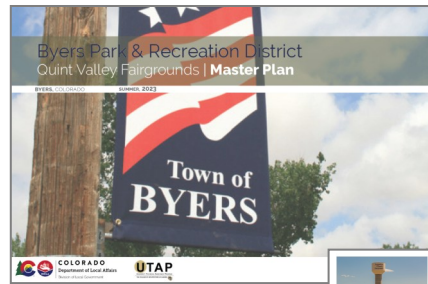
- **Byers Sub-Area Plan (2003).** The purpose of the 2003 Byers Sub-Area Plan was to address anticipated growth pressures. The Plan identified visions, goals, and strategies for community image, housing, transportation, open spaces and parks, education, economic development, tourism, public facilities, growth management, and land use.
- **Byers Community Survey (2007).** In 2007, Arapahoe County retained RRC Associates to conduct a survey for an update to the Byers Sub-Area Plan. The survey summary document presented findings on quality of life, current services, future priorities, growth and development, economic and commercial development, housing, and communication.



- **Quint Valley Master Plan (2023).** This Master Plan was prepared for the Byers Park and Recreation District with assistance from the Colorado Department of Local Affairs. The Master Plan analyzed the conditions of the 80-acre fairgrounds site and presented concepts to include more amenities and attractions, with the goal of improving the recreational and tourism appeal for visitors.
- **Arapahoe County Comprehensive Plan (2018).** The Arapahoe County Comprehensive Plan provides guidance for land use decisions for the unincorporated areas of the county. Approved in 2018, the plan outlines goals for development and includes various long-range documents, such as transportation and hazard mitigation plans, with a land use plan detailing future development.
- **2040 Transportation Master Plan (2021).** The Transportation Master Plan includes recommended improvements for all modes of transportation to facilitate travel throughout the county to 2040.
- **Open Spaces Master Plan (2021).** The Arapahoe County Open Spaces Master Plan identifies a course for the next 10 years for conserving and enhancing natural lands, water resources, and providing parks and open spaces for county residents.
- **Bicycle and Pedestrian Master Plan (2017).** The Arapahoe County Bicycle and Pedestrian Master Plan outlines goals, policies, strategies, and performance measures related to bicycle and pedestrian facilities and programs. It identifies a network of bicycling facilities, along with projects needed to create the network and to complete missing segments.

Community Engagement

The foundation for this revised Byers Subarea Plan is based on input from the Advisory Committee, a survey, and a public open house. Comments received through the engagement process were used to create the vision and guiding themes, and form the basis for each chapter in this Plan. The community's responses were analyzed and distilled in the "Key Takeaways and Findings" section in each chapter.



The survey was posted on the Arapahoe County website and was open for a month in 2023. People in the study area were notified by postcard and also by social media. The survey had a combination of specific and open-ended questions, and the survey summary report is on the project website.

An open house was held on November 13, 2023, to share the results of the survey, present historical and demographic information, and provide an opportunity for residents to talk to staff. Attendees were asked to comment on the materials presented and if they had additional thoughts. This open house was a follow-up to the community survey and comments from the attendees provided more information on their concerns and what they saw as opportunities in Byers.

How to use this Plan

This Plan is to be used by County officials and staff, property owners, developers, residents, and other stakeholders. The Plan:

- Communicates a vision for Byers and how it can evolve over the next 20 years;
- Informs development proposals by guiding the type of development, scale, and intensity that align with the vision for Byers;
- Provides a foundation for the regulatory framework since any rezoning must reflect the Plan; and
- Identifies actions that implement important goals and policies for Byers' residents and property owners.



2. Community Context

Regional Context

The community of Byers is located in eastern Arapahoe County, approximately 40 miles east of downtown Denver and 27 miles east of the intersection of E-470 and I-70. Byers straddles I-70 with the historic center of Byers, established residential areas, community facilities, and commercial uses south of I-70, and some residential and commercial uses on the north side of I-70. Other communities along the I-70 corridor include Strasburg and Bennett to the west and the town of Deer Trail to the east. Byers is well-connected to the region through I-70 and county roadways. In addition, Denver International Airport is approximately 35 miles from Byers, and the Colorado Air and Space Port is 20 miles away. Given its locational advantages and the continued growth of communities in the Denver region, it is expected that there will be an eastward expansion of urban areas along the I-70 corridor.

Established in 1889 as a farming and ranching community along the Kansas Pacific Railway, Byers has grown very slowly from a population of 168 in 1900 to 1,322 in 2020. Byers' rural and agricultural roots remain strong as its small-town character is what makes the community special to its residents.

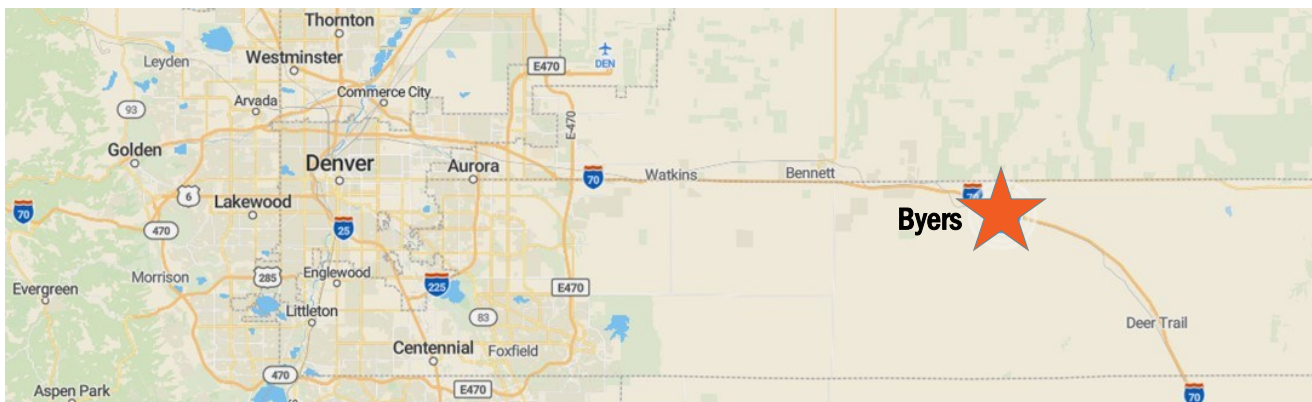
Byers' residents have access to natural areas and open countryside, forming a community with a rural character based on its long history, schools and public facilities, and good access to the larger region.

As a community in unincorporated Arapahoe County, planning, transportation improvements, road maintenance, law enforcement, and other functions are carried out by the County.

Environment

Byers has a semi-arid climate with an average of 16 inches of rain per year. Within the high plains shortgrass prairie ecosystem, the study area has flat to rolling topography with soils that are generally silty with some sand and loam, and grass species that support pronghorn antelope, mule deer, rabbits, and coyotes.

The West Bijou Creek meanders almost four miles through the west side of the study area. The Creek's floodplain is a riparian zone with sandy alluvial soils and cottonwood trees that provide habitat for many bird species and local wildlife. It is an important feature in Byers and provides a recreational opportunity. Most of the study area is rural with irrigated and dryland farming.



History of Byers

In 1866, the first settler in the Byers area was Oliver P. Wiggins, who established a general store to supply area ranches and farms. By 1870, the Kansas Pacific Railway established a station next to the Wiggins' homestead. As more settlers arrived, the area started to grow, and in 1886, the Town of Byers was established with the first town plat recorded by

Leonard McDonnell and John Fetzer. The plat laid out 25-foot-wide lots for the area between Front Street and Fourth Street, and between Jewell Street and Owens Avenue. The timeline below identifies major events in the history of Byers. A detailed history of the community is in Appendix A.

1858

Gold discovered in and along drainages of the S. Platte River near present-day Denver setting off a rush of fortune seekers to the region.

1860

Treaty of Fort Wise extinguished Cheyenne and Arapaho rights to the Rocky Mountain gold regions and central and northeast plains, prompting settlement primarily by Euro-Americans.

1861

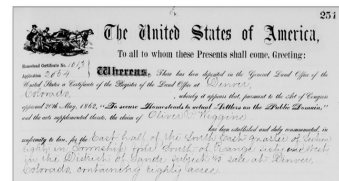
Colorado Territory created.

1862

Homestead Act signed, granting 160 acres to anyone who would settle and cultivate the land.

1866

Oliver Wiggins filed his homestead claim and settled along the east bank of West Bijou Creek, naming it "Bijou".



1870

Kansas Pacific Railway completed connecting Denver to Kansas City and points east.

1873

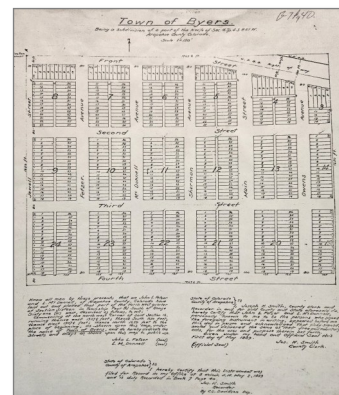
Post office opened in Wiggins' general store; town renamed "Byers".

1876

Colorado becomes 38th state.

1889

Byers established. Leonard McDonnell and John Fetzer platted Byers' first townsite.



1900

Census reports 168 people living in Byers.

1904

George Snow constructed his home, 256 S. McDonnell Avenue.

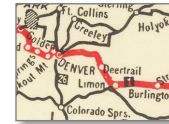
1908

O.H. Howe plats First Addition to Byers, located on the north side of the railroad tracks.



1916

Victory Highway automobile route established connecting New York to San Francisco through Byers.



1920

Byers population grows to 442 people.



1930

Hotel Coronado constructed.

1935

West Bijou Creek flooded destroying bridges and inundating buildings along Front Street.

1952

Frank Zybach of Strasburg invents the center pivot irrigation system, revolutionizing irrigation worldwide.

1956

Federal-Aid Highway Act funded construction of the interstate highway system. Interstate 70 through Byers was completed in segments beginning in the 1960s.



1965

West Bijou Creek flooded again destroying bridges and inundating buildings along Front Street.

1972

Voters approved a bond for the construction of a new school building for kindergarten through 8th grade students.

1984

Byers Park and Recreation District created.

2020

Landscaping and play structure Improvements completed at the Byers Community Park on Front Street.

2021

Kelver Library building completed and opened to the public.



Planning Area

The Byers planning area encompasses 12 square miles and includes the historic central area with businesses, schools, churches, a central park, the railroad, grain elevators, and a library, surrounding residential neighborhoods, and large parcels of agricultural land. North of I-70 is the Quint Valley Fairgrounds with a rodeo arena, event center, and ball fields. The 80-acre facility is owned and managed by the Byers Park and Recreation District.

The planning area for this Subarea Plan update has not changed since the 2003 Byers Sub-Area Plan and coincides with the Byers Census Designated Place (CDP) boundaries established by the U.S. Census Bureau. The boundaries of the Byers CDP are US 36 (E. Colfax Avenue) on the north, S. Calhoun Road on the east, E. Jewell Avenue on the south, and S. Bradbury Road on the west.

West Bijou Creek is west of the central area of Byers and is an intermittent stream 84 miles in length that flows north to meet with East Bijou Creek and form Bijou Creek, then to the South Platte River 50 miles north at Fort Morgan. It provides a valuable natural setting, wildlife habitat, and recreational opportunities. Although the creek typically has low and intermittent flows, destructive seasonal flood events have occurred, such as in June 1965 and June 2023. The 1965 flood had a devastating impact on Byers, destroying many buildings in the downtown



area, and due to damage to railway tracks and bridges, disrupting trains on the Union Pacific line for about two months.

The elevations in Byers vary from a high of approximately 5,250 feet on the southeast side of the community to a low of about 5,170 at the northwest.

Demographics

This section summarizes the basic demographic characteristics of the Byers CDP and the local economy. Data in the Plan is from the U.S. Census Bureau, including the decennial census, the American Community Survey (ACS), the Longitudinal Employer-Household Dynamics (LEHD), and other data. The ACS data in this report are from the 2019-2023 5-year ACS estimates. To place the data in perspective, the county's characteristics are compared to Byers where relevant. It should be noted that since Byers has a small population, the ACS estimates have a large margin of error, and where this is significant, it has been noted.

Population

Byers' population has experienced slow growth, much slower than was anticipated in the 2003 Byers Sub-Area Plan. In the 2020 Census, the population was 1,322. Between the 2000 and 2020 censuses, the number of residents in the study area increased by seven percent. This is a much lower rate than the communities of Bennett, Strasburg, and Deer Trail,

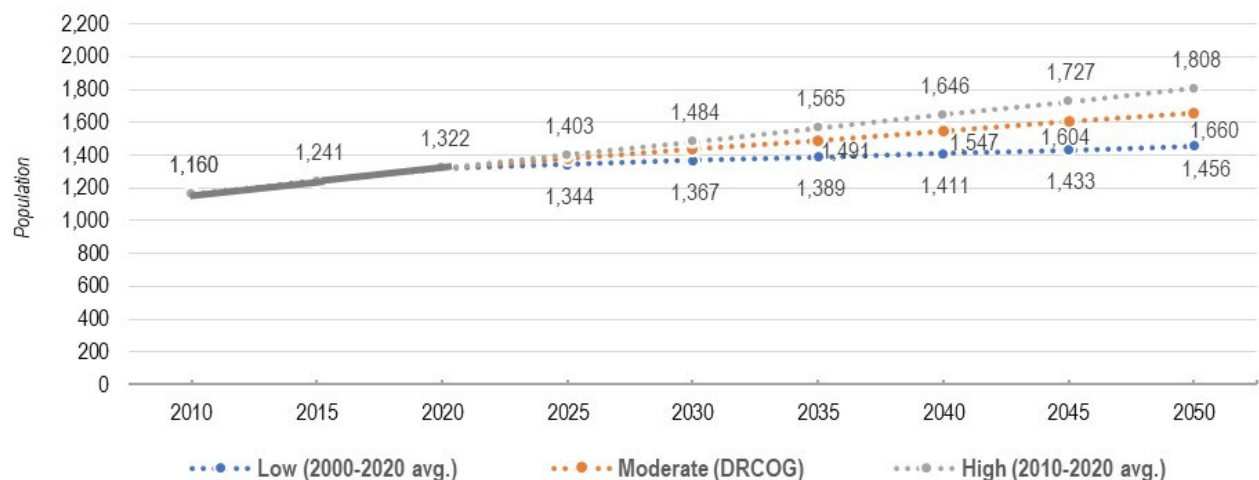
which experienced population increases in the range of 42 to over 130 percent over the past twenty years.

To provide a forecast for growth for a small community like Byers is difficult since a single new subdivision could significantly alter the growth projection. The decennial Census was used as the basis for the forecast since they are based on actual counts and not estimates, as is the case for the ACS.

To provide some guidance for anticipated growth, three growth scenarios were developed. The **Low growth** scenario is based on the growth rate between 2000 and 2020, which was seven percent. The second scenario, or **Moderate growth**, is based on the Denver Regional Council of Governments (DRCOG) model for traffic zones. The **High growth** scenario uses the growth rate from 2010 to 2020 as the number of people added per decade, since more development occurred in this decade. The High growth scenario results in a 2050 population of 1,808. That would be about 70 new households or about one new subdivision in the planning area. The population forecast for 2045 ranges from 1,433 to 1,727, and for 2050, it ranges from 1,456 to 1,808.

Population					
	1990	2000	2010	2020	Increase 2000 to 2020
Byers	1,065	1,233	1,160	1,322	89 7%

Byers Population Forecast Scenarios



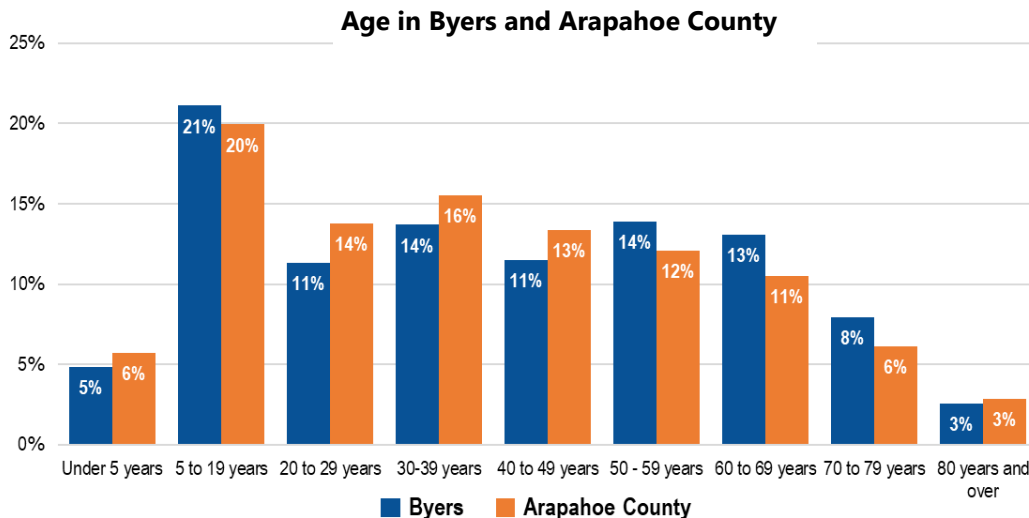
Source: 2010 and 2020 U.S. decennial census, DRCOG, State Demography Office

Age

With regards to median age, Byers is slightly older than Arapahoe County. The 2020 Census data is presented in the charts in the Plan since there was a large margin of error in the ACS data, and this margin of error can skew the interpretation and significance of the data.

The median age in Byers in 2020 was 38.9 years which is older than the County's median age of 36.6. The median age of males at 40.3 was substantially higher than the County's median age of 35.5. The median age of females in Byers (37.7) was the same as the female median age in Arapahoe County (37.8). The age distribution in Byers varies slightly compared

to Arapahoe County. Byers had slightly more residents who are children between five and nineteen, and fewer residents in the 20 to 49 age groups compared to the county. Byers had a higher proportion of residents in all the age group categories over 50 years of age compared to the county. Seniors aged 65 years of age or older made up nearly 17 percent of the Byers population, compared to 14 percent for Arapahoe County. This works out to be about one in six residents being 65 years of age or older.

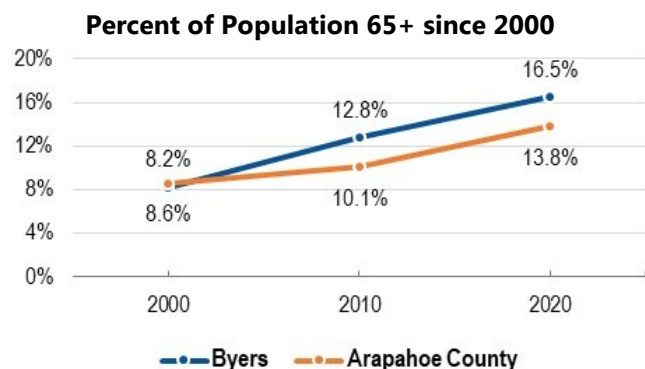


Source: 2020 U.S. Census

Byers and Arapahoe County's population is getting older. The chart shows the increase in the percent-age of the population 65 years of age and older for Byers and Arapahoe County since 2000. In 2000, both areas had around eight percent of the popula-tion in this age category. In 2020, that number dou-bled to 16.5 percent for Byers, higher than the 13.8 percent number for Arapahoe County.

As in most of Colorado and the United States, aging baby boomers will contribute to a larger senior pop-ulation in the future. The higher proportion of Byers' population in the age groups over 50 suggests that services for the senior population may be needed now and in Byers in the future.

The 65+ population of Byers more than doubled between 2000 and 2020.

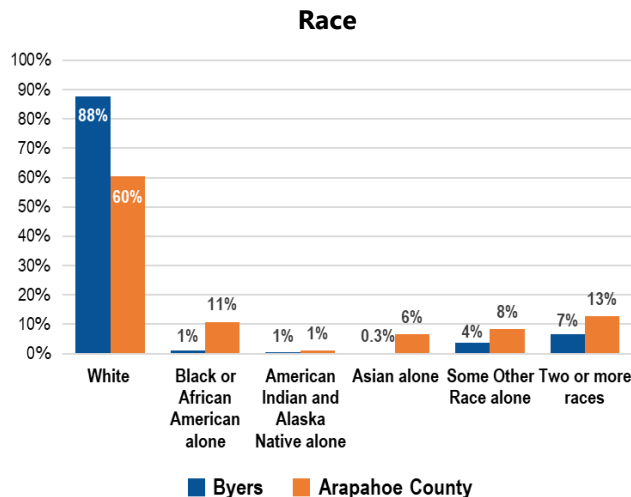


Source: 2020 U.S. Census

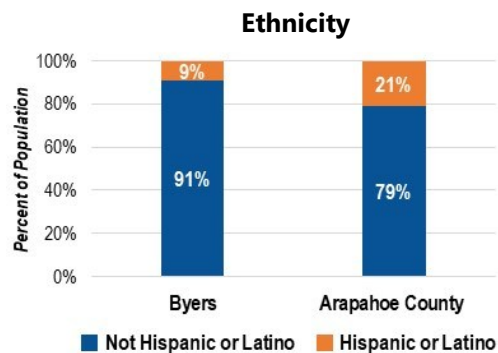
Race and Ethnicity

Byers' population comprises 88 percent of residents who identify as White, followed by seven percent who identify as two or more races, and the remainder are other races, including one percent who identify as Black. Arapahoe County is more diverse with 60 percent of the population identifying as White, 11 percent as Black, and 29 percent formed by other racial groups.

Byers has fewer residents who identify as Hispanic or Latino (nine percent) compared to the County as a whole (21 percent). Spanish is the primary language spoken at home by three percent of the residents.



Source: 2020 U.S. Census



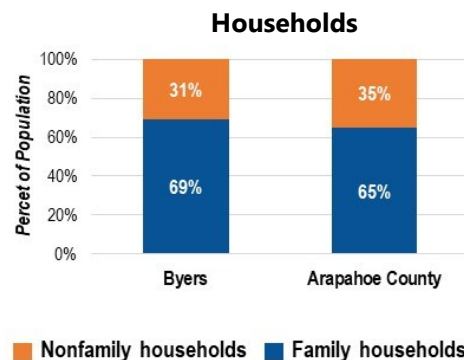
Source: 2020 U.S. Census

Households

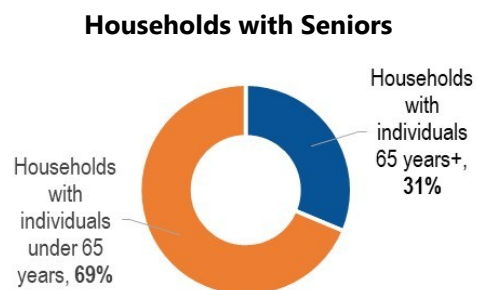
According to the 2020 Census, there were 498 households in Byers. A household contains one or more people, and everyone living in a housing unit makes up a household. Family households comprised 69 percent of the households, and 31 percent were nonfamily households. Family households are defined as at least two members who are related by birth, marriage, or adoption, and nonfamily households are defined as households with one or more persons who are not related.

Twenty-four percent of the households had a householder living alone. It is interesting to note that in 2020, 45 percent of households had one or more people 60 years of age and over, and almost a third of the households had a person 65 years of age or older.

The average size of a household in 2019-2023 was 3.22 people, which was larger than Arapahoe County's average household size of 2.56. The average family size (3.67 people) was also larger than the county's (3.14).



Source: 2020 U.S. Census

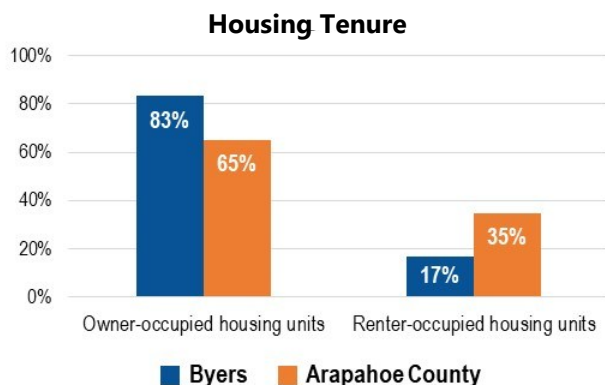


Source: 2020 U.S. Census

Tenure

Housing tenure describes whether a household rents or owns the dwelling they live in. According to the 2020 Census, Byers has a housing stock that consists of 83 percent that is owner-occupied and 17 percent that is renter-occupied. The housing ownership in Byers is higher than in Arapahoe County where cities such as Aurora, Centennial, and Englewood have multifamily housing which is primarily rental. In Arapahoe County, 65 percent of the housing is owner-occupied and 35 percent is renter-occupied.

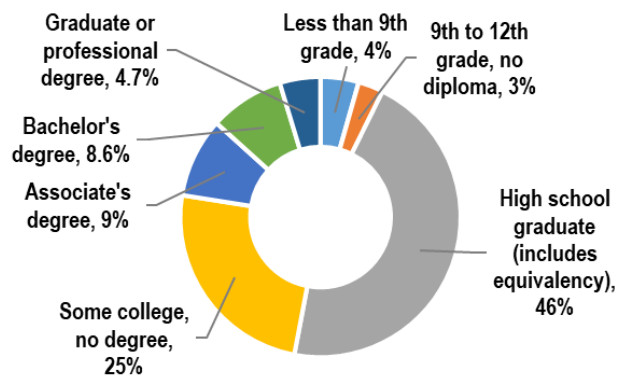
The majority of homes in Byers are single-family units, which include single-family detached and single-family attached units (i.e., duplex).



Source: 2023 ACS 5-Year Estimates

Education

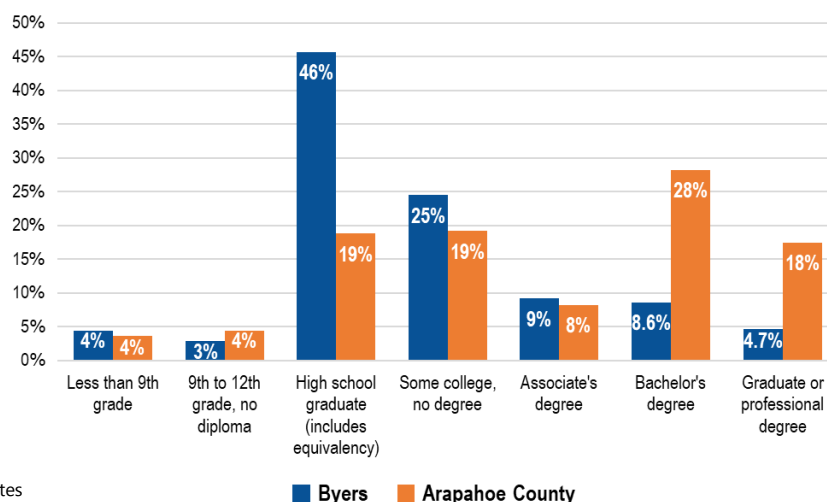
The majority of Byers' residents have a high school diploma or equivalent. At least 46 percent of the population had graduated from high school, and 13 percent held a Bachelor's degree or an advanced degree, such as a master's, professional, or doctoral degree. The educational attainment for people 25 years and older in Byers is shown in the chart below.



Source: 2023 ACS 5-Year Estimates

Compared to Arapahoe County, the level of attainment varies by the type of education category, as shown in the comparison chart below. Byers had a higher proportion of residents who are high school graduates and with some college than the county. Arapahoe County's population had a higher proportion of residents with a bachelor's degree or higher (46 percent), and 54 percent of residents had an associate's degree or higher.

Education Achieved for Persons 25+ in Byers and Arapahoe County



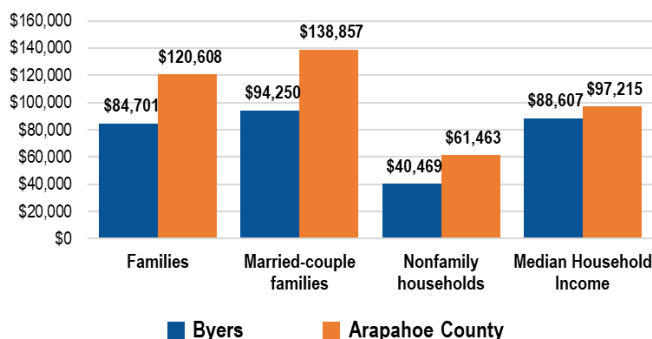
Source: 2023 ACS 5-Year Estimates

Income

Obtaining accurate data on income for Byers is difficult due to the small population of Byers and the income estimates provided by the ACS have a large margin of error. Nevertheless, income is an important indicator for Byers and reflects the employment opportunities available to residents. The chart below shows the income numbers from the ACS and the corresponding low and high range with the margin of error applied. The median household income in Byers was \$88,607 in 2022 which was less than Arapahoe County's median household income of \$97,215. In Byers, married-couple families have the highest household incomes (\$94,250) and nonfamily households have the lowest household income (\$40,469).

Household Types	Byers Income	Byers - low margin of error	Byers - high margin of error
Family Households	\$ 84,701	\$ 76,280	\$ 93,122
Married-couple Family Households	\$ 94,250	\$ 74,603	\$ 113,897
Nonfamily households	\$ 40,469	\$ 13,680	\$ 67,258
Median Household Income	\$ 88,607	\$ 65,282	\$ 111,932

The chart below compares the incomes for the different household types in Byers and Arapahoe County. These income numbers are based on the 2023 5-Year ACS, but the income data are 2022 inflation-adjusted incomes.



Source: 2023 ACS 5-Year Estimates

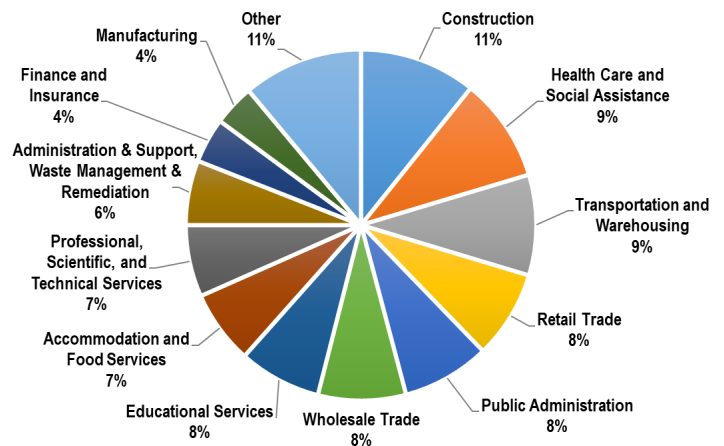
Employment

What do Byers' residents do for a living? An analysis of 2022 employment data and distribution by industry for workers aged 16 and older shows that Byers' residents work in a wide variety of occupations. The distribution of job types is fairly even with 10 of the occupation categories having six to 11 percent of Byers' residents employed in these different industry types.

The chart below shows the occupations as defined by the Census Bureau and U.S. Bureau of Labor Statistics and which are based on the North American Industry Classification System (NAICS). The data reflects both full and part-time workers who live in Byers and either work in Byers or travel to their place of work.

The top five industry types employ 46 percent of the Byers workers and are Construction, Health Care and Social Assistance, Transportation and Warehousing, Retail Trade, and Public Administration. Comparing this data with the previous 2020 data, the top industry types have remained consistent. The OnTheMap data also showed that Byers workers commuted to work to destinations throughout the region (e.g., Aurora, Denver, Lakewood, etc.) but no single city was the major work destination. These dispersed commuting patterns together with ACS data show that driving to work is the primary commuting mode.

Types of Jobs Held by People in Byers Who Work



Source: OnTheMap 2022

3. Vision and Themes

Vision Statement

The vision statement is an aspirational description of what Byers' residents would like to see for the long term. Based on public outreach, it is meant to serve as the foundation to guide future decision-making.

A Community Vision for Byers

Over the next 20 years, Byers will thrive as a quintessential rural community with small-town appeal where residents enjoy a strong sense of belonging and contentment. Our vision is to maintain our cherished open spaces, peaceful rhythm of life, and tight-knit community, ensuring these remain the cornerstones of our identity. Byers aims to become more self-sufficient by strategically attracting small businesses and services that meet the needs of all residents, including seniors and families, thereby reducing the need to travel outside the community. Recognizing the value of its close-knit atmosphere, the community will prioritize thoughtful and moderate growth that respects its existing character and open spaces. Changes will be carefully balanced to preserve our rural charm and prevent the rapid growth seen elsewhere, allowing Byers to remain a safe, welcoming, and authentic small town where generations can flourish and feel deeply connected to their community.

Key Themes

From the public engagement activities, five themes emerged from all the comments. These themes helped form the basis for the Goals, Policies, and Actions presented in the following chapters.

1. Preserve Rural and Small-Town Character

A clear and consistent message from the community is the desire to remain a small, quiet, and rural town. There's a strong sentiment against becoming a suburb or a "big town" like neighboring communities. This is the most prevalent theme, with numerous comments emphasizing a wish to "stay small," "stay the same," and "keep the small town

feel." Many residents moved to Byers specifically for the rural lifestyle and want to avoid the issues they associate with larger, more developed towns. Policies and actions will focus on protecting the existing rural character, maintaining low density, and preserving the feel of a close-knit community. This includes resisting large-scale subdivisions and high-density housing developments.

Specific elements that were often cited were to keep the low density and open spaces, maintain the sense of community, limit large-scale commercialization, protect the dark night skies and the natural environment, and recognize and celebrate Byers' agricultural heritage.

2. Managed and Controlled Growth

While most residents want Byers to remain small, some acknowledge the need for or are open to **moderate and well-planned** growth. The key is that this growth must be managed, slow, and sustainable. The goal isn't to prevent all development, but rather to ensure that it is controlled and aligns with the community's values. This theme addresses concerns about infrastructure, water resources, and traffic, particularly near the railroad tracks and north of I-70. This growth is often linked to the desire for more local businesses and services.

Key Aspects of Moderate Growth:

- **Defining "Moderate":** This involves establishing a shared understanding within the community of what constitutes an acceptable pace and scale of growth. This could be expressed in terms of population increases, the rate of new development, or the overall physical footprint of the town over a specific timeframe.
- **Strategic Focus Areas:** Identifying specific types of growth that would be beneficial to the community. This often includes: local businesses and services, diverse housing options, and employment opportunities that allow residents to work in the community.
- **Planning for Infrastructure Capacity:** Ensuring that existing and future infrastructure (water, sewer, roads, etc.) can adequately support any planned growth without straining resources or diminishing the quality of life.
- **Preserving Character During Growth:** Implementing strategies to ensure that new development is sensitive to the existing rural and small-town character through appropriate design guidelines, setbacks, landscaping requirements, and building materials.

The aim of this theme is to find a balance between the desire to remain a small town and the potential benefits of carefully managed growth that can enhance local amenities and the overall well-being of the community, without compromising its cherished rural and small-town identity.

3. Attract Small Businesses and Amenities

Outreach participants identified a need for more local businesses and services to make Byers more self-sufficient, reducing the need to travel elsewhere for necessities. This includes a desire for a coffee shop, local stores, a dental practice, healthcare services, and more dining options. The goal is to focus on supporting and attracting small, community-oriented businesses that enhance, rather than detract from, the town's character.

There was a very strong sentiment expressed for the need for more recreation facilities for all ages, including families, youth, seniors, and the community as a whole. This includes a desire for a recreation center, gym, trails, and a fitness center. More services for the senior residents were identified. This includes a senior center, senior housing, transportation options, and home health care services.



4. Community Beautification and Infrastructure Improvements

Based on the community responses, there is a need to improve the town's existing infrastructure and overall appearance. This includes improving properties, roads, and overall aesthetics. This theme will guide policies for community beautification efforts and infrastructure projects, such as improving road maintenance and having more parks, trails, and open spaces. It also addresses the desire to take better pride in the community and its appearance.

These suggestions highlight the community's desire for better connectivity, safety, and maintenance across various transportation modes.

5. Sense of Community and Quality of Life for Families and Seniors

This theme encompasses desires for more community interaction, non-religious gathering spaces, support for healthy living, and resources for specific populations like seniors and families with young children. Maintaining a safe and friendly environment is also part of this theme.

Outreach participants noted a need for more community amenities, particularly for youth and seniors. This includes improving recreation opportunities, creating more open spaces, and providing incentives for healthy living, like a gym or swimming pool. There was also a focus on creating more community gathering spaces and activities. A recurring theme is the need for more resources to support the community's populations that need a variety of services, including seniors and families with children. Residents would like better support for seniors, including home health care, aging-in-place options, and local medical facilities. They also indicated a need for improved resources for families, such as childcare, preschool, and a stronger focus on children's and youth recreational opportunities.



4. Land Use, Development, and Housing

Introduction

Providing direction for how land is used and developed in Byers is a primary function of this Plan. The objective is to foster a desirable and compatible mix of uses that will meet the needs of current and future residents and property owners in Byers. This chapter establishes a framework to guide all land use decisions and growth projections for Byers for the next 20 years. The Future Land Use Map and goals were based on the vision and guiding principles established through the public engagement process. Central to this chapter is the Future Land Use Map, which identifies land use categories for areas of land, based on factors such as current zoning and preferred land use recommendations, redevelopment potential, locational advantages, and compatibility with existing land uses. Community input was important to update this map from the previous Subarea Plan.

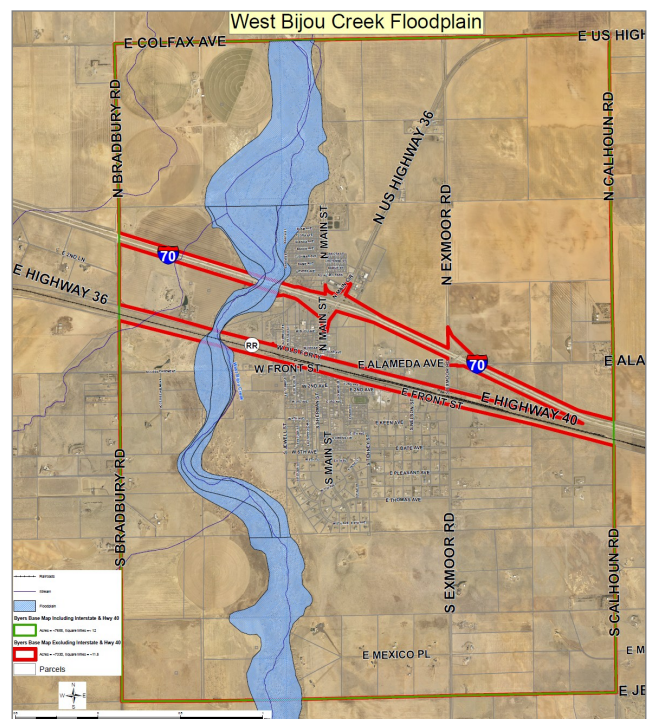
Byers' residents are proud of the community's small-town character. While population growth may occur and bring challenges, it would also provide opportunities for new jobs and a variety of new housing to meet the needs of residents in each stage of life, from newcomers to the community to seniors looking to stay in Byers.

This chapter replaces the Neighborhoods and Housing, Growth Management, and Land Use sections in the 2003 Byers Sub-Area Plan.

Factors Influencing Land Use

A significant portion of the planning area is within the 100-year floodplain or the floodway of the West Bijou Creek. Property within the floodplain has restrictions on development due to the risk of flooding. Uses with low flood damage potential and that will not affect the creek flow during flood events, such as farming, ranching, trails, parks,

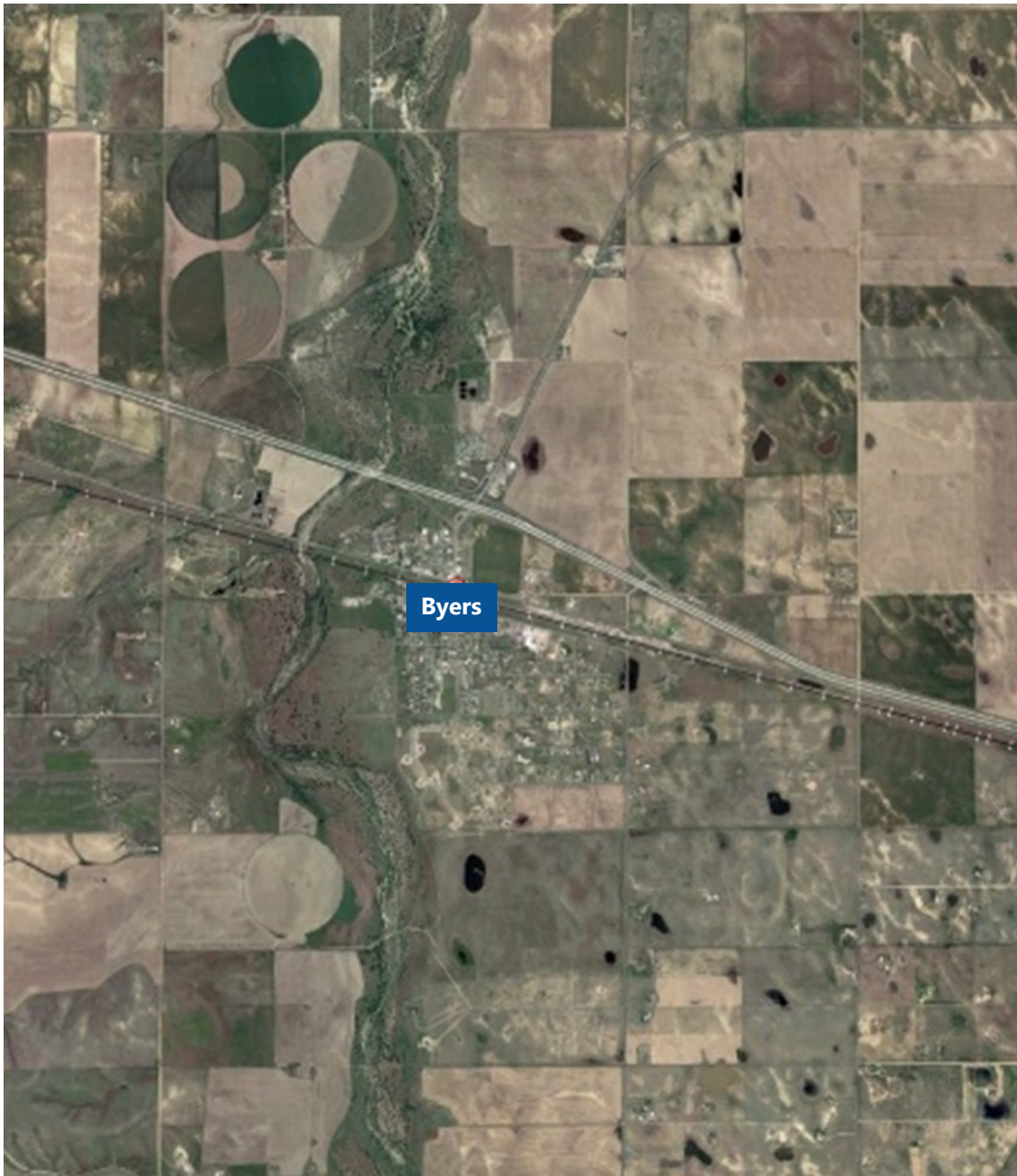
open space, and certain recreational uses, can be in the floodplain or floodway. While building can occur in the floodplain, it is subject to floodplain requirements and an evaluation by the Arapahoe County Floodplain Administrator. Floodplain areas are shown on the Future Land Use Map (page 20).



Another feature that can impact potential land use and development is the intermittent playa lakes. There are some playa lakes in the planning area, which are a unique feature of the eastern plains and occur in widely dispersed clusters. Playas are ephemeral ponds that collect and hold water from rainfall, creating a temporary wetland. They are found on the eastern plains of Colorado and are typically shallow depressions that may have wetland plants or rangeland plant communities, depending on recent rainfalls. There are several playas in the

planning area and the area to the east, as shown on the aerial from 2016, below. This is an interesting feature of this area due to the unusually high concentration of playas. While not regulated like stormwater, if areas with playa lakes are developed

in the future, the benefits of these drainage features should be considered in terms of wildlife habitat and drainage systems.



Source: Map data ©2016 Google

Difference between Future Land Use and Zoning

While land use planning and zoning are approached together to make the best use of the land, there is often confusion about what these two terms mean. Land use planning provides the overall strategic vision for how land will be developed in the future, based on considering factors such as population growth, economic development objectives, and protecting natural features.

Land use determines the opportunities in Byers, both for residential and economic development. The goal of this Plan is to define areas where certain uses and opportunities can occur and enhance the quality of life by guiding growth to specific areas which will help preserve Byers' unique character and important open space.

Zoning implements the land use vision through specific regulations for each zoning district (e.g., residential, commercial) which define the standards for how land is to be developed. Zoning is legally binding and more specific than the land use categories in this Plan. Subdivision regulations also implement the Future Land Use Map. The objective is to have the Zoning Map consistent with the Future Land Use Map, and any rezoning proposal should be consistent with the Future Land Use Map.

Future Land Use Map

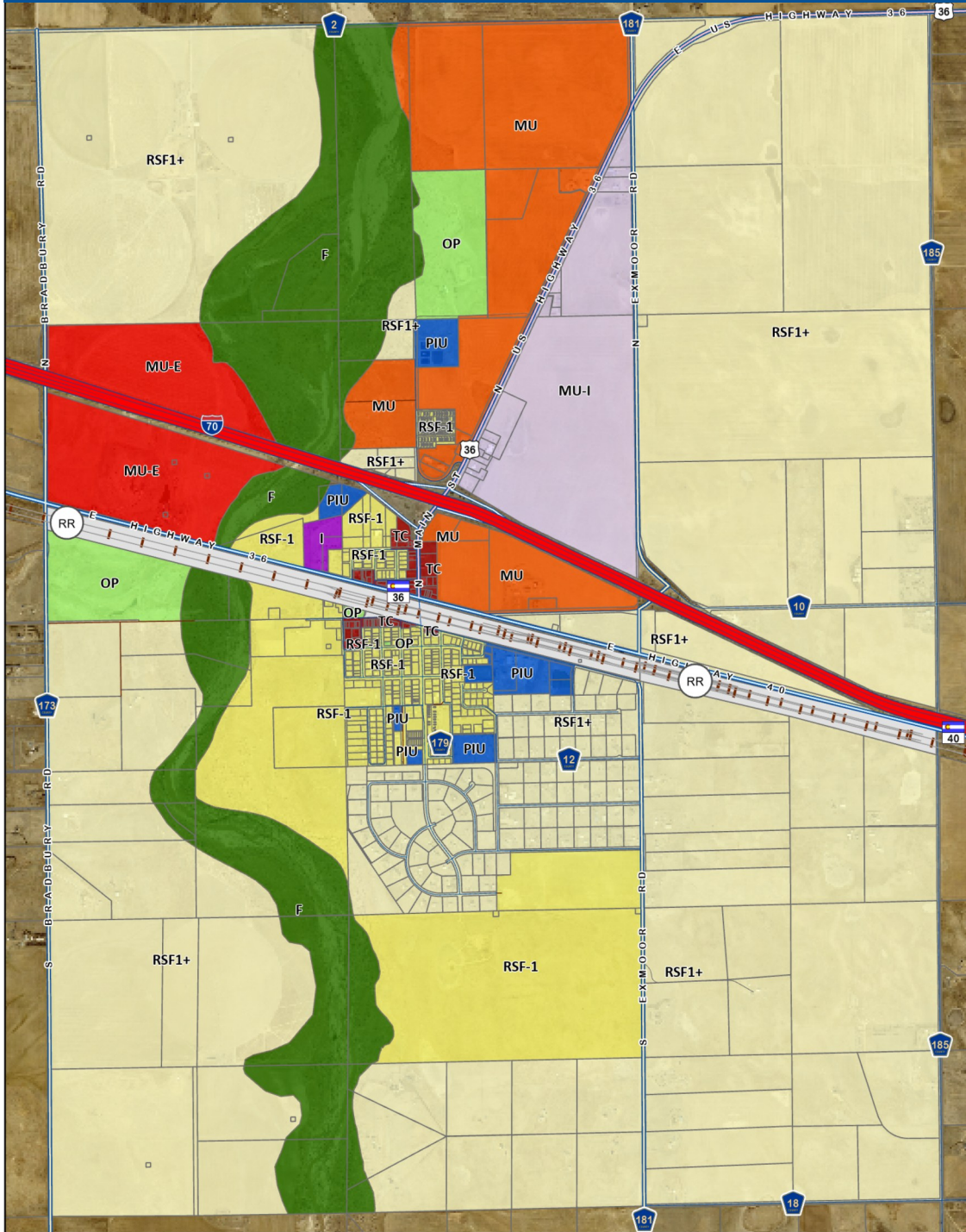
The Future Land Use Map establishes a framework to guide potential growth. The Map categorizes and defines the area of land for various purposes based on factors such as proximity to infrastructure, compatibility with existing and future land uses, current zoning, and community input. The Land Use Map, along with related goals, policies, and actions serves as the Land Use Plan, which is a long-term guide for how development should occur. Within the planning area, there are areas that currently are, or potentially can be, serviced by the Byers Water and Sanitation District with water and wastewater infrastructure. Areas outside of the District can be subdivided for residential lots on wells and septic systems.

The Map provides the basis for any rezoning or other land use requests. The Map can be considered as flexible to accommodate innovative or desired approaches to development if they are consistent with the overall intent of this Plan. If a rezoning request does not fit within a land use category, there can be an amendment to the Map to allow the use. The amendment would be through a process identified in the 2018 Arapahoe County Comprehensive Plan and Arapahoe County Land Development Code.

There are 11 Land Use categories identified on the Map and chart. Revisions were made to the categories from the previous Plan to better define appropriate future uses. For example, two mixed-use categories were added to identify specific allowable uses (Mixed Use Entertainment (MU-E) and Mixed Use Industrial (MU-I)), and the Town Center area was reduced from the previous Plan to more narrowly apply to the commercial core of Byers. The residential land use categories, as shown on the Map, are mostly unchanged.

Future Land Use	vs.	Zoning
VISION		REGULATE
Generally presents community-desired land use concepts by development types and actual land usage.	SCOPE	Legal tool that regulates land use and defines specific requirements with zone districts.
CATEGORIZE		SPECIFY
Presents general vision for an area and does not identify exact uses or building form.	LEVEL OF DETAIL	Specific, detailed, regulations for height, setbacks, density, permitted uses, and permitting requirements for each property.
ADVISORY		IMPLEMENT
Identifies future land uses with guidelines and recommendations.	LEGAL STATUS	Legally binding rules and regulations that implements subarea and other land use plans.

Future Land Use Map



- RSF-1 Residential Single Family, Attached & Detached
- RSF1+ Residential Single Family, Detached
- MU Mixed Use
- MU-E Mixed Use - Entertainment
- MU-I Mixed Use - Industrial
- TC Town Center

- I Industrial
- PIU Public, Institutional & Utility
- OP Open Space & Parks
- F Floodplain
- RR Railroad



Land Use Category	Intent and Uses	Density and Form
Residential Single Family, Attached and Detached (RSF-1)	Primary uses are detached and attached single-family dwellings. Examples of attached dwellings include duplex, townhome, triplex, and small-scale multiplex. Secondary uses can include places of worship, civic and cultural facilities, and child daycare centers.	Residential Uses: One dwelling unit on lots less than 1 acre Non-Residential Uses: N/A
Residential Single Family, Detached (RSF1+)	Primary use is single-family detached and attached dwellings. Secondary uses can include agricultural and ranching operations, places of worship, equestrian centers, agritainment, civic and cultural facilities, and child daycare centers.	Residential Uses: one dwelling unit on lots greater than 1 acre Non-Residential Uses: N/A
Town Center (TC)	Uses include a mix of residential, retail, office, medical, hospitality, civic, and cultural uses in a pedestrian-friendly environment with connections to the surrounding neighborhoods.	Maximum height of 35 ft.
Mixed Use (MU)	Uses include a wide range of residential and commercial uses including single-family attached and detached, restaurants, retail, office, medical, hospitality, gasoline sales, and EV charging.	Maximum height of 40 ft.
Mixed Use – Entertainment (MU-E)	Uses include a range of residential, retail, and office uses including single-family attached and detached, medical office, hospitality, and restaurant, as well as meeting halls, concert, and entertainment venues. Secondary uses can include public or private active and passive recreation facilities as specified in the Definitions section.	
Mixed Use – Industrial (MU-I)	Primary uses include retail, office, light industrial, small-scale manufacturing, indoor storage, warehousing, and distribution. Secondary uses can include restaurants and residential.	Businesses should have increased buffering and screening if adjacent to residential areas.
Industrial (I)	Uses include light manufacturing, indoor storage, retail, office, warehousing, and distribution.	
Public, Institutional, and Utility (PIU)	Uses include public, quasi-public, institutional, and utility facilities such as schools, libraries, utility substations, water and wastewater operations, and cemeteries.	
Open Space and Parks (OP)	Uses include active and passive public, quasi-public, and private parks, golf courses, country clubs, rodeo facilities, and ball fields. This use also includes trails, wildlife corridors, conservation areas, and major landscape buffers.	Maximum height of 35 ft.
Floodplain (F)	This category identifies the boundaries of the 100-year floodplain. Properties within this area are subject to compliance with Arapahoe County's Floodplain Management regulations, Chapter 4-3 of the Land Development Code.	
Railroad (RR)	Uses include railroad operations as well as commercial and industrial activities located on railroad-owned property, such as grain elevators and scales.	

Note: The Future Land Use Map can be viewed on Arapahoe County's ArapaMAP application <https://gis.arapahoegov.com/arapamap/>

Key Takeaways and Findings

Comments from public engagement activities reveal a community with a strong and sometimes conflicting set of values regarding land use and growth. Residents express a strong desire to preserve Byers' small-town, rural character while also acknowledging certain benefits of development.

- **Opposition to growth.** A majority of residents are opposed to large-scale, rapid residential growth. They frequently cite the negative impacts observed in neighboring towns, particularly increased crime rates, loss of small-town feel, and strained infrastructure.
- **Fear of "urbanization."** There is a clear fear of Byers becoming "the city" or "California." Residents value the current quiet, rural atmosphere and believe that development will destroy it and negatively change the character of the population.
- **Preference for single-family homes.** When it comes to housing type, a majority of residents who are open to any growth prefer single-family homes. There is opposition to multifamily housing, apartments, and government-subsidized or "low-income" housing.
- **Specific housing needs.** Despite the general opposition to growth, some residents identify specific housing needs within the community. There is interest in affordable single-family homes and specific requests for senior housing or senior complexes.
- **Concerns about agriculture and infrastructure.** Residents are concerned that new housing will take away from agricultural land. They also worry about Byers' ability to sustain growth, specifically raising concerns about the water supply and an increase in traffic.

How the Plan addresses what was heard

This chapter's goals, policies, and actions are intended to manage growth, rather than encourage rapid expansion, and focus on specific needs identified by the community, such as affordable

single-family homes and senior housing. This approach aims to prevent the issues of "urbanization" seen in neighboring towns while allowing for carefully managed changes over time.

Goal 4.1: Preserve the small-town, rural character of Byers while accommodating compatible development.

Preserve Byers' family-oriented character with a balanced mix of land uses that support the small-town, rural character and provide for moderate growth. This involves managing development to ensure it complements the existing community while providing diverse housing, retail, and commercial options.

Policies

Policy 4.1.1: Support the development of different housing types that fit within the Byers small-town character.

Policy 4.1.2: Support new and expanded commercial and retail uses along the major streets and intersections.

Actions

4.1.1. Update the zoning districts and zoning map to remove "obsolete zoning districts" and replace them with appropriate zone districts in the Land Development Code.

4.1.2. Consider adopting a new mixed-use zoning district that applies to the rural scale of Byers to streamline the development review process and add flexibility to land uses.

4.1.3. Promote Arapahoe County's existing home rehabilitation program.

4.1.4. Require any proposed subdivision development to connect to water and sewer or request to be included in the Byers Water and Sanitation District.

4.1.5. Require buffers between incompatible land uses such as commercial or industrial uses and residential development.

Goal 4.2: Provide a variety of housing options that are affordable, meet the needs of residents at all stages of life, and complement the Byers' small-town, rural character.

Promote a diverse mix of housing that is affordable and fits in with the single-family neighborhoods in Byers. This will involve encouraging a variety of housing types and sizes to meet the needs of all residents, from young families to seniors, while maintaining the community's existing character.

Policies

Policy 4.2.1: Encourage housing that is the appropriate form and scale for Byers and complements the existing character of adjacent residential neighborhoods.

Policy 4.2.2: Encourage developers and landowners to provide a variety of housing types to address the needs of Byers' residents at different stages of life, such as renters, first-time homebuyers, families, and senior residents. This can include smaller homes and units that respond to residents looking to downsize.

Actions

- 4.2.1.** Provide opportunities to meet teachers' and other residents' housing needs with affordable housing. This can be achieved by encouraging and supporting partnerships between the Byers School District and affordable housing developers.
- 4.2.2.** Encourage senior housing in areas close to commercial areas where it is convenient to access goods and services.
- 4.2.3.** Identify issues with the Buyer's Own subdivisions and work with stakeholders to resolve the issues.
- 4.2.4.** Design and locate new residential buildings to create sunny, walkable, and attractive public streets.
- 4.2.5.** Integrate support for mobility options including sidewalks for walking and on-street space for cycling.
- 4.2.6.** Promote and support adaptive reuse and renovation of Byers' historic buildings so they can have functional and attractive uses.

- 4.2.7.** Promote housing programs for rental and ownership assistance, home rehabilitation, and other resources provided by Arapahoe County and the State of Colorado.
- 4.2.8.** Promote Accessory Dwelling Units (ADUs) in the community's residential zoning districts.
- 4.2.9.** Work with the Arapahoe County Council on Aging to ensure senior residents within Byers have access to the care and services needed.
- 4.2.10.** For new development, encourage the provision of multiple road access points and linkages to ensure the safety of homeowners.
- 4.2.11.** Encourage new development to provide pedestrian and bicycle access to trails, parks, open spaces, and recreational areas.
- 4.2.12.** Encourage the use of fire-retardant materials in new home construction since Byers is in an identified wildland urban interface risk area.

Goal 4.3: Support conservation-based design to preserve the natural environment.

With potential future growth in the Byers planning area, encourage the use of a rural cluster development form in the A-E and A-1 zoned lands to preserve open space and natural features. This development pattern not only conserves open space but also affirms the rural character of Byers.

Policies

Policy 4.3.1: Incentivize development that uses conservation design to protect wildlife habitats and unique land features.

Policy 4.3.2: Encourage a rural cluster development form to preserve large, contiguous areas of open space and natural habitat.

Actions

- 4.3.1.** Encourage developers and property owners to consider the benefits of the rural cluster option for residential development on agricultural and ranching lands. This development option maintains the rural open character and agricultural viability of

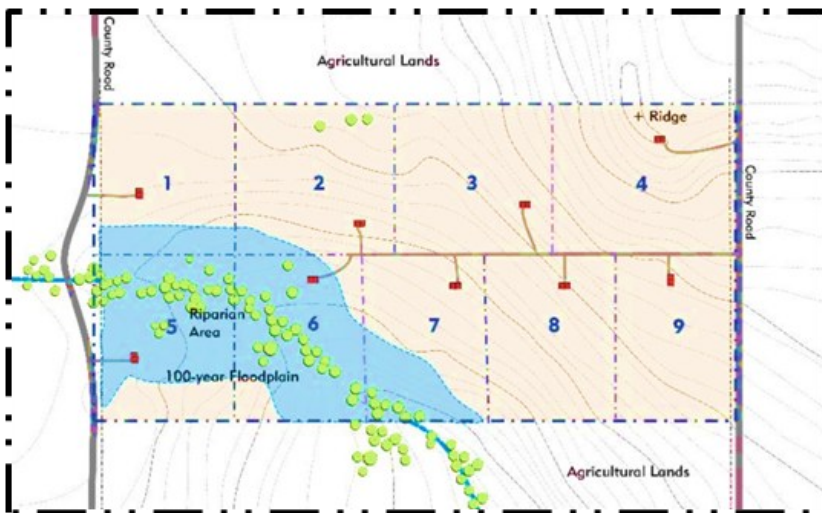
the planning area by establishing conservation areas adjacent to residential lots.

- 4.3.2. Revise and simplify the Arapahoe County rural cluster zoning option for the A-E and A-1 zone districts. Evaluate the density bonus system to ensure that the rural cluster option is optimized and attractive for development.

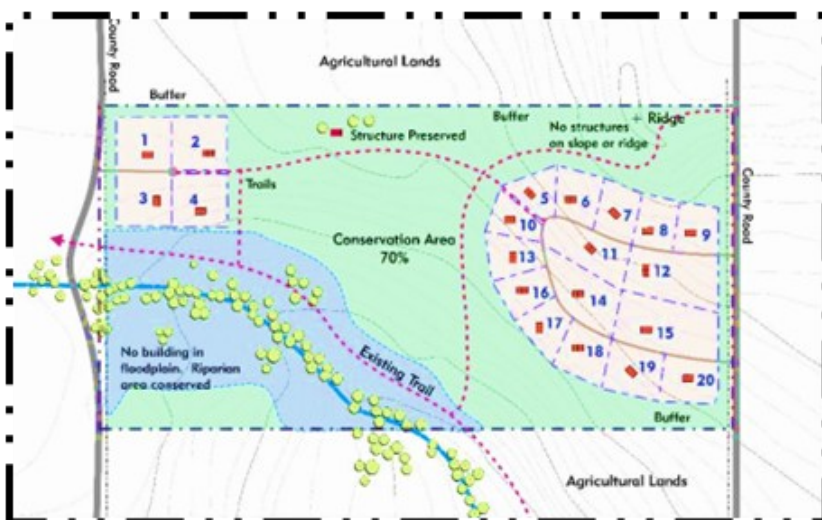
- 4.3.3. Streamline the development review and approval process for the rural cluster option.

- 4.3.4. Encourage the continued use of lands in conservation easements for ranching and agricultural activities.

- 4.3.5. Encourage a range of lot sizes to respond to different residential preferences.



Conventional Subdivision



Conservation Design Subdivision

5. Transportation and Mobility

Introduction

This chapter outlines the community's vision for a safe, well-maintained, and connected transportation network that serves the needs of all Byers' residents, whether they are traveling within Byers or commuting to the Denver metropolitan area or other destinations for employment.

Key Takeaways and Findings

Public engagement results highlighted several areas of concern as well as opportunities for improvements to the transportation network for both pedestrians and cyclists.

- **Roadway infrastructure is a priority.** Residents commented on the condition of both local roads within Byers and the broader I-70 corridor, referencing pavement, road conditions and maintenance.
- **Safety and access are critical.** Concern was expressed about safety at key intersections, particularly the junction of Highway 36 and Main Street. Another major theme from residents was the need for a solution to safely navigate or bypass train traffic, with some residents citing potential emergency risks.
- **Desire for public transportation.** Many residents voiced a desire for new transportation options to connect Byers to regional destinations. The most popular suggestions included commuter buses to the Denver metro area, shuttle or light rail service to Denver International Airport (DIA), and senior-specific transportation. The lack of a formal carpool lot was also noted.
- **Desire for improved walkability.** Several residents requested more sidewalks within the community to enhance walkability and safety for pedestrians.

- **Challenges for bicycle connections.** There are long distances between land uses and the shoulders on rural roads are often narrow.

How the Plan addresses what was heard

The Plan identifies the following Goals, Policies, and Actions that are based not only on comments received through the Plan's planning process but also include recommendations from the Arapahoe County **2040 Transportation Master Plan (2021)** and the **Bicycle and Pedestrian Master Plan (2017)**.

Potential future transportation improvements identified in the 2040 Transportation Master Plan are:

- Feasibility study of a potential general traffic, bicycle/pedestrian, or emergency access underpass or overpass across the railroad tracks east or west of the Byers community.
- Other collector street intersection and bicycle/pedestrian facility improvements throughout Byers in coordination with future development.
- Traffic flow improvements on Front Street and Exmoor Road to relieve Main Street.
- Establishment of a carpool lot near the Byers I-70 interchange.

Specific multimodal improvements for cyclists and pedestrians identified included:

- Shared roadway improvements (e.g., bike lanes or sharrows) on:
 - Main Street from SH 40 to Thomas Avenue;
 - Front Street from Main Street to Exmoor Road;
 - Thomas Avenue from Main Street to Exmoor Road.
- A trailhead connection west of Byers on US 36.

The Bicycle and Pedestrian Master Plan covers the urban and rural parts of the county and identifies existing and future bicycle and pedestrian connections. Comments from the public helped to identify the network of trails and bike connections and one of the community meetings was held in Byers. The Plan identifies two segments of "shoulder bikeways." The first is along N. Main Street/US 36 from the intersection with SH 40 on the south to Colfax Avenue (CR 2) on the north. The width of the paved shoulder varies. The second segment is on S. Exmoor Road (CR 181) from Richardson Road on the south to Front Street. Shoulder bikeways are defined in the Plan as "Paved area at the edges of rural roadways. A paved shoulder is suitable for cyclists if it is at least four feet in width."



Excerpt from the Arapahoe County Bicycle and Pedestrian Plan.

Goal 5.1: Improve and Maintain the Local Road Infrastructure

Create a safe, well-maintained, and connected roadway network in Byers.

Policies

Policy 5.1.1: Collaborate with the Colorado Department of Transportation (CDOT) to secure increased funding and prioritize road maintenance projects in Byers.

Policy 5.1.2: Identify opportunities for improvements to enhance streetscapes, mobility improvements, and transportation connections.

Actions

- 5.1.1.** Identify and implement a long-term road maintenance plan and funding allocation for Byers.
- 5.1.2.** Collaborate with CDOT to review the conditions and fund improvements to the I-70 on-ramps and off-ramps.

Goal 5.2: Enhance Safety and Connectivity

Ensure that all intersections are designed for vehicular and pedestrian safety, and that vehicular speeds are reduced in the central area of Byers.

Policies

Policy 5.2.1: Redesign high-risk intersections and improve signage to ensure safety for drivers and pedestrians.

Policy 5.2.2: Work with Union Pacific Railway and CDOT to identify and implement solutions that improve safety and connectivity around the existing railroad tracks.

Actions

- 5.2.1.** Collaborate with CDOT to improve the safety of the intersection of US 36 and Main Street by reducing speeds and improving visibility since it is a major pedestrian crossing in the community and has a high level of vehicular traffic.
- 5.2.2.** Evaluate the feasibility of a second railroad crossing or an emergency bypass road to mitigate the safety risks posed by train traffic. Given the constraints and the cost for a grade-separated crossing, the feasibility of an at-grade crossing outside of the planning area could be analyzed.

Goal 5.3: Expand Mobility Options to Connect Byers with Regional Destinations

Combine efforts with local, county, and State organizations to provide alternative commuting services for Byers' residents.

Policies

Policy 5.3.1: Pursue partnerships and programs that provide new public transportation and ride-sharing services for commuters, seniors, and other residents.

Actions

- 5.3.1.** Conduct a survey to determine specific demand for commuter service, including preferred destinations (Aurora, DIA, Denver), service frequency (daily, weekly), and willingness to pay.
- 5.3.2.** Identify and secure a location for a new public park-and-ride lot to support bus and carpool services.
- 5.3.3.** Partner with a regional transit provider or a private shuttle service to launch a pilot program for commuter transportation to Aurora and DIA.

Goal 5.4: Improve Pedestrian and Bicyclist Mobility throughout Byers.

Determine ways to implement sidewalk and trail improvements to encourage bicycle usage that is safe and comfortable. Due to existing narrow shoulders on roadways, there are challenges to providing a system of bicycle connections that are safe for the user. However, improvements could be made to connect various destinations and provide a safer bicycling environment.

Policies

Policy 5.4.1: Develop a plan to improve pedestrian infrastructure throughout Byers, prioritizing safe access to key community locations including the school campus and Kelter Library.

Policy 5.4.2: Create and expand a network of shared-use paths to promote safe and accessible bicycle and pedestrian travel for both recreation and to destinations, including the school campus and Quint Valley.

Policy 5.4.3: Pursue opportunities to improve connectivity and access to local amenities for all users, including those with mobility challenges.

Policy 5.4.4: Develop a comprehensive bicycle plan for Byers to create a safe and easy-to-navigate bicycle network.

Actions

- 5.4.1.** Develop a Sidewalk Master Plan that identifies the most critical areas for new sidewalks, such as routes to schools, the library, parks, and other community amenities. This could be part of a Safe Routes to School program and a bicycle and pedestrian loop that connects key community destinations, including schools, parks, and the downtown area with the central park.
- 5.4.2.** Identify and map existing and potential bicycle routes within the community and connecting to key destinations. Engage the youth in the community to identify where they'd like to bike to and their preferences. Integrate bicycle-friendly infrastructure, such as bike racks, into spaces where possible.
- 5.4.3.** Identify and design an infrastructure project and apply for the CDOT Revitalizing Main Streets program to fund the improvements. This can be the implementation action of 5.4.2., described above.
- 5.4.4.** Conduct a feasibility study to explore the creation of a multi-use path along the West Bijou Creek corridor, and fund and construct the path.
- 5.4.5.** Install wayfinding signage along designated bike routes to help cyclists navigate the area and notify motorists of the shoulder bikeways.
- 5.4.6.** Conduct a public education campaign on bicycle safety and etiquette for both cyclists and drivers.

6. Parks, Open Space, and Recreation

Introduction

This chapter focuses on enhancing the quality of life in Byers by improving its parks, trails, and open spaces. The goal is to preserve and enhance existing recreational areas, like the community park on Front Street and the Quint Valley Fairgrounds, and to connect them through a cohesive trail system. Byers currently has both active and passive recreational areas, as well as the natural beauty of West Bijou Creek.

Trails are a key component of this vision, offering residents safe options for recreation and mobility. The goal is to create an interconnected system of trails that links key community areas and allows for a variety of uses, including walking, running, and biking. Additionally, this chapter addresses the preservation of Byers' unique natural features, such as West Bijou Creek, and rolling agricultural fields. These areas are not only valued for their rural, aesthetic appeal, but they also serve important environmental functions, such as natural flood control. The overall purpose is to use the community's resources efficiently and sustainably to create a more livable and enjoyable community for everyone.

This chapter replaces the Open Space, Parks, and Trails section of the 2003 Byers Sub-Area Plan.



Key Takeaways and Findings

The comments from the community engagement activities showed a strong interest in improving and expanding recreational opportunities, especially for the young people in Byers. Frequently mentioned was a need for more diverse options and better maintenance of existing spaces.

- **Trails and open space.** Residents want walking, biking, and multi-use trails, including horse and ATV/dirt bike trails. The idea of trails along West Bijou Creek was very popular. This is the most important improvement that could occur in Byers, and could potentially create a central amenity, much like a park.
- **Recreation center and pool.** A community recreation center and swimming pool were also highly requested, and residents noted the inconvenience of traveling to other towns for these amenities. Also, specific recreational facilities such as a gym, workout facilities, a dog park, tennis and pickleball courts, basketball courts, and fields were identified as needed in Byers. However, a pool is expensive to build and maintain, so other options should be investigated.
- **Park amenities and maintenance.** While the central community park is well used, there are challenges in maintaining it, and there's a lack of amenities (e.g., a basketball court) that could serve young people. Other desirable amenities included a dog park, basketball courts, fields for kids, a running track, tennis and pickleball courts, and fitness opportunities.
- **Youth-focused activities.** There was a specific call for activities for older kids, with a few respondents suggesting a dedicated motorcycle or ATV track to provide a safe place for them to ride. There were requests for activities geared towards children and

teenagers, and general places for youth to "hang out."

- **Connectivity and safety.** Multiple responses highlighted the lack of safe places for walking and biking, mentioning no shoulders on roads and cars speeding. The need for sidewalks on main streets and connecting trails was also noted.

How the Plan addresses what was heard

Based on community input and best practices, the following goals, policies, and actions outline a strategic framework for enhancing Byers' parks, open spaces, and recreational opportunities.

Goal 6.1: Establish a Network of Trails and Open Spaces

Create a system of trails that provides safe, multi-use paths for walking, biking, and running, connecting different parts of the community, and also providing trails for equestrians.

Policies

Policy 6.1.1: Prioritize the development of a multi-use trail system, including walking and biking paths, along the West Bijou Creek corridor and connecting to existing or future parks and public spaces, residential areas, and key destinations such as the Quint Valley Fairgrounds.

Policy 6.1.2: Encourage the development of off-road trails for specific uses, such as ATVs and dirt bikes, in designated areas to prevent trespassing and ensure public safety.

Policy 6.1.3: Encourage the development of equestrian trails, separate from pedestrian and bicycle paths where feasible, to ensure safety for all trail users.

Policy 6.1.4: Require new residential developments to incorporate open space and trail connections into their designs, including provisions for equestrian access where appropriate.

Actions

- 6.1.1.** Establish a citizens' committee to create a

trail and open space master plan, including a multi-use trail along the West Bijou Creek, and incorporating input from young people and local equestrian groups and horse owners. Use the existing natural feature of West Bijou Creek as the basis for a trail system that connects residential areas, the central community parks, and important destinations.

- 6.1.2.** Develop a continuous, "Byers Loop" multi-use trail that encircles the core of the community. This trail wouldn't just be for recreation; it would serve as a safe route for children to bike to school. The trail would have clear signage for navigation.
- 6.1.3.** Establish a safe bike or walking trail to connect the center of Byers to the facilities at Quint Valley Fairgrounds.
- 6.1.4.** Develop a sustainable maintenance plan for all trails and open spaces, ensuring they are consistently kept up for safety and community pride. This may involve establishing a volunteer program to assist with trail and open space maintenance, such as an "Adopt-a-Trail" program where community groups or families take responsibility for the maintenance of a specific section of trail.
- 6.1.5.** Designate and maintain off-road trails for motorcycles and ATVs in an appropriate location away from residential areas. Encourage the development of equestrian trails, separate from pedestrian and bicycle paths where feasible, to ensure safety for all trail users.
- 6.1.6.** Ensure that developers contribute open space and trail connections from new developments.
- 6.1.7.** Apply for grants from Arapahoe County and other entities to fund new open space projects and trail connections.
- 6.1.8.** Encourage private property owners to dedicate land for open space and trail connections.

Goal 6.2: Improve Existing Parks and Develop New Recreation Facilities

Enhance the quality and functionality of existing

parks and explore the feasibility of new recreational facilities, such as a community fitness center.

Policies

Policy 6.2.1: Implement a regular maintenance schedule and funding mechanism to ensure all parks and open spaces are well-kept and safe.

Policy 6.2.2. Review and periodically survey Byers' residents' parks and recreation needs to establish short-term goals. This ensures that plans and actions can respond to the community's evolving needs and concerns.

Policy 6.2.3. Explore public-private partnerships, grant opportunities, and the contribution project program of the South Metro Enterprise Zone to fund the development of a community recreation center or fitness center.

Policy 6.2.4. Identify funding to include amenities in the existing parks and facilities that address identified community needs, such as dog parks, fitness gym, and basketball courts.

Actions

- 6.2.1.** Support the Byers Parks and Recreation District in its goal of implementing the Quint Valley Fairgrounds master plan and identifying ways to fund maintenance of existing facilities.
- 6.2.2.** Form a task force to study the feasibility, costs, and potential locations for a community recreation center, including the expansion/reuse of an existing facility.
- 6.2.3.** Encourage and support community groups to organize activities and classes, such as yoga, pickleball, or youth sports, in existing facilities like the school gym or library.
- 6.2.4.** Identify partnerships with the Town of Bennett and Strasburg to create a shared "Byers Pass" for recreation. Residents would purchase this pass, which gives them discounted access to a reciprocal community's recreation center or pool, similar to a museum membership. Use a portion of the funds from the pass to establish a Byers-specific bus or van service to and from these facilities, providing a

transportation option for families and seniors.

- 6.2.5.** Create a "maker-space" within an existing or new building. This space, a "Byers Barn," would provide shared tools and a place for residents, specifically youth, to work on projects, host workshops (e.g., woodworking, crafting), and teach skills to others.

Goal 6.3: Establish a Comprehensive System for Recreational Walking and Cycling

Policies

Policy 6.3.1: Create a safe and accessible system of walking and cycling paths throughout the community. This system will include sidewalks on main streets for pedestrian safety, and paved, gravel, and natural surface paths to connect neighborhoods, parks, and businesses.

Policy 6.3.2: Integrate bicycle and pedestrian paths into new development projects and major road improvement plans to ensure connectivity and safety.

Policy 6.3.3: Coordinate with Arapahoe County to address road maintenance issues, including sight distance, vegetation management, and speed limit enforcement on key roads.

Actions

- 6.3.1.** Conduct a walkability and bikeability audit of the community to identify key gaps in the current network and prioritize improvements. Develop a plan for sidewalk installation along Front Street, Main Street, and other key corridors.
- 6.3.2.** Work with the Arapahoe County Sheriff's Office to increase enforcement of traffic laws, including speeding and stop sign violations.

Goal 6.4: Conserve and Protect Natural Areas and Open Spaces

Preserve and protect significant natural areas, agricultural lands, and undeveloped open spaces

within and around the community to maintain Byers' rural character, provide environmental benefits, and offer passive recreational opportunities.

Policies

6.4.1: Prioritize the use of undeveloped floodplains along West Bijou Creek as open space. This protects property from flood damage while simultaneously providing a natural corridor for trails.

6.4.2: Encourage the use of conservation easements and other land preservation tools to protect prime agricultural lands and significant natural features from development.

6.4.3: Develop and implement sustainable vegetation and weed management practices in all parks and open spaces, using native plants to reduce water consumption and maintenance needs.

6.4.4: Ensure new development is clustered to preserve larger, contiguous areas of open space, rather than scattering small, fragmented parcels.

Actions

6.4.1. Identify and protect key areas that serve as wildlife habitats or movement corridors. These areas can be integrated into the trail system as passive open space, providing a natural buffer from development while offering a unique experience for trail users.

6.4.2. Actively collaborate with landowners to identify and prioritize land for conservation. This could include purchasing land or working with landowners to establish conservation easements, which protect the land from future development.

6.4.3. Encourage rural cluster development to conserve areas for natural habitat protection or open space for the cluster subdivision.

6.4.5. Encourage the use of native and/or drought-tolerant plant species in all new private and public developments or improvements.



7. Community Facilities and Infrastructure

Introduction

Infrastructure impacts many day-to-day activities for all residents in a community. Everything from a heavy rain to doing the laundry is accounted for in these necessary facilities. The primary components for infrastructure include water, sanitary sewer, and stormwater. This chapter examines the infrastructure-specific concerns of the community.

This chapter replaces the Public Facilities and Services section in the 2003 Byers Sub-Area Plan.

Governance

The unincorporated community of Byers is governed by the Arapahoe Board of County Commissioners which oversees land use planning and development, and administers county services such as transportation improvements, road maintenance, and human services. The five Commissioners are elected by voters to represent the five districts of Arapahoe County. The community of Byers is located in District 3.

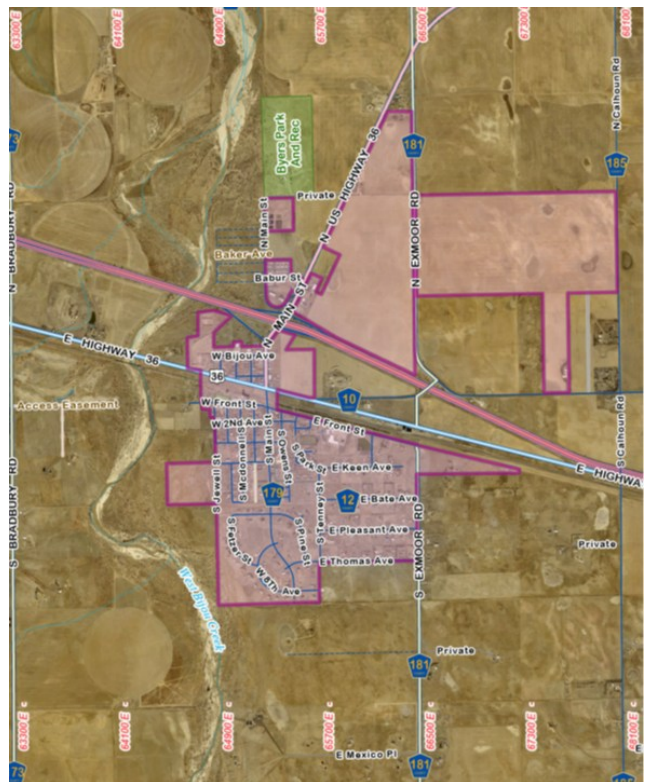
Byers Water and Sanitation District

The Byers Water and Sanitation District has maintained its water system since around 1953. The District's service area consists primarily of residential housing. The exceptions are the school campus, Kelter Library, CDOT and county highways, service stations, and small commercial establishments and offices. Through the District, the residents of Byers have infrastructure that provides potable water and the sanitary sewer system that collects and transports sewage from houses to the treatment facility north of I-70. There are some out-of-district customers and they pay a base water service fee and an additional rate.

The Byers Water and Sanitation District obtains its water from groundwater wells that are not

influenced by West Bijou Creek. The wells draw from the Laramie-Fox Hills groundwater aquifer, which is within the Kiowa-Bijou Designated Groundwater Basin. Groundwater is administered by the North Kiowa-Bijou Groundwater Management District.

The District operates five wells, each approximately 700 feet deep and has a supply over two times the current demand. Water demand is higher in the summer and typically four wells are used in the summer and two wells are used in the winter. The District has five above-ground storage tanks for the treated water. A parcel of land north of I-70 is owned by the District for a potential sixth well. Construction in 2025 made significant



Byers Water and Sanitation District Service Area

improvements to the water infrastructure by upgrading and expanding water lines south and north of I-70.

From the report “Water System Evaluation for the Byers Water and Sanitation District” (2021), based on a 2045 population estimate of 1,424, the projected average water day demand would be approximately 142,000 gallons per day, which is well within the annual pumping capacity of the five wells. The report concludes that with this projected population, there does not appear to be additional water capacity required to meet the projected demand.

West Bijou Creek

Arapahoe County has prepared master drainage plans for several creeks in the eastern plains, including Comanche Creek and Wolf Creek. The purpose of these studies is to evaluate how a stream bed will convey flood waters during a storm event since many eastern rural streams are dry for several months of the year. The studies also identify potential risks for structures like bridges and road crossings that will be impacted by the flow of water. Measures to protect stream banks from erosion and protection for natural environments and wildlife habitats are also recommended. The West Bijou Creek Master Drainage Plan is to be prepared in 2025-2026.

Stormwater

Stormwater infrastructure works to remove any excess flow from the built environment, including the roads. Oftentimes, stormwater detention and retention centers are constructed as both an infrastructure component and a recreational facility/amenity.

An issue in Byers is street flooding in the vicinity of the school campus, resulting in sheet flow over roadways. The County will study the stormwater flow conditions in Byers after the West Bijou Creek Master Drainage Plan is completed.

Other Providers

Colorado Natural Gas provides natural gas to the residents of Byers. Electricity is provided by CORE

Electric. Fire protection services are made available through the Byers Fire Protection District #9.

Key Takeaways and Findings

The following are the key takeaways from the public engagement activities.

- **Water and Wastewater Systems.** Some residents reported dissatisfaction with the quality and taste of the potable water. There were also concerns about the strong odor from the sewage ponds.
- **Essential Community Services.** The survey identified a significant lack of essential community facilities and services. Residents noted a need for better health and dental care, services for low-income families and those needing mental health support, and specific facilities for seniors. The lack of a senior center and other services to help the elderly age in place was a consistent theme.

How the Plan Addresses What Was Heard

This Plan directly responds to the community’s concerns by establishing a framework for strategic, managed growth that prioritizes safety, infrastructure improvements, and the provision of essential services.

Goal 7.1: Enhance Public Safety.

Policy 7.1.1: The Byers’ residents will work in close coordination with the Arapahoe County Sheriff’s Office and the Byers Fire Protection District to proactively identify and address crime, trespassing, and fire hazards.

Actions

- 7.1.1.** Collaborate with the Arapahoe County Sheriff’s Office to conduct a joint analysis of crime data to identify trends and needs, informing a request for additional police patrol resources.
- 7.1.2.** Support the Byers Fire Protection District in its efforts to address fire risks by identifying and targeting areas with

overgrown vegetation and dead trees for removal.

Goal 7.2: Improve the Stormwater and Wastewater Management Conditions.

Policy 7.2.1: The County will investigate and resolve issues related to the blockage of storm drainageways and identify solutions.

Policy 7.2.2: The County will work with the Byers Water and Sanitation District to address wastewater management issues.

Actions

7.2.1. Conduct a comprehensive review of the road swales and culverts in the center of Byers, make recommendations, and implement actions to remediate the sources of street and property flooding from storms.

7.2.2. Evaluate the sewage ponds to identify and implement operational changes or technological solutions to mitigate the offensive odors impacting nearby residential areas.



West Bijou Creek after flood event in July 2023.

8. Economic Development and Tourism

Introduction

This Economic Development and Tourism chapter identifies approaches for improving the business opportunities in Byers through encouraging investment and by providing a large area classified as Mixed Use. The three Mixed Use categories (Mixed Use, Mixed Use—Entertainment, Mixed Use—Industrial) are appropriate for entertainment, recreational, commercial, and light industrial uses. Encouraging economic development contributes to providing more retail, service, and employment opportunities that would enhance the quality of life for Byers' residents.

This chapter replaces the Fiscal and Economic Impacts, Employment and Commercial Development, and Tourism sections that were in the 2003 Byers Sub-Area Plan.

Key Takeaways and Findings

The following are the key takeaways from the existing conditions analysis and the community engagement activities.

- **Employment opportunities in Byers are limited.** The major employer in Byers is the school district. Other major employers or businesses are May Farms and larger businesses such as the Byers General Store, retail outlets, and restaurants. Employment opportunities for high school students should be expanded.
- **Employment growth is anticipated to be slow.** During the 20-year life span of this Plan, much of the employment growth along the I-70 corridor will continue to be in the communities west of Byers.
- **More restaurants and services are needed.** From the survey, the community voiced a preference for more restaurants and other services, particularly for day-to-day needs.



Quint Valley Fairgrounds.

Survey respondents noted that they need to travel to Bennett or Aurora for shopping or dining experiences. The Lincoln Health Byers Clinic is a valued facility in Byers and residents have expressed a desire for a larger clinic.

- **The rural and agricultural character should be maintained.** Policies should ensure that any economic development avoids large-scale residential subdivisions or industrial development that would consume agricultural land and increase traffic. Preservation of the rural character and open spaces is important and should be balanced with new employment development.
- **Commuting time is long.** Most people commute to jobs outside of Byers. According to Census Bureau data, the average commute time for the majority of Byers' residents to their place of work is over 30 minutes, with over one-third commuting 45 minutes to an hour.

How the Plan addresses what was heard

The Plan identifies the following Goals, Policies, and Actions to enhance and increase the economic development opportunities for Byers.

Goal 8.1: Encourage a diverse range of businesses in Byers to expand the local economy and employment opportunities.

A broad range of recreational, tourism, commercial, and industrial uses is encouraged but adverse impacts on the community should be controlled.

Policies and Actions

Policy 8.1.1: Explore grant funding opportunities and a revitalization authority that would support economic development and the establishment of new businesses.

Actions

- 8.1.1.a.** Research and apply for grants to support businesses, including remote work, entertainment venues, recreational activities for children, teenagers, and adults, and infrastructure improvements (e.g., grants and loans for water and wastewater systems).
- 8.1.1.b.** Consider establishing a County Revitalization Authority (CRA) in partnership with other taxing entities to fund revitalization projects.
- 8.1.1.c.** Develop an economic strategy for Byers with stakeholders to promote business development and expansion.

Policy 8.1.2: Expand economic development partnerships and facilitate workforce development opportunities for Byers' youth.

Actions

- 8.1.2.a.** Collaborate with the I-70 Regional Economic Advancement Partnership (REAP) and the I-70 Chamber of Commerce to support career development opportunities for high

school students, business advocacy, and business-to-business connections.

- 8.1.2.b.** Foster collaborations between Byers High School students and various industries to increase students' skills and create employment opportunities for teenagers and young adults.

- 8.1.2.c.** Continue to implement programs and events by Arapahoe/Douglas Works! to enhance the skills and employability of the local workforce through training, education, and career counseling.

Policy 8.1.3: Encourage new businesses and support the viability and expansion of existing businesses.

Actions

- 8.1.3.a.** Support and facilitate the expansion of existing businesses to encourage more employment opportunities.
- 8.1.3.b.** Partner with the East Colorado Small Business Development Center (SBDA) to offer workshops, counseling, and business planning resources for startups and existing businesses.
- 8.1.3.c.** Identify and preserve land in the Mixed Use land use categories with good road and infrastructure access for commercial and light industrial uses so as to attract new businesses.
- 8.1.3.d.** Support outdoor recreation activities, natural product producers, and small town crafts and industries to help broaden the economic base with businesses that reflect Byers' small town character.
- 8.1.3.e.** Support improvements to wireless/cellular facilities to improve digital connectivity, where needed.

Policy 8.1.4: Promote and encourage entrepreneurs and small business development.

Actions

- 8.1.4.a.** Continue promoting the Colorado Enterprise Zone tax credit program to

assist businesses. Explore opportunities to establish South Metro Enterprise Zone contribution projects for non-profits, the Byers Parks and Recreation District, and other eligible entities.

- 8.1.4.b.** Support the establishment of businesses that sustain local farming and ranching operations by allowing complementary retail businesses, such as farm stores and markets.

Policy 8.1.5: Improve the built environment of the commercial core of Byers.

Actions

- 8.1.5.a.** Establish an improved environment and "downtown" character for Front Street and Main Street by providing safe and continuous sidewalks, crosswalks, and attractive streetscapes. Explore the opportunity for grant funding from the CDOT Revitalizing Main Streets grant program which enhances pedestrian safety and funds infrastructure and placemaking projects.
- 8.1.5.b.** Support the adaptive reuse of historic buildings for new uses that provide employment and retail or service needs to the community.
- 8.1.5.c.** Support the creation of a downtown business group to carry out holiday and other special events.

Policy 8.1.6: Support the Lincoln Health Byers Clinic and other medical providers or supportive facilities.

Actions

- 8.1.6.a.** Support the building of medical facilities by reviewing zoning districts to remove any barriers to facilities using existing buildings or building new structures.
- 8.1.6.b.** Explore opportunities to attract small-scale, local healthcare providers for seniors or the general population (e.g., physical therapist, dentist) by highlighting the need for these services.

Policy 8.1.7: Maintain lands for a range of commercial and light industrial uses.

Actions

- 8.1.7.a.** Maintain employment areas in the Mixed Use land use categories that are envisioned to include a range of commercial (e.g., retail and office) or light industrial development (e.g., manufacturing and assembling).
- 8.1.7.b.** Rezoning for light industrial uses that generate significant truck traffic are to be carefully evaluated and located close to highways and I-70. The range of light industrial uses should be limited to those that are compatible with the adjacent residential uses, where applicable, and do not generate significant impacts (e.g., dust, noise, odors, glare, or truck traffic outside of daytime work hours) on these adjacent uses.

Goal 8.2: Promote tourism opportunities in Byers by focusing on the community's history, agriculture, and prairie landscapes.

Policy 8.2.1: Expand tourism by featuring recreational and heritage assets in Byers.

Actions

- 8.2.1.** Encourage the development of tourism that reflects Byers' western heritage by promoting Byers as a day trip destination from Denver.
- 8.2.2.** Support developing tourism to Byers as an industry since it can be a recreation stop or destination, by capitalizing on local attractions such as the rodeo, Quint Valley fairgrounds, and overnight stays at the recreational vehicle park.
- 8.2.3.** Promote opportunities for agritourism and agritainment to allow farm owners to diversify their offerings and generate additional income through farm markets, recreational, farming, and leisure activities, and seasonal events.

- 8.2.4.** Explore grants to support tourism, such as the Colorado Tourism Marketing Grant.
- 8.2.5.** Explore opportunities to use the abandoned grain elevators for murals. Public art and mural programs have proven to be effective attractions for small towns.
- 8.2.6.** Consider the mechanisms such as transfer of development rights or conservation easements to preserve agricultural areas and decrease development pressure on agricultural land.



Source: Image from smalltownstops.com. Mural by Some Girls and a Mural.



Mural at Byers School District campus.

9. Heritage and Community Identity

Introduction

The heart of Byers lies in its history—from the pioneering families who settled the land to the railroad that influenced its growth. Byers' small-town character arises from the original commercial buildings and the homes that have stood for decades. This chapter is a roadmap for celebrating that heritage. The key strategy is to preserve and restore Byers' existing historic buildings, which is both a tribute to the past and a cost-effective alternative to new construction and demolition. By promoting the adaptive reuse of older buildings, such as the Hotel Coronado, these structures can be transformed into vibrant, functional spaces that serve the community while maintaining the community's authentic character. The goals, policies, and actions in this chapter aim to revitalize the historic core of the community and provide approaches to preserving historic buildings, ensuring that they remain a visible part of the community.

This chapter replaces the Community Image, Design, and Identity section of the 2003 Byers Sub-Area Plan. There is a detailed history of Byers in Appendix A which identifies the families that were instrumental in the founding of Byers as well as important historic buildings and architectural styles.

Key Takeaways and Findings

The following are the key takeaways from the review of Byers' history (see Appendix A) and the community engagement activities.

- **Historic look is a core value.** The community values Byers' "historical look" and "country charm." Residents appreciate the existing historic buildings, such as the Hotel Colorado, buildings on Front Street, and the older churches, and want to maintain the character they provide.



- **Historic identity is tied to small-town feel.** The "small-town feel" that residents appreciate is directly linked to the community's history and historic buildings on Front Street.
- **Historic buildings as economic anchors.** While there's resistance to large-scale growth, there is a desire for a cleaner, more inviting business area with more small, locally-owned businesses.

This suggests that historic buildings can be attractive to these desired local businesses if it's possible to renovate the buildings for new uses.

How the Plan addresses what was heard

The Plan identifies the following Goals, Policies, and Actions to increase opportunities to enhance the heritage of Byers.

Goal 9.1: Promote and Preserve Byers' Historic and Cultural Heritage.

Preserve and promote the unique cultural and historical aspects of Byers to continue the rural, small-town character of the community.

Policies

Policy 9.1.1: Identify and Protect Historic Resources. Actively work to identify buildings and sites of historic or cultural significance and provide support for their preservation. Preserve important buildings in Byers that reflect its western heritage and promote the rural, small-town identity.

Policy 9.1.2: Encourage Official Recognition. Support property owners in seeking state or national historic designations to protect and elevate Byers' heritage.

Actions

- 9.1.1.** Assist in identifying buildings with historic or cultural significance and help property owners seek appropriate historic designations and grants.
- 9.1.2.** Seek funding to conduct surveys that identify, document, and evaluate cultural and historical resources within the community, and to provide for their restoration and preservation.
- 9.1.3.** Encourage and support property owners in nominating significant buildings and places to the State or National Register of Historic Places.
- 9.1.4.** Develop a signage program to identify historically significant buildings, with funding for initial installation and maintenance.

Goal 9.2: Integrate Heritage into Community and Economic Development.

Adapt historic buildings to support community and economic life by bringing back the charm of the past and creating an attractive destination for both residents and visitors.

Policies

Policy 9.2.1: Revitalize Historic Structures.

Encourage the adaptive reuse of historic buildings to support a mix of community-centered and commercial uses.

Policy 9.2.2: Remove Development Barriers.

Evaluate and revise zoning regulations and other codes to facilitate the renovation and preservation of historic buildings.

Policy 9.2.3: Support Property Owner

Initiatives. Create programs and resources to assist property owners in the restoration and improvement of their historic properties.

Actions

- 9.2.1.** Work with property owners to revitalize underutilized commercial spaces in older buildings.
- 9.2.2.** Encourage adaptive reuse that allows for a mix of community-centered uses. A restored building could become a "Main Street Hub" for multiple small businesses.
- 9.2.3.** Evaluate the zoning districts in Byers to identify and revise barriers to the renovation of historic buildings or create an overlay zone with appropriate setbacks and other standards.
- 9.2.4.** Develop a façade improvement program to help building owners restore their building facades to their original appearance.
- 9.2.5.** Investigate opportunities to re-use the abandoned grain elevators.
- 9.2.6.** Encourage developers to preserve significant cultural and historical resources and places by incorporating them into development plans.

Goal 9.3: Develop and Market Byers as a Heritage Tourism Destination.

Strategically promote Byers' history and heritage to attract visitors and create new economic opportunities.

Policies

Policy 9.3.1: Create a Coordinated Marketing Strategy. Develop a strategic marketing campaign to promote the Byers' unique historic assets. This can be combined with recreational, agritainment, and agritourism objectives.

Policy 9.3.2: Support Community-Led Events. Support residents and community groups in creating events and activities that showcase Byers' history and architectural heritage.

Policy 9.3.3: Secure Funding for Heritage Projects. Actively identify and pursue grants and partnerships that support historic preservation and heritage tourism.

Actions

- 9.3.1.** Work with the Byers community to develop a "Historic Byers" campaign that highlights the historic buildings and scenic open spaces.
- 9.3.2.** Assist Byers' residents in establishing a community promotion group that could develop events that showcase Byers' history and heritage buildings.
- 9.3.3.** Support opportunities to create community gathering places, events, and education opportunities that highlight Byers' history.
- 9.3.4.** Support the I-70 Scout in publishing information about Byers' history, historic buildings, and places.
- 9.3.5.** Identify grants and partnerships that focus on historic preservation and small-town revitalization, such as those from the State Historical Fund (SHF), private foundations, and local county-level grants.

Goal 9.4: Inform the Community about Byers' History.

Focus on fostering a deeper appreciation and understanding of the Byers heritage among residents and visitors of all ages.

Policies

Policy 9.4.1: Develop and Disseminate Educational Materials. Create accessible resources that share the stories of Byers' past.

Policy 9.4.2: Partner with Local Institutions. Collaborate with schools, libraries, and other community organizations to integrate local history into their programs.

Policy 9.4.3: Create Interactive Experiences. Use modern technology and engaging formats to bring Byers' history to life.

Actions

- 9.4.1.** Archives: Support establishing a central location for Byers' historical information and artifacts that would be attractive to visit for both residents and visitors. Create an online, searchable database of historical photos, documents, and oral histories.
- 9.4.2.** Oral History Program: Establish a program to record and archive oral histories from long-time residents, capturing personal stories and unique perspectives on Byers' development.
- 9.4.3.** Historical Markers: Research and install historical markers or plaques at key locations to explain their significance.
- 9.4.4.** "Byers History Day" Event: Host an annual community event with activities, presentations, and exhibits focused on different aspects of the community's history.

Goal 9.5: Strengthen Partnerships and Community Involvement.

Develop a collaborative network of individuals and organizations dedicated to heritage preservation and community identity for Byers.

Policies

Policy 9.5.1: Create a Dedicated Heritage

Committee. Establish a formal group to guide and oversee preservation efforts.

Policy 9.5.2: Seek Collaborative Opportunities.

Partner with external organizations to leverage resources and expertise.

Actions

- 9.5.1.** Heritage Advisory Committee: Form a committee comprising residents, business owners, and historians to advise on heritage-related decisions.
- 9.5.2.** Volunteer Program: Create a volunteer program for historic preservation projects, such as building restoration, garden maintenance at historic sites, or archiving historical documents.
- 9.5.3.** Partner with County and State Heritage Organizations: Establish formal partnerships with organizations like History Colorado to access their expertise, resources, and grant opportunities.
- 9.5.4.** Community Surveys and Forums: Conduct surveys and host public forums to gather input from residents on which historical aspects they value most and what they would like to see preserved.



Byers Depot constructed circa 1900.

10. Implementation

The implementation chapter outlines specific steps to achieve the vision for Byers as defined by the goals and policies in the preceding chapters. The action matrix details recommendations and assigns a timeline and approximation of funding needed for implementation.

Review and Updates

This subarea plan is not a static document but rather should reflect the continuous change that occurs in Byers over time. The County should review and update the Plan, as needed, to address future shifts in community goals, demographic trends, potential growth, and unexpected issues if they arise. In general, a full review should be undertaken every five to eight years. Establishing a schedule for review of the Plan will ensure the document remains relevant. Any future review would need to include public outreach to identify ideas and feedback from residents, business owners, and other important community stakeholders.

Regular Use of the Plan

This Plan should be considered in the preparation of County budgets and the capital improvement program, and for strategies to apply for grant funding so that projects and programs can be implemented.

As a community-based plan, there should continue to be outreach events, such as the project website, online surveys, interactive mapping, and other tools to help the Byers' residents and businesses stay involved and informed of the Plan's implementation. Continued communication with members of the public should be the goal throughout the implementation of the Plan.

Funding Sources

Many of the strategies in the matrix can be

implemented through County administrative policy decisions or actions. However, other projects may require specialized expertise and/or financial assistance. The County's Capital Improvement Program (CIP) is directed by the County's Public Works and Development Department and designs and funds projects such as roadway construction and reconfiguration, intersection improvements, sidewalk installation, bridge repair, and traffic signal installation.

The Colorado Department of Local Affairs (DOLA) and other state agencies provide funding opportunities through various programs. For example, the Colorado Department of Transportation (CDOT) provides funding for enhancing transporting and pedestrian safety through the Revitalizing Main Streets grant program. For businesses, Enterprise Zone Tax Credits are available through the state's Enterprise Zone program and offer tax credits that can be earned through job creation, employee training, building rehabilitation, business investment, and other tax credit options. DOLA maintains a list of state and federal funding opportunities.

Arapahoe County Open Spaces has a competitive grant program for communities across the county. These funds can support new park and trail construction, playground and athletic field renovations, park amenities, land acquisition, signage for wayfinding and education, among other projects.

Action Matrix

The action matrix presents a comprehensive list of all the implementation actions and recommendations contained in the Plan. The matrix provides County staff with a tool to prioritize implementation actions and programs, allocate funding, and apply for grant funding. In addition,

the matrix allows the County to gauge the success of implementing the Plan. The action matrix provides a short description of each project and identifies the level of priority, timeline, and cost for completion.

Priority Level

Each action has been given a priority level to assist with prioritizing and implementation. Action item priorities are assigned to one of the following three levels:

- **Priority 1:** Important for the community, can be implemented in the near term, is lower cost and easier to implement. These can include policy updates, strategic partnerships, or may be the first step in a long-term project.
- **Priority 2:** Essential project, but can be implemented in the mid-term. These projects may require consulting assistance or relatively minor investment in infrastructure of project development.
- **Priority 3:** Long-term project or program, is desirable, but needs funding and/or partnerships. Significant amounts of funding must be planned for over time or require several funding sources. These actions require intensive planning, engineering, design, and infrastructure investment.

Timeline

Time estimates indicate, in years, how long it would take to complete an action or strategy.

- **(S) Short-term:** Less than three years.
- **(M) Mid-term:** Three to five years.
- **(L) Long-term:** Greater than five years.
- **(O) Ongoing:** A project currently being implemented and should continue. This also includes programs that may be ongoing.

Cost

Cost estimates are provided on a scale ranging from \$ to \$\$\$\$. The costs only refer to public costs for a project and are defined as follows:

- **\$:** Costs for County staff time, with limited external funding needed.

- **\$\$:** Costs for consultants, materials, or for other project needs.
- **\$\$\$:** Costs for consultants, project design, construction, and ongoing maintenance.

Partner(s)

To implement specific projects, partnerships may be needed with various civic and private organizations. As required, the County should coordinate with I-70 REAP and other potential partners to explore opportunities for collaboration.

RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
Chapter 4. Land Use and Development				
4.1.1.	Update the zoning districts and zoning map to remove "obsolete zoning districts" and replace them with appropriate zone districts in the Land Development Code.	1	Short-term	\$
4.1.2.	Consider adopting a new mixed-use zoning district that applies to the rural scale of Byers to streamline the development review process and add flexibility to land uses.	2	Short-term	\$
4.1.3.	Promote Arapahoe County's existing home rehabilitation program.	2	Short-term	\$
4.1.4.	Require any proposed subdivision development to connect to water and sewer or request to be included in the Byers Water and Sanitation District.	1	Ongoing	\$
4.1.5.	Require buffers between incompatible land uses such as commercial or industrial uses and residential development.	1	Ongoing	\$
4.2.1.	Provide opportunities to meet teachers' and other residents' housing needs with affordable housing. This can be achieved by encouraging and supporting partnerships between the Byers School District and affordable housing developers.	1	Ongoing	\$
4.2.2.	Encourage senior housing in areas close to commercial areas where it is convenient to access goods and services.	2	Ongoing	\$
4.2.3.	Identify issues with the Buyer's Own subdivisions and work with stakeholders to resolve the issues.	1	Ongoing	\$\$
4.2.4.	Design and locate new residential buildings to create sunny, walkable, and attractive public streets.	1	Ongoing	\$
4.2.5.	Integrate support for mobility options including sidewalks for walking and on-street space for cycling.	1	Ongoing	\$
4.2.6.	Promote and support adaptive reuse and renovation of Byers' historic buildings so they can have functional and attractive uses.	1	Ongoing	\$
4.2.7.	Promote housing programs for rental and ownership assistance, home rehabilitation, and other resources provided by Arapahoe County and the State of Colorado.	2	Short-term	\$
4.2.8.	Promote Accessory Dwelling Units (ADUs) in the community's residential zoning districts.	2	Short-term	\$

RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
4.2.9.	Work with the Arapahoe County Council on Aging to ensure senior residents within Byers have access to the care and services needed.	2	Short-term	\$
4.2.10.	For new development, encourage the provision of multiple road access points and linkages to ensure the safety of homeowners.	1	Ongoing	\$
4.2.11.	Encourage new development to provide pedestrian and bicycle access to trails, parks, open spaces, and recreational areas.	2	Short-term	\$
4.2.12.	Encourage the use of fire-retardant materials in new home construction since Byers is in an identified wildland urban interface risk area.	2	Short-term	\$
4.3.1.	Encourage developers and property owners to consider the benefits of the rural cluster option for residential development on agricultural and ranching lands. This development option maintains the rural open character and agricultural viability of the planning area by establishing conservation areas adjacent to residential lots.	2	Short-term	\$
4.3.2.	Revise and simplify the Arapahoe County rural cluster zoning option for the A-E and A-1 zone districts. Evaluate the density bonus system to ensure that the rural cluster option is optimized and attractive for development.	2	Short-term	\$
4.3.3.	Streamline the development review and approval process for the rural cluster option.	2	Short-term	\$
4.3.4.	Encourage the continued use of lands in conservation easements for ranching and agricultural activities.	2	Short-term	\$
4.3.5.	Encourage a range of lot sizes to respond to different residential preferences.	1	Ongoing	\$
Chapter 5. Transportation and Mobility				
5.1.1.	Identify and implement a long-term road maintenance plan and funding allocation for Byers.	2	Mid-term	\$
5.1.2.	Collaborate with CDOT to review the conditions and fund improvements to the I-70 on-ramps and off-ramps.	2	Mid-term	\$
5.2.1.	Collaborate with CDOT to improve the safety of the intersection of Highway 36 and Main Street by reducing speeds and improving visibility since it is a major pedestrian crossing in the community and has a high level of vehicular traffic.	1	Mid-term	\$\$

RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
5.3.1.	Conduct a survey to determine specific demand for commuter service, including preferred destinations (Aurora, DIA, Denver), service frequency (daily, weekly), and willingness to pay.	2	Short-term	\$
5.3.2.	Identify and secure a location for a new public park-and-ride lot to support bus and carpool services.	1	Mid-term	\$\$
5.3.3.	Partner with a regional transit provider or a private shuttle service to launch a pilot program for commuter transportation to Aurora and DIA.	2	Mid-term	\$\$
5.4.1.	Develop a Sidewalk Master Plan that identifies the most critical areas for new sidewalks, such as routes to schools, the library, parks, and other community amenities. This could be part of a Safe Routes to School program and a bicycle and pedestrian loop that connects key community destinations, including schools, parks, and the downtown area with the central park.	2	Mid-term	\$
5.4.2.	Identify and map existing and potential bicycle routes within the community and connecting to key destinations. Engage the youth in the community to identify where they'd like to bike to and their preferences. Integrate bicycle-friendly infrastructure, such as bike racks, into spaces where possible.	2	Mid-term	\$
5.4.3.	Identify and design an infrastructure project and apply for the CDOT Revitalizing Main Streets program to fund the improvements.	1	Mid-term	\$\$\$
5.4.4.	Conduct a feasibility study to explore the creation of a multi-use path along the West Bijou Creek corridor, and fund and construct the path.	1	Mid-term	\$\$
5.4.5.	Install wayfinding signage along designated bike routes to help cyclists navigate the area and notify motorists of the shoulder bikeways.	1	Mid-term	\$\$
5.4.6.	Conduct a public education campaign on bicycle safety and etiquette for both cyclists and drivers.	2	Mid-term	\$

Chapter 6. Parks, Open Space, and Recreation

6.1.1.	Establish a citizens' committee to create a trail and open space master plan, including a multi-use trail along the West Bijou Creek, and incorporating input from young people and local equestrian groups and horse owners. Use the existing natural feature of West Bijou Creek as the basis for a trail system that connects residential areas, the central community parks, and important destinations.	1	Short-term	\$
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RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
6.1.2.	Develop a continuous, "Byers Loop" multi-use trail that encircles the core of the community. This trail wouldn't just be for recreation; it would serve as a safe route for children to bike to school. The trail would have clear signage for navigation.	2	Short-term	\$
6.1.3.	Establish a safe bike or walking trail to connect the center of Byers to the facilities at Quint Valley Fairgrounds.	2	Long-term	\$\$\$
6.1.4.	Develop a sustainable maintenance plan for all trails and open spaces, ensuring they are consistently kept up for safety and community pride. This may involve establishing a volunteer program to assist with trail and open space maintenance, such as an "Adopt-a-Trail" program where community groups or families take responsibility for the maintenance of a specific section of trail.	1	Short-term	\$
6.1.5.	Designate and maintain off-road trails for motorcycles and ATVs in an appropriate location away from residential areas. Encourage the development of equestrian trails, separate from pedestrian and bicycle paths where feasible, to ensure safety for all trail users.	1	Short-term	\$
6.1.6.	Ensure that developers contribute open space and trail connections from new developments.	1	Ongoing	\$
6.1.7.	Apply for grants from Arapahoe County and other entities to fund new open space projects and trail connections.	1	Ongoing	\$
6.1.8.	Encourage private property owners to dedicate land for open space and trail connections.	2	Short-term	\$
6.2.1.	Support the Byers Parks and Recreation District in its goal of implementing the Quint Valley Fairgrounds master plan and identifying ways to fund maintenance of existing facilities.	2	Short-term	\$
6.2.2.	Form a task force to study the feasibility, costs, and potential locations for a community recreation center, including the expansion/reuse of an existing facility.	2	Short-term	\$\$
6.2.3.	Encourage and support community groups to organize activities and classes, such as yoga, pickleball, or youth sports, in existing facilities like the school gym or library.	2	Short-term	\$
6.2.4.	Identify partnerships with the Town of Bennett and Strasburg to create a shared "Byers Pass" for recreation. Residents would purchase this pass, which gives them discounted access to a reciprocal community's recreation	2	Short-term	\$

RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
	center or pool, similar to a museum membership. Use a portion of the funds from the pass to establish a Byers-specific bus or van service to and from these facilities, providing a transportation option for families and seniors.			
6.2.5.	Create a "maker-space" within an existing or new building. This space, a "Byers Barn," would provide shared tools and a place for residents, specifically youth, to work on projects, host workshops (e.g., woodworking, crafting), and teach skills to others.	2	Mid-term	\$\$
6.3.1.	Conduct a walkability and bikeability audit of the community to identify key gaps in the current network and prioritize improvements. Develop a plan for sidewalk installation along Front Street, Main Street, and other key corridors.	2	Mid-term	\$\$
6.3.2.	Work with the Arapahoe County Sheriff's Office to increase enforcement of traffic laws, including speeding and stop sign violations.	1	Ongoing	\$
6.4.1.	Identify and protect key areas that serve as wildlife habitats or movement corridors. These areas can be integrated into the trail system as passive open space, providing a natural buffer from development while offering a unique experience for trail users.	2	Mid-term	\$\$
6.4.2.	Actively collaborate with landowners to identify and prioritize land for conservation. This could include purchasing land or working with landowners to establish conservation easements, which protect the land from future development.	2	Mid-term	\$\$
6.4.3.	Encourage rural cluster development to conserve areas for natural habitat protection or open space for the cluster subdivision.	2	Short-term	\$
6.4.5.	Encourage the use of native and/or drought-tolerant plant species in all new private and public developments or improvements.	1	Ongoing	\$
Chapter 7. Community Facilities and Infrastructure				
7.1.1.	Collaborate with the Arapahoe County Sheriff's Office to conduct a joint analysis of crime data to identify trends and needs, informing a request for additional police patrol resources.	2	Short-term	\$
7.1.2.	Support the Byers Fire Protection District in its efforts to address fire risks by identifying and targeting areas with overgrown vegetation and dead trees for removal.	2	Short-term	\$

RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
7.2.1.	Conduct a comprehensive review of the road swales and culverts in the center of Byers, make recommendations, and implement actions to remediate the sources of street and property flooding from storms.	2	Short-term	\$
7.2.2.	Evaluate the sewage ponds to identify and implement operational changes or technological solutions to mitigate the offensive odors impacting nearby residential areas.	2	Short-term	\$
Chapter 8. Economic Development and Tourism				
8.1.1.a.	Research and apply for grants to support businesses, including remote work, entertainment venues, recreational activities for children, teenagers, and adults, and infrastructure improvements (e.g., grants and loans for water and wastewater systems).	2	Short-term	\$
8.1.1.b.	Consider establishing a County Revitalization Authority (CRA) in partnership with other taxing entities to fund revitalization projects.	2	Short-term	\$
8.1.1.c.	Develop an economic strategy for Byers with stakeholders to promote business development and expansion.	2	Short-term	\$
8.1.2.a.	Collaborate with the I-70 Regional Economic Advancement Partnership (REAP) and the I-70 Chamber of Commerce to support career development opportunities for high school students, business advocacy, and business-to-business connections.	1	Short-term	\$
8.1.2.b.	Foster collaborations between Byers High School students and various industries to increase students' skills and create employment opportunities for teenagers and young adults.	1	Short-term	\$
8.1.2.c.	Continue to implement programs and events by Arapahoe/Douglas Works! to enhance the skills and employability of the local workforce through training, education, and career counseling.	1	Ongoing	\$
8.1.3.a.	Support and facilitate the expansion of existing businesses to encourage more employment opportunities.	1	Ongoing	\$
8.1.3.b.	Partner with the East Colorado Small Business Development Center (SBDA) to offer workshops, counseling, and business planning resources for startups and existing businesses.	2	Short-term	\$

RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
8.1.3.c.	Identify and preserve land in the Mixed Use land use categories with good road and infrastructure access for commercial and light industrial uses so as to attract new businesses.	2	Short-term	\$
8.1.3.d.	Support outdoor recreation activities, natural product producers, and small town crafts and industries to help broaden the economic base with businesses that reflect Byers' small town character.	1	Ongoing	\$
8.1.3.e.	Support improvements to wireless/cellular facilities to improve digital connectivity, where needed.	1	Ongoing	\$
8.1.4.a.	Continue the promotion of the Colorado Enterprise Zone tax credit program to assist businesses. Explore opportunities to establish South Metro Enterprise Zone contribution projects for non-profits, the Byers Parks and Recreation District, and other eligible entities.	1	Ongoing	\$
8.1.4.b.	Support the establishment of businesses that sustain local farming and ranching operations by allowing complementary retail businesses, such as farm stores and markets.	1	Ongoing	\$
8.1.5.a.	Establish an improved environment and “downtown” character for Front Street and Main Street by providing safe and continuous sidewalks, crosswalks, and attractive streetscapes. Explore the opportunity for grant funding from the CDOT Revitalizing Main Streets grant program which enhances pedestrian safety and funds infrastructure and placemaking projects.	2	Short-term	\$
8.1.5.b.	Support the adaptive reuse of historic buildings for a new use that provides employment and retail or service needs to the community.	1	Ongoing	\$
8.1.5.c.	Support the creation of a downtown business group to carry out holiday and other special events.	2	Short-term	\$
8.1.6.a.	Support the building of medical facilities by reviewing zoning districts to remove any barriers to facilities using existing buildings or building new structures.	2	Short-term	\$
8.1.6.b.	Explore opportunities to attract small-scale, local healthcare providers for seniors or the general population (e.g., physical therapist, dentist) by highlighting the need for these services.	2	Short-term	\$
8.1.7.a.	Maintain employment areas in the Mixed Use land use categories that are envisioned to include a range of	1	Ongoing	\$

RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
	commercial (e.g., retail and office) or light industrial development (e.g., manufacturing and assembling).			
8.1.7.b.	Rezoning for light industrial uses that generate significant truck traffic are to be carefully evaluated and located close to highways and I-70. The range of light industrial uses should be limited to those that are compatible with the adjacent residential uses, where applicable, and do not generate significant impacts (e.g., dust, noise, odors, glare, or truck traffic outside of daytime work hours) on these adjacent uses.	1	Ongoing	\$
8.2.1.	Encourage the development of tourism that reflects Byers' western heritage by promoting Byers as a day trip destination from Denver.	2	Short-term	\$
8.2.2.	Support developing tourism to Byers as an industry since it can be a recreation stop or destination, by capitalizing on local attractions such as the rodeo, Quint Valley fairgrounds, and overnight stays at the recreational vehicle park.	2	Short-term	\$
8.2.3.	Promote opportunities for agritourism and agritainment to allow farm owners to diversify their offerings and generate additional income through farm markets, recreational, farming, and leisure activities, and seasonal events.	2	Short-term	\$
8.2.4.	Explore grants to support tourism, such as the Colorado Tourism Marketing Grant.	1	Short-term	\$
8.2.5.	Explore opportunities to use the abandoned grain elevators for murals. Public art and mural programs have proven to be effective attractions for small towns.	2	Short-term	\$
8.2.6.	Consider the use of transfer of development rights to preserve agricultural areas and decrease development pressure on agricultural land.	3	Long-term	\$
Chapter 9. Heritage and Community Identity				
9.1.1.	Assist in identifying buildings with historic or cultural significance and help property owners seek appropriate historic designations and grants.	1	Short-term	\$
9.1.2.	Seek funding to conduct surveys that identify, document, and evaluate cultural and historical resources within the community, and to provide for their restoration and preservation.	1	Short-term	\$\$

RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
9.1.3.	Encourage and support property owners in nominating significant buildings and places to the State or National Register of Historic Places.	1	Short-term	\$
9.1.4.	Develop a signage program to identify historically significant buildings, with funding for initial installation and maintenance.	2	Mid-term	\$\$
9.2.1.	Work with property owners to revitalize underutilized commercial spaces in older buildings.	1	Mid-term	\$
9.2.2.	Encourage adaptive reuse that allows for a mix of community-centered uses. A restored building could become a "Main Street Hub" for multiple small businesses.	2	Mid-term	\$\$
9.2.3.	Evaluate the zoning districts in Byers to identify and revise barriers to the renovation of historic buildings or create an overlay zone with appropriate setbacks and other standards.	1	Short-term	\$
9.2.4.	Develop a façade improvement program to help building owners restore their building facades to their original appearance.	2	Mid-term	\$\$
9.2.5.	Investigate opportunities to re-use the abandoned grain elevators.	2	Mid-term	\$\$
9.2.6.	Encourage developers to preserve significant cultural and historical resources and places by incorporating them into development plans.	1	Ongoing	\$
9.3.1.	Work with the Byers community to develop a "Historic Byers" campaign that highlights the historic buildings and scenic open spaces.	2	Mid-term	\$\$
9.3.2.	Assist Byers residents in establishing a community promotion group that could develop events that showcase Byers' history and heritage buildings.	1	Short-term	\$\$
9.3.3.	Support opportunities to create community gathering places, events, and education opportunities that highlight Byers' history.	1	Short-term	\$
9.3.4.	Support the I-70 Scout in publishing information about Byers' history, historic buildings, and places.	2	Short-term	\$
9.3.5.	Identify grants and partnerships that focus on historic preservation and small-town revitalization, such as those from the State Historical Fund (SHF), private foundations, and local county-level grants.	1	Short-term	\$

RECOMMENDED ACTION		PRIORITY	TIMELINE	COST
9.4.1.	Support establishing a central location for Byers' historical information and artifacts that would be attractive to visit for both residents and visitors. Create an online, searchable database of historical photos, documents, and oral histories.	1	Short-term	\$
9.4.2.	Establish a program to record and archive oral histories from long-time residents, capturing personal stories and unique perspectives on Byers' development.	2	Mid-term	\$\$
9.4.3.	Research and install historical markers or plaques at key locations to explain their significance.	2	Mid-term	\$\$
9.4.4.	"Byers History Day" Event: Host an annual community event with activities, presentations, and exhibits focused on different aspects of the community's history.	2	Mid-term	\$\$
9.5.1.	Form a committee comprising residents, business owners, and historians to advise on heritage-related decisions.	1	Short-term	\$
9.5.2.	Create a volunteer program for historic preservation projects, such as building restoration, garden maintenance at historic sites, or archiving historical documents.	1	Short-term	\$
9.5.3.	Partner with County and State Heritage Organizations: Establish formal partnerships with organizations like History Colorado to access their expertise, resources, and grant opportunities.	1	Short-term	\$
9.5.4.	Conduct surveys and host public forums to gather input from residents on which historical aspects they value most and what they would like to see preserved.	2	Mid-term	\$\$

Definitions

100-Year Flood: The flood having a one percent chance of being equaled or exceeded in any given year. Also known as the “one-percent chance flood” or “base flood.” These terms do not imply that the flood will necessarily happen once every 100 years.

Accessory Dwelling Unit: A secondary subordinate dwelling unit that is added to, created within, or adjacent to a detached single-family dwelling unit on a lot or parcel, and that includes a kitchen, bathroom, and sleeping quarters.

Affordable Housing: Housing falls within the financial means of a household living in either market or non-market dwellings. Total costs for rent or mortgage, insurance, and utilities should equal 30 percent or less of a household’s gross annual income.

Agritainment: A for-profit business operation, located and operated on A-E or A-1 zoned agricultural property that is specifically approved as a use-by-special review in that zone to provide educational and/or entertainment opportunities to its patrons in an agriculturally oriented environment by way of activities, events, demonstrations, displays, interactive participation, tours, lectures, and/or the sale of agriculturally related products.

Agritourism: Involves any agriculturally based operation or activity (e.g., farming, processing) that attracts visitors to a farm or ranch. Examples include recreational or educational activities, such as farm tours, hayrides, dude ranches, petting zoos, corn mazes, and u-pick operations.

American Community Survey (ACS): The U.S. Census Bureau provides annual and five-year estimates on population characteristics through the ACS. It is important to note that the ACS is based on a sample of the population and not actual counts, as the decennial census does. The ACS estimates can carry large margins of error, especially for small population areas. To aid users, margins of error are

provided with the ACS estimates to help assess the accuracy of the data.

Capital Improvement Plan (CIP): A schedule and budget for future capital improvements (building or acquisition projects) for roads, bridges, and other infrastructure, to be carried out over a specific time period.

Conservation Easement: A legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land to maintain it in a natural state and protect its conservation value. The conditions of the land are monitored to ensure adherence to the terms of the conservation easement and to conserve the land in perpetuity.

Density: The number of dwelling units on a site, expressed in dwelling units per acre.

Development Permit: A document that includes approved site and building development plans illustrating land use, landscaping, built form, intensity of use, and appearance of the site and buildings, as well as conditions of development approval.

DRCOG: Denver Regional Council of Governments, the metropolitan planning organization for the Front Range area, and consisting of 59 municipal and county governments.

Duplex: A residential structure that consists of two dwelling units arranged side-by-side or arranged one above the other, each with an entry from the street.

Employment Uses: A mix and range of office, industrial, warehousing, transportation and logistics, construction, communication, technology, commercial and financial services, retail and wholesale, institutional, research, education, public service and similar or related land uses and activities.

Floodplain: The land area that will be inundated or flooded based on the stormwater runoff produced by the 100-year flood as defined by the Federal Emergency Management Agency (FEMA) or Mile High Flood District's flood hazard area delineation study.

Floodway: The channel of a river or other drainageway and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water-surface elevation more than one-half foot.

Heritage Conservation: Includes any activity undertaken to protect, preserve or enhance the heritage value or heritage character (including but not limited to character-defining elements) of heritage property or an area.

Impact Fees: Charges that are assessed on new development to help pay for the capital facilities needed by new development. Impact fees are based upon a standard formula and predetermined fee schedule.

Land Development Code: A regulatory document containing all of Arapahoe County's land use regulations, including zoning district provisions and subdivision requirements.

Multiplex: A residential building with three to six dwelling units arranged side-by-side and/or stacked, typically with a shared entrance from the street. This structure may have the appearance of a medium-to-large single-unit house.

Mixed Use: The development of a tract of land, building, or structure with two or more different uses including, but not limited to, residential, retail and personal services, employment, public facilities, or commercial uses.

Obsolete Zoning District: Arapahoe County has several zoning districts that are considered obsolete, meaning they are not in the current version of the Land Development Code. These districts, including R-2 Residential, R-3 Residential, R-3S Residential-Special, R-4 Residential, R-5 Residential, R-P Residential – Planned Unit Development, are governed by regulations from older versions of the Land Development Code.

Public art: Works of art in any media that have been

planned and executed with the specific intention of being located in or adjacent to public streets, parks, and other areas.

Recreation, Active: Developed facilities used for recreation (e.g., including but not limited to soccer, baseball, softball, running tracks, paved bicycle trails, volleyball and tennis, off-road vehicle parks). Active recreation implies a high level of human use of an open space area or park.

Recreation, Passive: Relatively undeveloped lands used for recreation (e.g., unpaved trails for non-motorized use, picnic tables, and interpretive sites). Passive recreation implies a lower level of human use of an open space area or park.

Riparian Area: The upland area adjacent to a natural drainage way, lake, pond, reservoir, or wetland characterized by a narrow band of lush vegetation within much drier surroundings.

Sharrows: Sharrows, or shared-lane marking, depicted with a pavement marking of a bicycle and an arrow, indicate shared travel lanes for cyclists and motorists on streets typically too narrow for a dedicated bike lane.

Stormwater Management: The management and use of stormwater runoff from impervious surfaces, through planning to reduce flooding, direct and store stormwater quantity, manage stormwater quality, and support healthy streams.

Streetscape: All the elements that make up the physical environment of a street and define its character, and can include paving, street trees, lighting, pedestrian amenities, and street furniture.

Townhome: A small-to-medium-sized attached structure that consists of two to 20 one-, two-, or three-story dwelling units placed side-by-side. Entries typically face a street or courtyard.

Triplex: A small- to medium-sized detached structure that consists of three dwelling units placed side-by-side or which may be stacked on top of each other.

Zoning: The dividing of the County into zone districts, and the establishment of regulations governing the use, placement, spacing, and size of land and buildings within those districts.

