FIRESTONE

MASTER PLAN

2013

FIRESTONE

A COMMUNITY IN MOTION

The Town of Firestone is a unique community of citizens, businesses, and governments that are united in creating a stable, safe, prosperous, and healthful environment in which to live, work, worship, learn, recreate and exercise the rights and freedoms provided by the United States Constitution.

TABLE OF CONTENTS

1.0 INTRODUCTION
2.0 REFERENCE DOCUMENTS
- 2.1 Municipal Code
- 2.2 Development Regulations
- 2.3 Design Criteria and Construction Regulations

3.0 MASTER PLAN PROCESSING
- 3.1 Master Plan Amendments

4.0 HISTORICAL CONTEXT
5.0 VISION FOR FIRESTONE
- 5.1 Firestone: “A Community in Motion”

6.0 REGIONAL GROWTH
7.0 NATURAL RESOURCES AND THE ENVIRONMENT
- 7.1 Waterways and Drainage
- 7.2 Wildlife Corridors
- 7.3 Slopes
- 7.4 Geologic Hazards
- 7.5 Oil and Gas operations
- 7.6 Gravel Mining
- 7.7 Climate

8.0 FIRESTONE URBAN GROWTH BOUNDARY
9.0 AREA SPECIAL DISTRICTS
- 9.1 Carbon Valley Recreation District
- 9.2 Central Weld County Water District
- 9.3 Frederick Firestone Fire Protection District
- 9.4 St. Vrain Sanitation District
- 9.5 St. Vrain Valley School District
- 9.6 Weld RE-1 School District
- 9.7 High Plains Library District
- 9.8 Left Hand, Longs Peak and Little Thompson Water Districts

10.0 US POSTAL SERVICE
11.0 TRANSPORTATION
- 11.1 Mass transit routes
- 11.2 Other and Future Transportation Modes

12.0 LAND USE
- 12.1 Community Character Elements
- 12.2 Employment and Office
- 12.3 Commercial and Office
- 12.4 Residential Low
- 12.5 Residential Medium
- 12.6 Residential High
- 12.7 Mixed-Use
- 12.8 Parks, Trails, Open Space and Recreation
- 12.9 Community Separators
- 12.10 Educational Facilities
- 12.11 Central Park and Other Public Facilities

FIRESTONE

A COMMUNITY IN MOTION

FIRESTONE

TABLE OF CONTENTS

12.12 Historic Firestone and "The Loop"
12.13 Community Support Facilities
12.14 Conditional, Special, Temporary and Accessory Land Uses
12.15 Firestone Master Plan Map

13.0 LAND USE PROJECTIONS
14.0 DEVELOPMENT STANDARDS
15.0 WATER
15.1 Potable Water
15.2 Raw Water
16.0 SANITARY SEWER
17.0 STORM WATER MANAGEMENT
18.0 CAPITAL IMPROVEMENT PLAN
19.0 RECREATION AND TOURISM
20.0 TELECOMMUNICATIONS, ELECTRICAL POWER AND OTHER UTILITIES
21.0 INSTITUTIONAL RELATIONSHIPS
22.0 ANNEXATION POLICIES
23.0 GROWTH AND FINANCIAL MANAGEMENT
24.0 ECONOMIC DEVELOPMENT
25.0 COMMUNITY INVOLVEMENT
26.0 QUALITY OF LIFE

Figures
1 Vicinity Map
2 Weld County I-25 RUA Area
3 Major Drainageways
4 Oil and Gas Map
5 Urban and Municipal Growth Boundaries Map
6 Carbon Valley Recreation District Boundary
7 Central Weld County Water District Boundary
8 Frederick Firestone Fire Protection District Boundary
9 St. Vrain Sanitation Districts Boundary
10 St. Vrain Valley and Weld RE-1 School Districts Boundary
11 Transportation Existing
12 Transportation Planned
13 Existing Subdivisions and Developments
14 Employment, Commercial and Mixed-Use Areas
15 Residential Low
16 Residential Medium and High
17 Firestone Trail
18 Parks, Trails and Open Space Plan: Phase 1
19 Parks, Trails and Open Space Plan
20 Community Separators
21 Central Park
22 "The Loop"
23 Firestone Master Plan Map
24 Firestone Regional Sports Complex
25 St. Vrain State Park Master Plan

FIRESTONE
A COMMUNITY IN MOTION

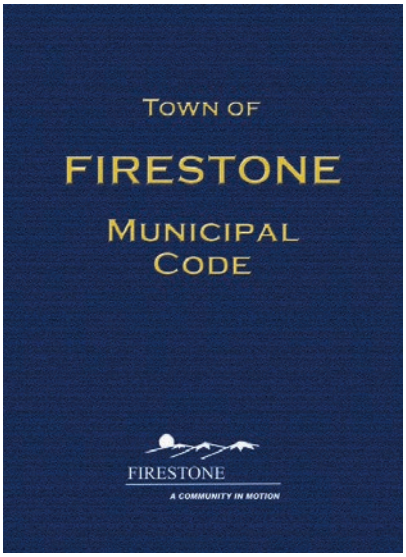
Figure 1: Vicinity Map

1.0 INTRODUCTION

The Firestone Master Plan ("Master Plan"), which has also been previously referenced as the Firestone Comprehensive Plan, has been prepared to be a master resource and policy document for the Town of Firestone. It has been prepared to be a succinct and targeted document that will be useful to Firestone decision makers, citizens and businesses to better understand the historic, geographic, political, environmental and technical aspects of the Firestone planning area. This Master Plan also notes active policies and a prospective list of goals and objectives for major plan components. As shown in Figure 1, Firestone is located along I-25, just north of the intersection of E-470 and the Northwest Parkway and generally midway between the cities of Denver and Fort Collins.

2.0 REFERENCE DOCUMENTS

In addition to the Master Plan, Firestone utilizes a variety of key reference and technical documents including the ones shown on this page. All of these documents are available at the Firestone Town Hall or on the Internet at www.ci.firestone.co.us.

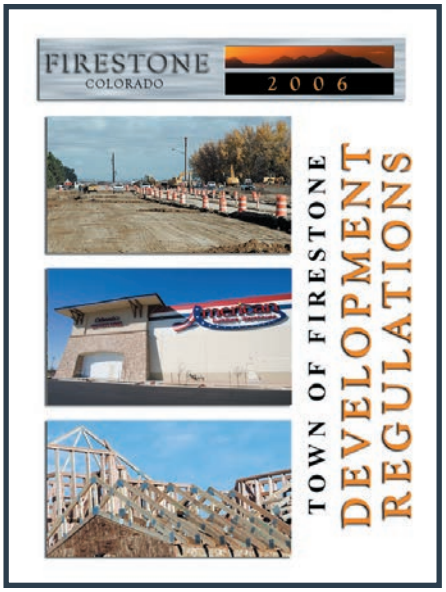


2.1 Municipal Code

The Town of Firestone Municipal Code is a compilation of general ordinances that have been incorporated into a comprehensive document. Specifically, Title 15 deals with buildings and construction, Title 16 address subdivisions and Title 17 identifies matters relating to zoning and land use. This document is updated on a regular basis and the Town's website lists adopted ordinances that are pending codification.

2.2 Development Regulations

The Firestone Development Regulations address the development review process and land use regulations and criteria for development in Firestone. Various standard form documents, forms and checklists that are utilized in the development process are attached as appendices. Each section of this document that deals with platting or development plan processing is written in chronological order, from the start of the process to the end. This document is also updated on a regular basis.



THE TOWN OF FIRESTONE

DESIGN CRITERIA
&
CONSTRUCTION REGULATIONS

JULY 2002

BY:

TST, INC. CONSULTING ENGINEERS

2.3 Design Criteria And Construction Regulations

The Firestone Design Criteria and Construction Regulations provide specific technical information relative to the construction of public improvements in Firestone. Major sections of this document address storm drainage, streets, potable water systems and sanitary sewer. This document is also updated on a regular basis.

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3.0 MASTER PLAN PROCESSING

Section 31-23-206 of the Colorado Revised Statutes describes the specifications for the preparation of Master Plans for municipalities. It identifies the Planning Commission as adopting an advisory master plan for the physical development of the municipality with the final approval by the Town Board of Trustees. The statute identifies various development related items that are intended to be addressed in the master plan. The Firestone Master Plan addresses the items noted in the statute and also provides other master plan related information. This Master Plan has been formatted to provide for partial or complete updates as needed.

3.1 Master Plan Amendments

The Planning Commission and Town Board may amend this Master Plan in whole or in part by resolution. The Planning Commission and Town Board shall each hold at least one public hearing on any proposed amendment. Prior to the public hearings before the Planning Commission and the Town Board, notice of such hearings shall be published pursuant to the state law then in effect. In addition, notice of both hearings shall be published in accordance with the Town's local public hearing procedures. As deemed appropriate by the Town, referral copies of a proposed amendment to the Master Plan may be sent to governmental entities or public utility providers that may be affected by the amendment for review and comment prior to the public hearings. Final copies of the approved Master Plan amendment shall be provided to entities as required by state law.

FIRESTONE

A COMMUNITY IN MOTION

4.0 HISTORICAL CONTEXT

Firestone was incorporated in 1908. The Denslow Coal Company owned the land and subdivided the proposed town. The estimated population at the time was 75. At an election held at the Firestone Mercantile Company's storeroom on February 12, 1908, 39 votes were cast in favor of incorporation and 1 cast against incorporation. The Town of Firestone was named after Jacob Firestone of the Firestone Rubber Company, who once owned the land on which the town sits. Prior to 1905, the area was "just part of the Great Plains region, infested with rattlesnakes, coyotes, cottontails and jackrabbits. Then someone discovered coal." The earliest mines were north of Firestone: the McKissic, the Davis, and the Emerson. The mines brought many single men and men who came to look over the area before bringing over their families. Firestone had rooms to rent and many places took boarders. The going rate was about $2 a month per person.

In 1910, the miners struck and this kept many from moving to the area. This strike lasted almost 4 years. In 1931, it was reported that the Tri-town area had mined over 1,696,313 tons of coal almost 25% of the coal mined in the entire state of Colorado. The Firestone mine was one of the earliest mines in the area. In 1912, it had only one shaft and operated a wagon mine with horses or mules; it went broke in 1918. The Grant mine was northwest of Firestone and it opened in 1914. By 1937, miners had removed 2,070,686 tons of coal.

Potable water was a constant problem. The pumps in town could not supply all the water needed for this growing mining community. People hauled water from the Grant mine and sold it for 25 cents a barrel. Women had to decide on any given day whether to wash their clothes or their babies. By 1920, the town had established systems for pumping water to individual homes but the supply and the pressure were always in doubt.

Firestone has claim to many firsts in the area including, the first saloon, telephone central, lumber store and post office. The early 1960's saw the shift beginning from coal mining to natural gas drilling. In 1962, Firestone made natural gas available to its residents. Home building and development then began on a larger scale. Twenty homes were planned on the east part of town to be followed a year later by 40 more. Since the mid 1990s, Firestone has experienced rapid growth in both the residential and commercial sectors.

5.1 Firestone: "A Community in Motion"

In 1996 Firestone adopted the motto: "A Community in Motion". This phrase typified and inspired an active and engaged community to plan for and direct its destiny by moving in the right direction. Since it became a "A Community in Motion" Firestone has focused on the noble goal of being "The Greatest Small Town in the USA." Being a great community means effectively dealing with all the opportunities and constraints that are presented. Taking a comprehensive approach to land use and development issues allows the Town to assure a high quality of life while providing the opportunity for business and job development. This ongoing effort is founded on a vision for Firestone that has and will provide a wonderful community in which to reside, work and recreate.

5.0 VISION FOR FIRESTONE

Firestone has and continues to experience great success as a community because it has the vision to avoid or overcome potential obstacles. Generally, the following "vision statement" for Firestone provides an overall theme to guide the master planning effort:

The Town of Firestone is a unique community of citizens, businesses, and governments that are united in creating a stable, safe, prosperous, and healthful environment in which to live, work, worship, learn, recreate and exercise the rights and freedoms provided by the United States Constitution.

FIRESTONE

A COMMUNITY IN MOTION

6.0 REGIONAL GROWTH

Firestone is located in the rapidly developing southwest Weld County. Firestone supports urban development within municipalities in order to assure local oversight, the realization of local revenue sources, and to have services provided locally. Firestone further supports the establishment of urban growth boundaries around municipalities in order to preserve agricultural community separator areas.

Much of the local development in unincorporated Weld County occurs in a zoning and development framework called the Regional Urbanization Area ("RUA"). Firestone continues to encourage Weld County to establish urban growth boundaries around the RUA area. Figure 2 has been prepared by Weld County and identifies the current RUA boundary in the Firestone area.

The Town of Frederick has annexed significant areas west of I-25. The Town of Mead has also annexed south to SH 66. The City of Longmont has annexed into Weld County.

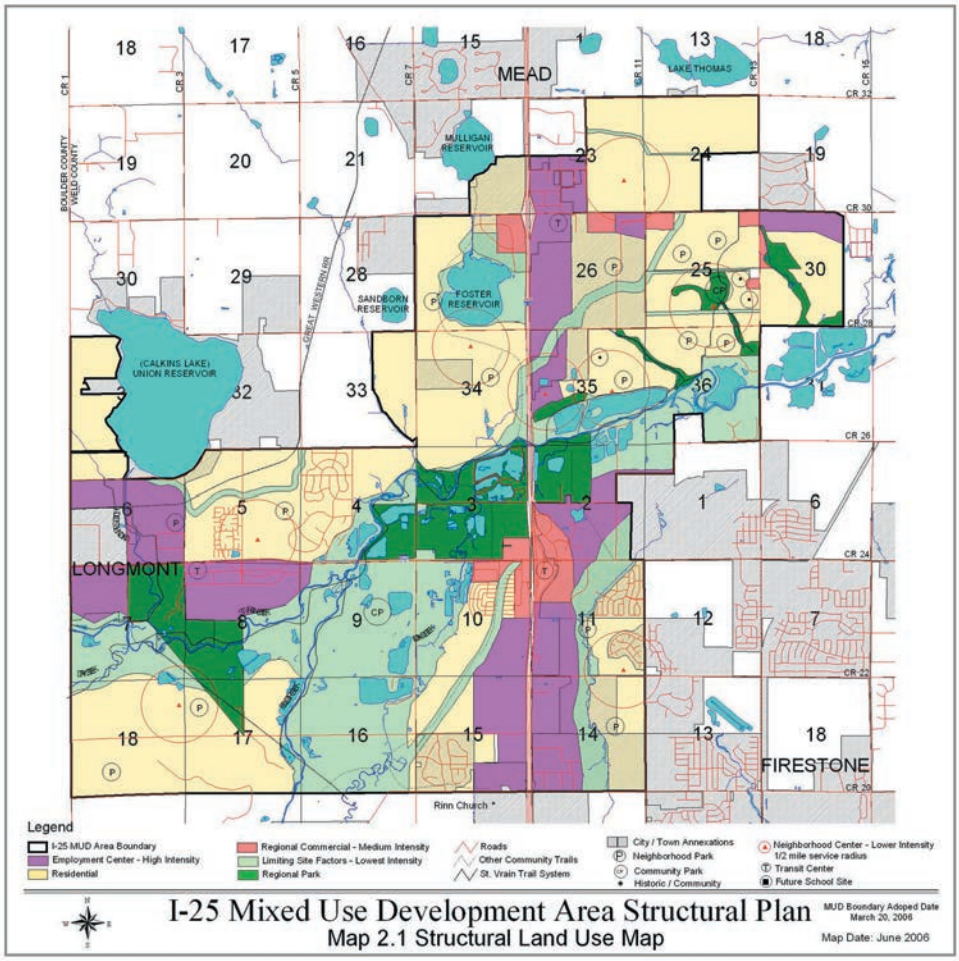

Figure 2: Weld County RUA

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7.0 NATURAL RESOURCES AND THE ENVIRONMENT

The natural environment in and around Firestone is unique and picturesque. While there are no designated federal, state, or local wildlife areas, there are areas of significant environmental importance as noted below:

7.1 Waterways and Drainage

As shown on Figure 3, the Firestone Master Plan area has several major drainage ways that traverse it. The Town has formally adopted basin master plans for three basins; Godding Hollow, Tri-Town, and the Sump Basin. FEMA regulated floodplains exist on portions of the South Platte River, St. Vrain River, Boulder Creek, Idaho Creek, Godding Hollow, and the Tri-Town Drainageway. The South Platte River, St. Vrain River, Boulder Creek, Idaho Creek, Godding Hollow, and some of the smaller drainageways are perpetual streams with substantial riparian area. There are also a number of other intermittent drainageways that are important stormwater conveyance elements that feed these larger waterways. The Sump Basin is unique because, as the basin name implies, there is no direct surface discharge into St. Vrain River. The basin is populated by naturally occurring sumps, referred to as “Prairie Potholes” that were likely created by glaciers.

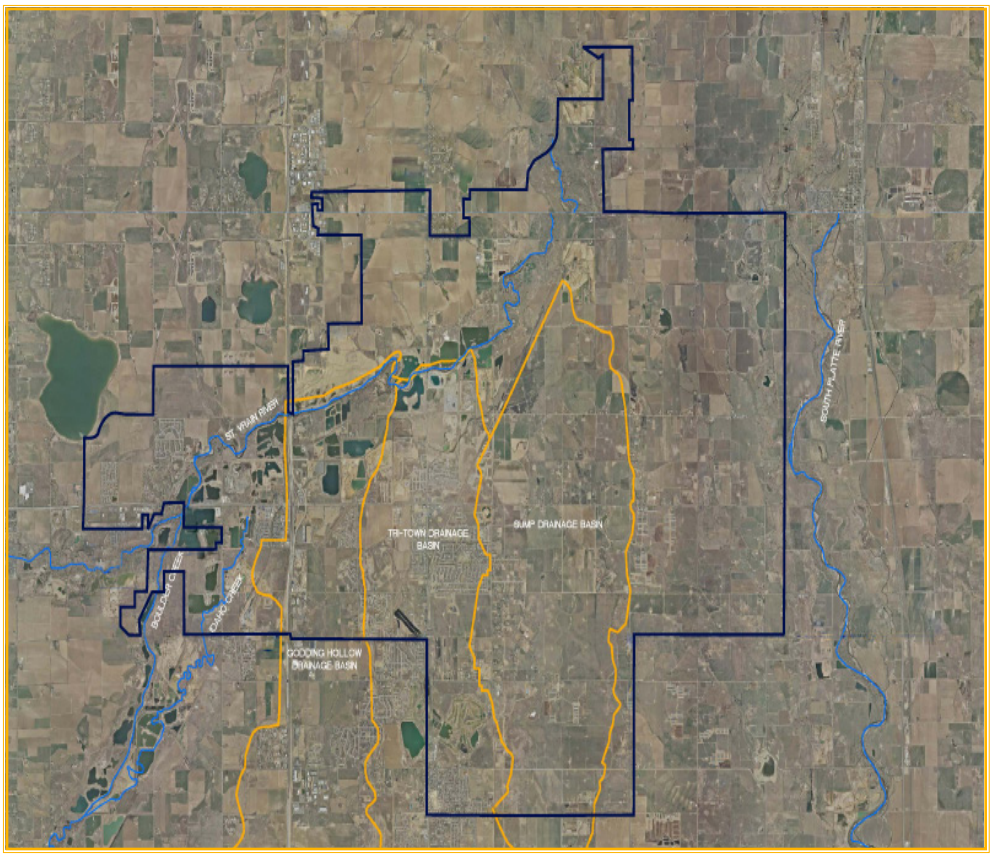

Figure 3: Major Drainageway

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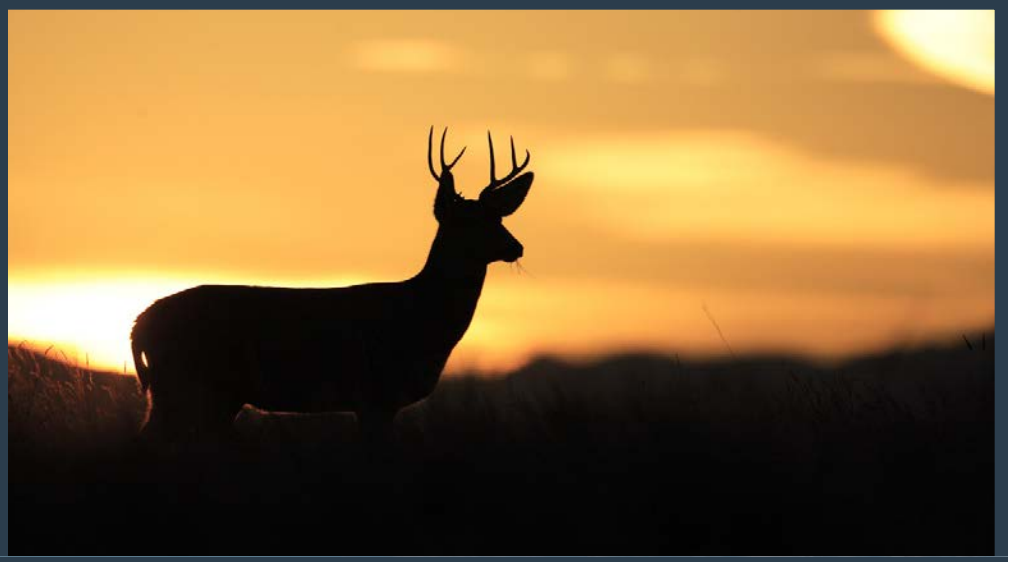
7.2 Wildlife Corridors

St. Vrain Creek, Godding Hollow, Boulder Creek, Idaho Creek, and the Tri-Town Drainageways provide key riparian habitat for natural vegetation and wildlife. Both areas are identified as being key wildlife migration corridors and efforts to reasonably limit development in these areas, other than trails and related improvements, are incorporated into the goals of this Master Plan. The St. Vrain State Park provides significant areas of wildlife habitat.



7.3 Slopes

As shown on Figure 3, the Firestone Urban Growth Boundary areas are generally flat to gently sloping topography. It is unlikely that any area within Firestone would experience development limitations due to steep slopes.

FIRESTONE

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7.4 Geologic Hazards

While coal mining no longer takes place in Firestone, there are remnant coalmines under certain areas. These areas have been mapped by the State of Colorado. A reference map of these mines can be found on the Firestone Web site at www.ci.firestone.co.us. In most cases the old mines have collapsed and only represent a minor impact on surface development. Additional information on these abandoned mines can be obtained from the State of Colorado.

7.5 Oil and Gas operations

As shown on Figure 4, there are numerous oil and gas operations in the Firestone Urban Growth Boundary both existing and planned. These operations have and can coexist with surface development with proper facility planning and coordination. Additional detailed information on oil and gas operations can be found at the Colorado Oil and Gas Conservation Commission website (www.oil-gas.state.co.us). Firestone continues to encourage oil and gas companies and operators to drill wells in residential areas prior to residential development to minimize the impact of drilling operations on residents. Coordination of well drilling locations in commercial areas is also encouraged, in order to minimize conflicts on property that is important to Firestone's economic development efforts.

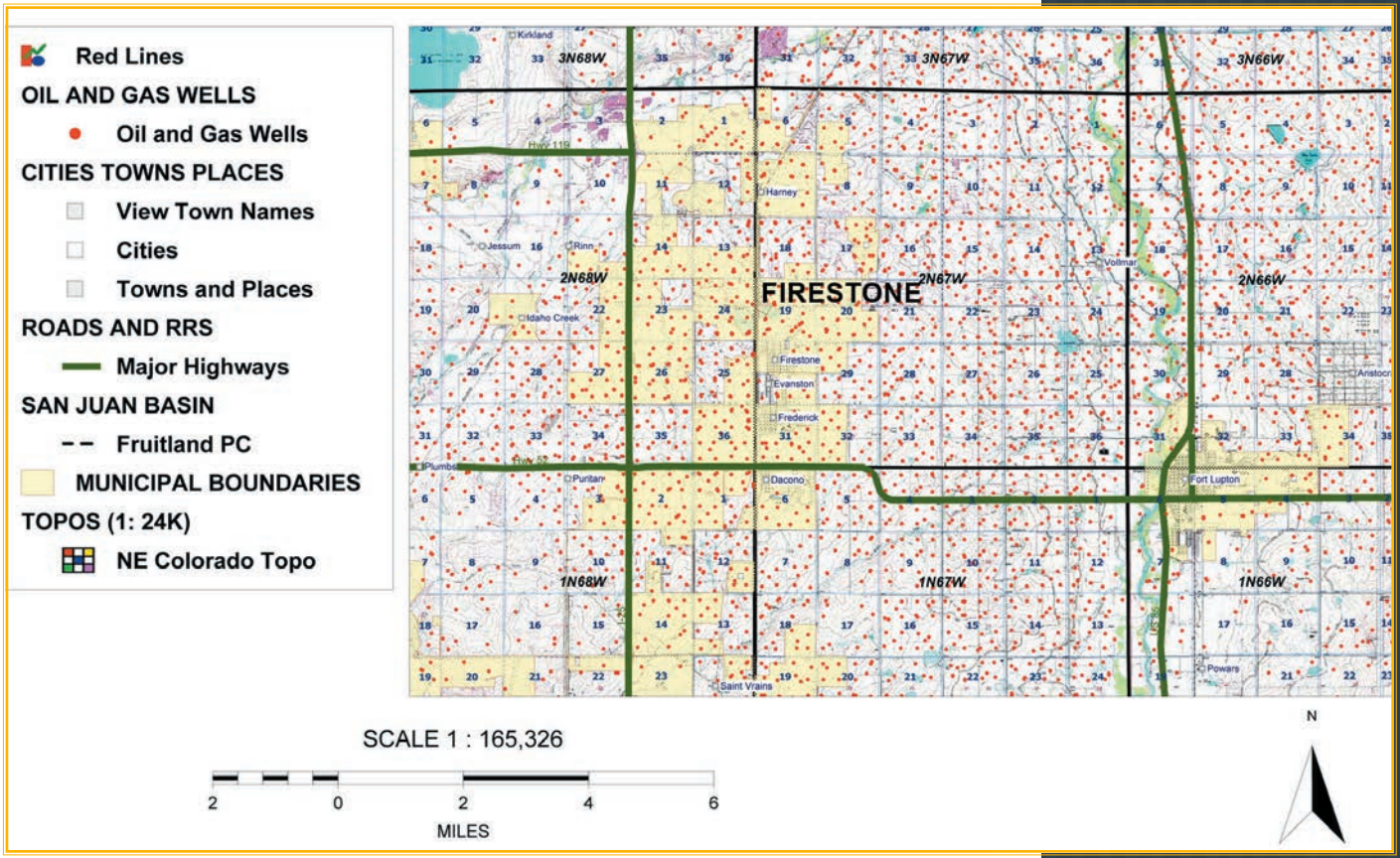
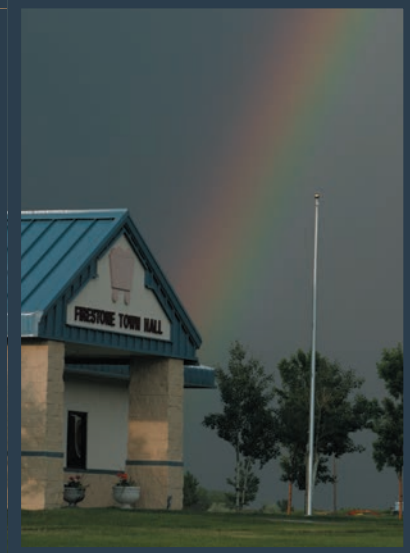


Figure 4: Oil and Gas Map

7.6 Gravel Mining

There are certain locations within the Firestone Urban and Municipal Growth Boundaries where commercial deposits of gravel are actively mined. Mining has and should be coordinated with surface development to assure the appropriate opportunity to remove these deposits. The Firestone Development Regulations outline a Conditional Use Permit process to address such gravel mining operations within the Town.



7.7 Climate

Firestone has a seasonally mild climate typical of the Colorado eastern plain. Brisk winds can be associated with moving frontal systems. Typically, these winds are from the west and northwest, which is the path of the prevailing winds. Consideration of these winds should be a component part of any development or architectural planning and design.

8.0 FIRESTONE URBAN GROWTH BOUNDARY

Figure 5 shows the Firestone Urban Growth Boundary (UGB) which defines the Firestone Master Plan Area ("MPA"). Firestone urban style development is limited to properties within the MPA. This Master Plan also addresses areas outside of the UGB for future urban planning and community separator areas, which are further described in this Master Plan.

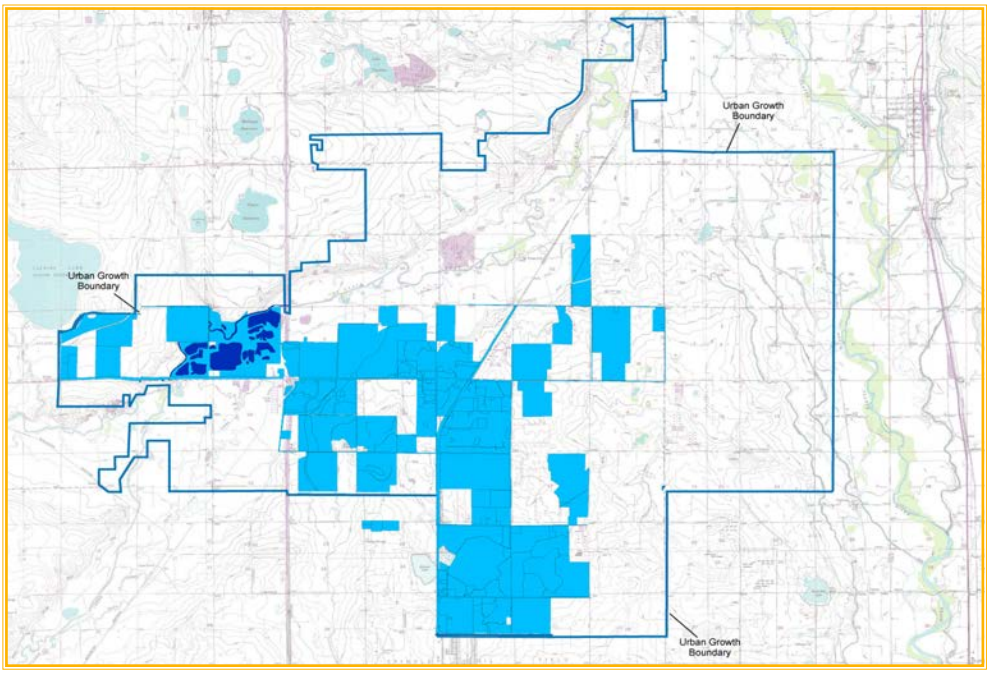


Figure 5: Urban Growth Boundaries and Annexed Areas

This Master Plan also establishes an additional master planning area for unincorporated areas east of the eastern Urban Growth Boundary line shown in Figure 5 to approximately one-half mile east of US 85, north to approximately one-half mile south of State Highway 66 and south to Summerset Avenue (Road 20-1/2). Firestone considers this additional area also a part of the MPA, however, because of its distance from the current municipal boundary of the Town and because it has distinct service requirements it has not been shown within the UGA on Figure 5, Figure 23 or related maps. Nevertheless, the Town considers this additional MPA area as an important area to plan in order to potentially encourage employment land uses and job development associated with rail access, which is currently located along US-85. Also, the US-85 transportation corridor provides excellent regional vehicular transportation access and opportunities for commercial development. Land uses for the area include Residential-Low for the approximately 1,328 acres that lie between Road 23-1/4 and the western boundary of the of the South Platte floodplain, Open Space for the approximately 1,290 acres of the South Platte floodplain, Residential-Medium for the approximately 450 acres from the east line of the South Platte floodplain to approximately one-quarter mile west of US-85. Employment for the approximately 640 acres that lies from US-85 east for one-half mile and which is bounded on the north by Road 26 and south by Road 18. Mixed-Use for the approximately 1,829 remaining acres in this additional MPA area.This Master Plan limits urban development within Firestone to the MPA. However, this Master Plan also recognizes that it overlaps the master plans (a.k.a. comprehensive plans) of other communities, including Longmont, Mead, Platteville and Frederick. Therefore, some of the urban development within the MPA may actually ocurr within other municipalities. If this happens, Firestone will modify its MPA and UGB by a subsequent Master Plan amendment, to assure that the Firestone Master Plan does not overlap any area that is within the corporate limits of any other municipality. Firestone's policies for the annexation of property within the MPA are described in Section 22.0. Provided such policies are followed, property owners that may be located in an overlapping master plan area are provided greater freedom to choose the community they desire to annex into.

9.0 AREA SPECIAL DISTRICTS

There are a number of special districts that provide public services to the Firestone area, including the following:

9.1 Carbon Valley Recreation District

The Carbon Valley Recreation District (www.recdistrict.com) provides recreation services to Firestone and the region. The Recreation District manages a recreation center and operates a number of organized sport activities and facilities throughout the District and specifically in Firestone.

9.2 Central Weld County Water District

The Central Weld County Water District (www.cwcwd.com) serves the area shown in Figure 7. The District is the primary wholesaler of treated potable water for Firestone. Firestone has a significant inventory of Colorado Big Thompson water shares that it provides to the District for treatment and delivery to the Town. At various locations throughout the Town, there are "master meters" where the District's water system connects with the Town's water distribution system. The Town handles water distribution from that point to individual users in Firestone.

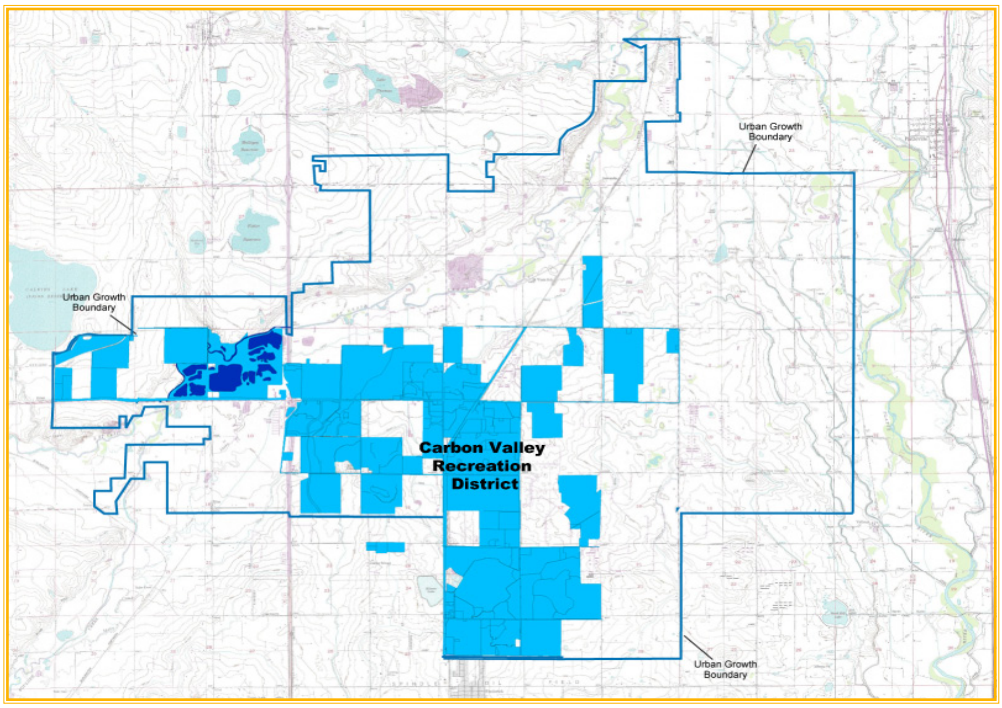


Figure 6 : Carbon Valley Recreation District Boundary Within Firestone

9.3 Left Hand, Longs Peak and Little Thompson Water Districts

As shown in Figure 7, the Left Hand Water District and the Longs Peak Water District provide potable water service to areas west of I-25. As also shown in Figure 7, the Little Thompson Water District provides potable water service both east and west of I-25. The three districts provide service within the Firestone MPA. One or all of these districts may potentially have a working relationship with the Town in the provision of such services in the future.

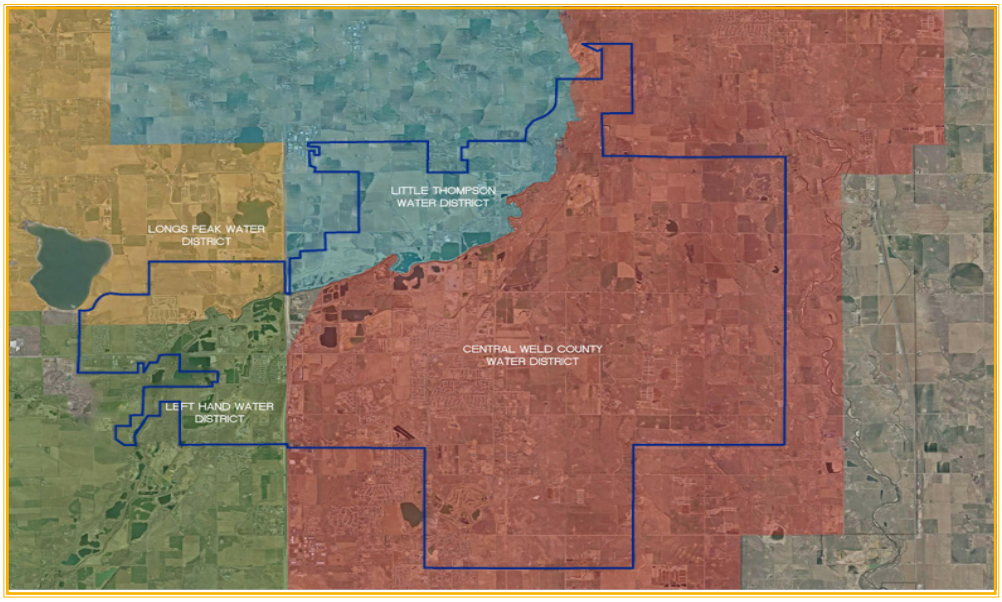


Figure 7 :Central Weld County Water District Boundary

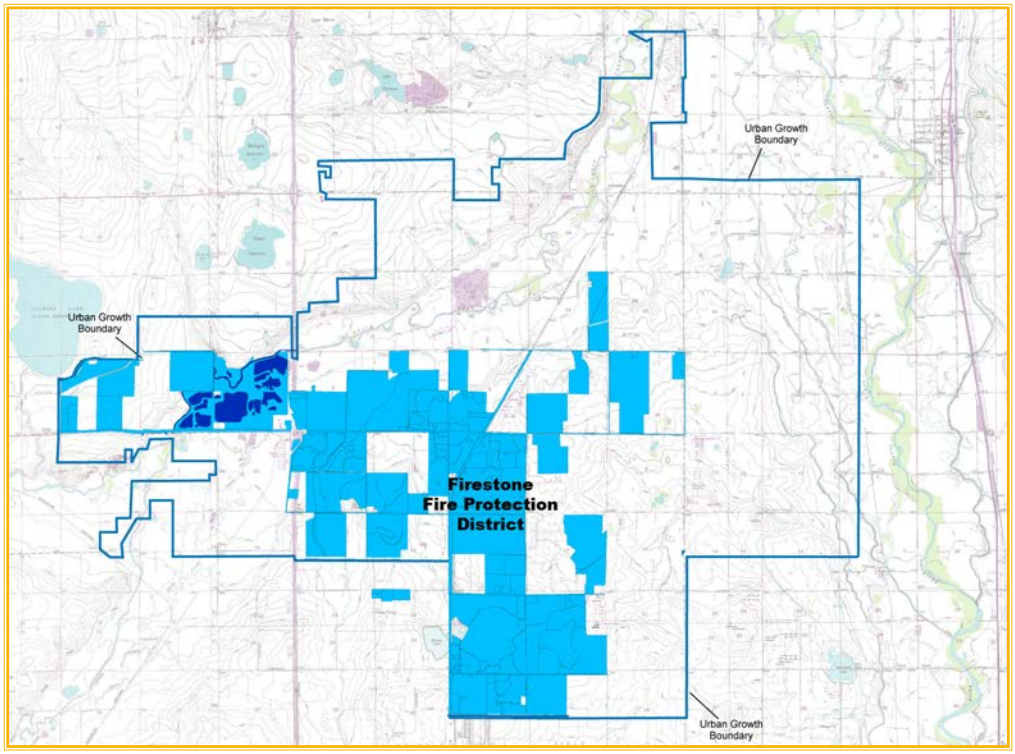


Figure 8: Frederick Firestone Fire Protection District Boundary Within Firestone

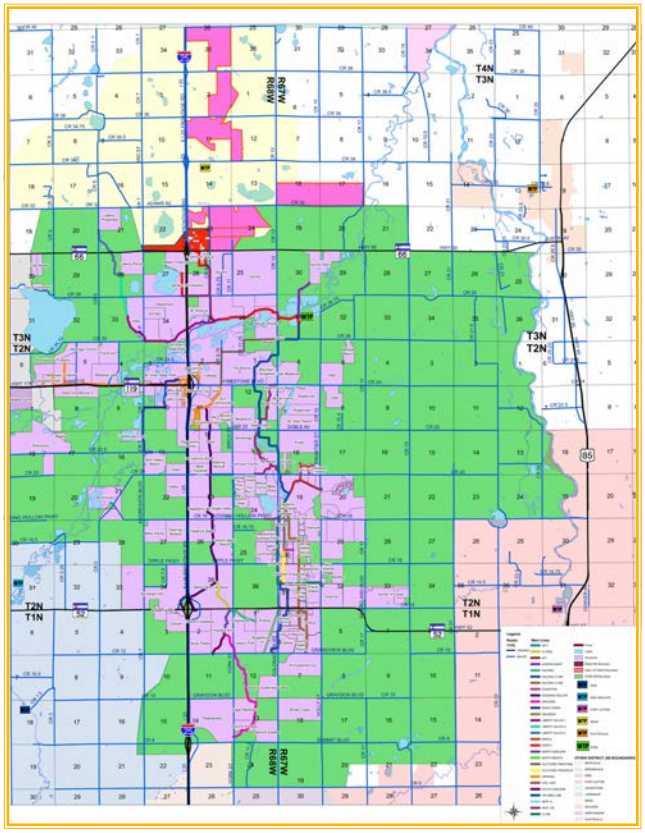


Figure 9: St.Vrain District Boundary

9.4 Frederick Firestone Fire Protection District

The Frederick Firestone Fire Protection District (www.fffd.us) provides fire and emergency services to the Firestone area. The Fire District's service area within the Town is shown on Figure 8. The Town and District have an intergovernmental agreement that addresses fire protection service with Firestone.

9.5 St. Vrain Sanitation District

The St. Vrain Sanitation District (www.stsan.com) provides waste-water services to the Town. The Sanitation District's service area is shown on Figure 9.

9.6 St. Vrain Valley School District

The St. Vrain Valley School District (www.stvrain.k12.co.us) provides public school services to the western portion of the Firestone area. The School District's service area is shown in Figure 10.

9.7 Weld RE-1 School District

The Weld RE-1 School District (www.weld-re1.k12.co.us) provides school services to the eastern portion of the Firestone area. The School District's service area is shown in Figure 10.

9.8 High Plains Library District

The High Plains Library District (www.mylibrary.us) provides library services to the Firestone area. The District constructed the Carbon Valley Regional Library in Firestone Central Park, which opened in 2008.

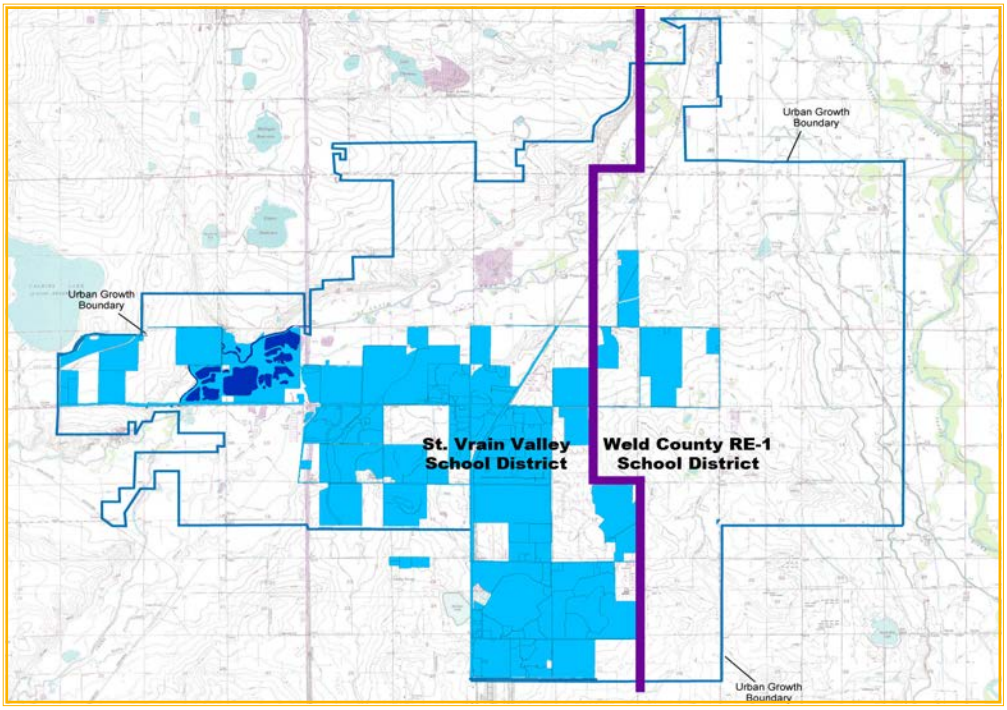


Figure 10: St. Vrain Valley and Weld RE-1 School District Boundaries

10.0 US POSTAL SERVICE

The postal system that currently exists for the Firestone area served Firestone well when it was a small town. However, because of the growth the Town has experienced over the last decade the current postal system needs to be modified. Firestone should have a unified zip code with all addresses noted as Firestone, Colorado. The Town continues to work with the US Postal Service and Federal officials to achieve this goal.

11.0 TRANSPORTATION MASTER PLAN COMPONENT

The existing arterial transportation network in the Firestone planning area is shown as Figure 11. The planned arterial street network is shown as Figure 12. Arterial streets within the Firestone Urban Growth Boundary are generally on the north-south and east-west section lines. One arterial that is not on the section line is Arbor Street, which for a short distance is known as Jake Jabs Boulevard. Rights-of-way for many arterial streets located inside the Firestone Urban Growth Boundary have been annexed. With the exception of Frontier Street (Rd 15) between Grant Avenue (Rd 18) and Pine Cone Avenue (Rd 20), many arterial streets that serve annexed properties in Firestone are improved. With the exception of the streets shown on Figure 11, most planned arterial streets are paved. The Firestone policy that developers must mitigate the impacts their development has on the Firestone transportation system, and the impact fee program that the Town adopted in 1996, have provided the necessary improvements and funds to allow Firestone streets to operate at an acceptable level of service.

Firestone recently became a member of the Denver Regional Council of Governments (DRCOG) which serves as the metropolitan planning organization and a council of governments. Firestone will be working with DRCOG on various master planning efforts, including transportation for the area.

The I-25 Frontage Road, State Highway 66 and State Highway 119 are controlled by the Colorado Department of Transportation (CDOT). Unannexed county roadways are still under the jurisdiction of Weld County.

Typical arterial and all other street sections are shown in the Firestone Development Regulations and the Firestone Design Criteria and Construction Regulations. These documents identify the ultimate section for all streets and the associated landscaping that is planned for the parkway and medians.

FIRESTONE
A COMMUNITY IN MOTION

11.1 Mass Transit Routes

Firestone is not included in the Regional Transportation District (RTD), which is headquartered in Denver and includes much of the Denver Metropolitan area. Based on a review of the services potentially available from RTD and the cost of such services to Firestone citizens and businesses, it does not appear reasonable for Firestone to include into RTD at this time. This position should be reconsidered in the future, if a viable and financially feasible plan is established by RTD to serve the Firestone region. Ultimately, it is hoped that some form of light rail or monorail would be available. Such a system could possibly be located along or above the I-25 corridor to provide a mass transit connection between the Firestone area and the Denver metropolitan area.

From a local mass transit planning perspective, the concept of a local bus system that could cooperatively serve the local Firestone region should be considered. The term “Tri-Town Transit” has been used to describe a local bus service serving the Towns of Firestone, Frederick and the City of Dacono (and possibly Longmont). This potential mass transit system should be investigated to consider its feasibility. In the analysis of the Master Plan, it is assumed that in order to have the project operate in a fiscally balanced manner that routes would be limited to major transportation corridors only.

11.2 Other and Future Transportation Modes

Given the tremendous improvements in noise mitigation and cost of operation for commercial and personal aviation, it may be desirable to have a small municipal airport in close proximity to the Firestone area. Future planning for such a facility should be considered.

The most logical location for such a facility would be between Ingalls Street and US-85. The facility would not need to be large and would be planned to be a hub for commercial or employment development. Proper planning would assure any noise conflict with residential development could be minimized. As noted previously, further analysis needs to be performed to determine the feasibility of such an operation and what entities or authorities could be involved in its development.

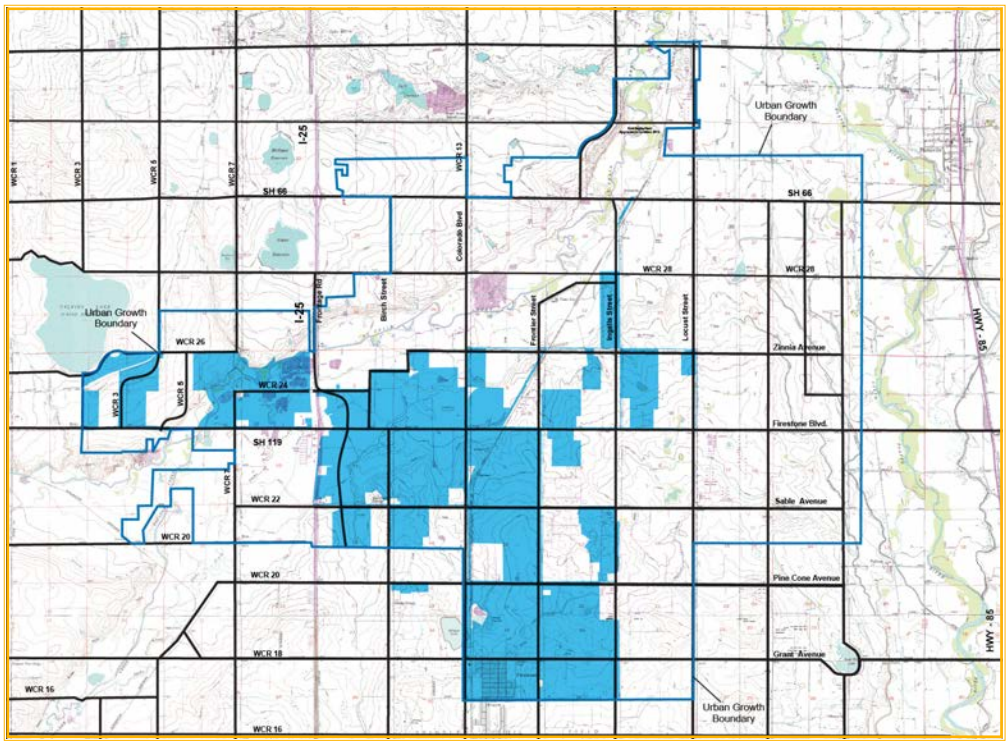


Figure 11: Transportation Existing

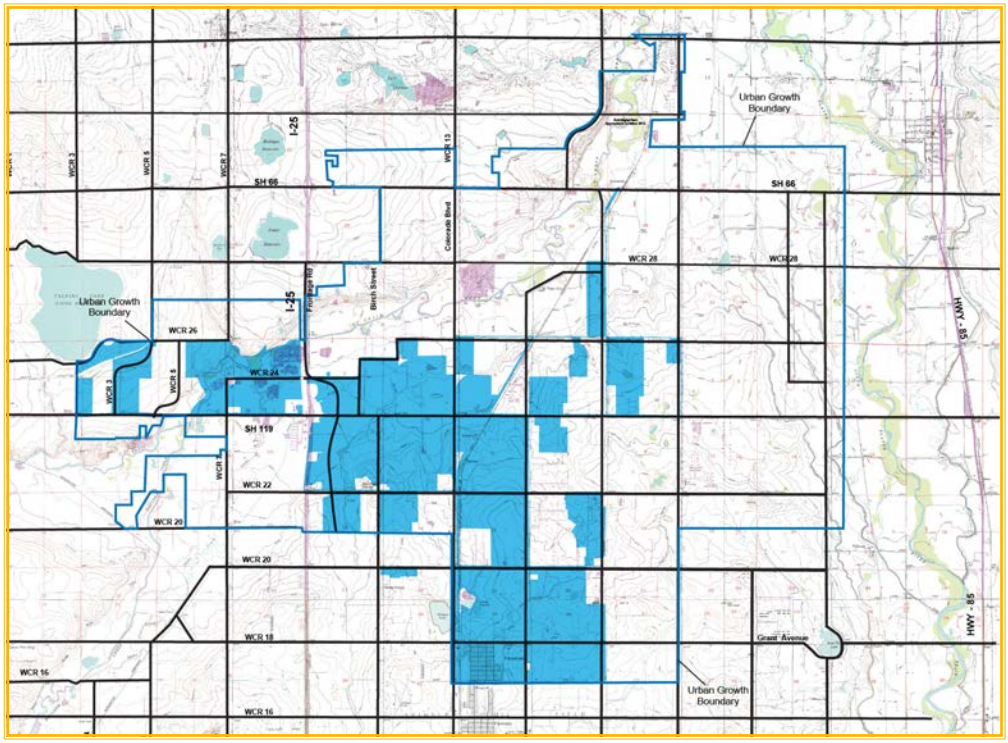


Figure 12: Transportation Planned

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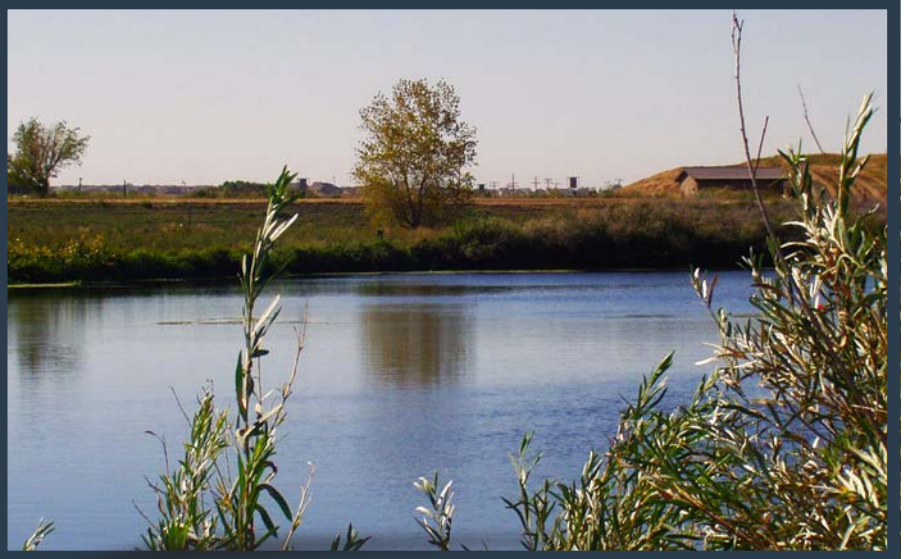
12.0 LAND USE

As shown in Figure 13, a significant portion of the MPA has been annexed and zoned. This Master Plan provides guiding land use planning policies for properties within the MPA that may someday petition for annexation. It also shows land uses that would be appropriate for property already annexed should property owners petition to go through the rezoning process. In all cases, land use compatibility has and should continue to be considered between all land uses.



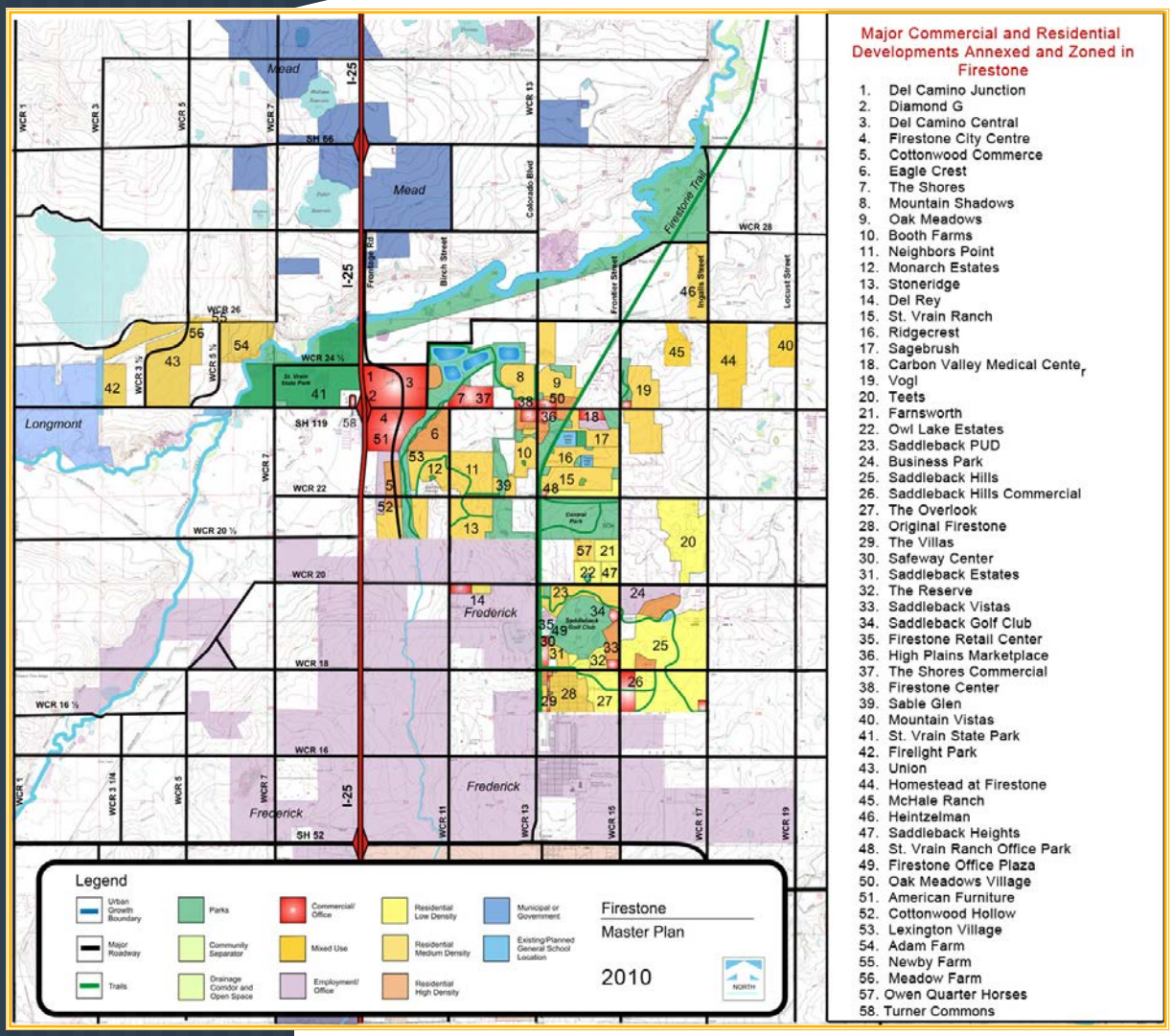


Figure 13: Existing Subdivisions and Developments

12.1 Community Character Elements

Firestone has a character unique to the region. A variety of elements work together to create the Firestone community, including the following:

- A transportation system that is properly designed and constructed to meet the current needs of the existing traffic volumes.
- A comprehensive and unified parks and trails system. Firestone is a pedestrian and non-motorized connected community, where one can walk to work, home or service centers on a comfortable and convenient trail system.
- Effective and efficient public safety and security. Without public safety, Firestone citizens and employees cannot be free to enjoy the benefits of their community.
- "Four-sided" architecture is required along major streets and visual corridors.
- A "world class" Central Park campus that inspires national and international recognition as a Civic, Cultural and Community Center.
- Superior recreational facilities, including the Firestone Regional Sports Complex.
- A balanced approach to a blend of housing and commercial opportunities.
- An equal number of available jobs to employable citizens.

LAND USE

This 2013 version of the Firestone Master Plan identifies a few changes to the basic plan components adopted over the last few Master Plan map amendments. Key changes include the addition of an updated UGB and MPA to provide for the annexation of properties west of I-25, north and south of SH 119, and north to and along SH 66 in the central and eastern portion of the MPA. "Mixed-Use" areas have been utilized extensively to provide urbanized areas that can provide a live, work and shop style environment. Mixed-use areas and some limited commercial use areas have been identified along major arterials which are expected to carry increasing volumes of traffic over the years.

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A COMMUNITY IN MOTION

- A focus on a comprehensive "cradle" to "grave" land use and community system where all components of the life cycle are considered and accommodated.
- A community where the freedom to worship is fully embraced.
- A specific focus on the senior segments of the Firestone community, to assure these residents are appropriately considered in land use and community decisions. If optimized, the senior population can bestow valuable leadership and wisdom that comes from experience of time.
- Proper transition and integration between different types of land uses.
- Convenient access to a wide variety of retail goods and services.
- Downcast lighting and strategies to effectively preserve the "night sky."
- Low, but appropriate, taxes.
- Stable political leadership.
- A tangible and inspired sense of community.

12.2 Employment and Office

Employment and Office land use areas provide for office and light industrial uses where primary employment opportunities exist.

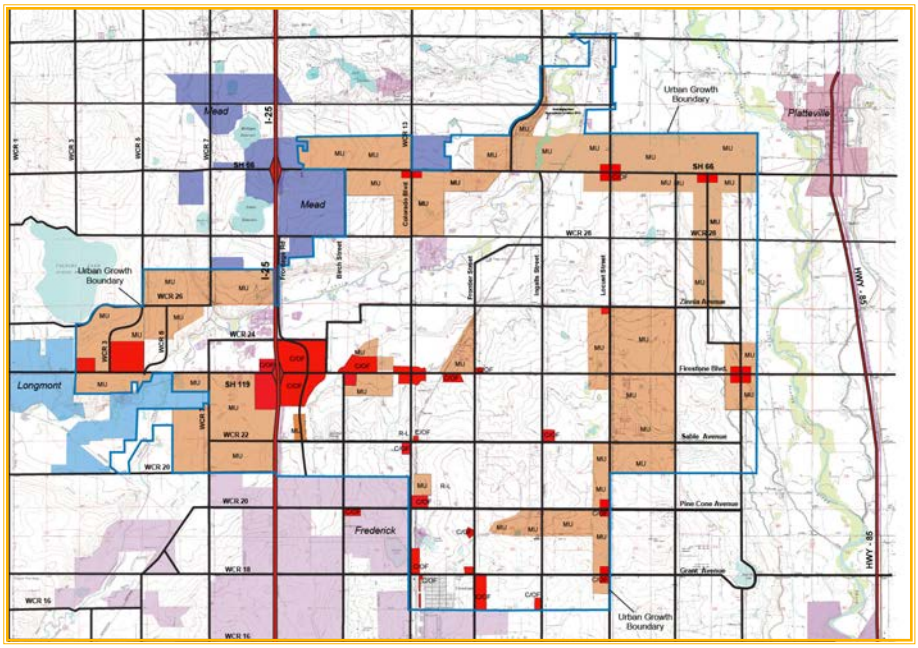

Figure 14: Employment, Commercial and Mixed-Use Areas

LAND USE

12.3 Commercial and Office

Commercial land use areas provide for retail commercial and office uses. These land uses are located along key arterial streets and the intersections of key arterial streets. Regional commercial and office land uses are generally located near I-25.

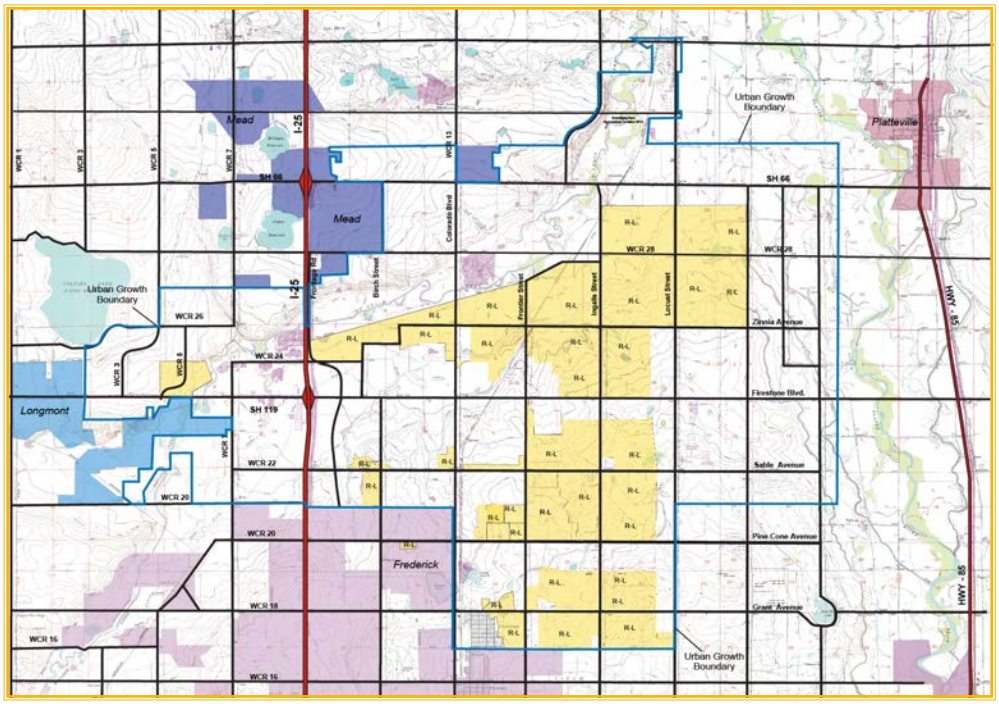

Figure 15: Residential Low

12.4 Residential Low

Residential low-density land use areas are generally located in the central and eastern portions of the MPA. Residential Low provides for only single-family residential land uses or clustered multi-family land uses.

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A COMMUNITY IN MOTION

12.5 Residential Medium

Residential Medium land use areas provide for single family or single-family attached land uses, including duplexes and town homes, but excluding condominiums and apartments unless they are clustered. These use areas are generally located in and along arterial streets and at or near key intersections.

12.6 Residential High

Like Residential Medium land use areas, Residential High land use areas provide for higher density town homes, condominiums and apartments. These land use areas are generally located in and along arterial streets and at or near key intersections.

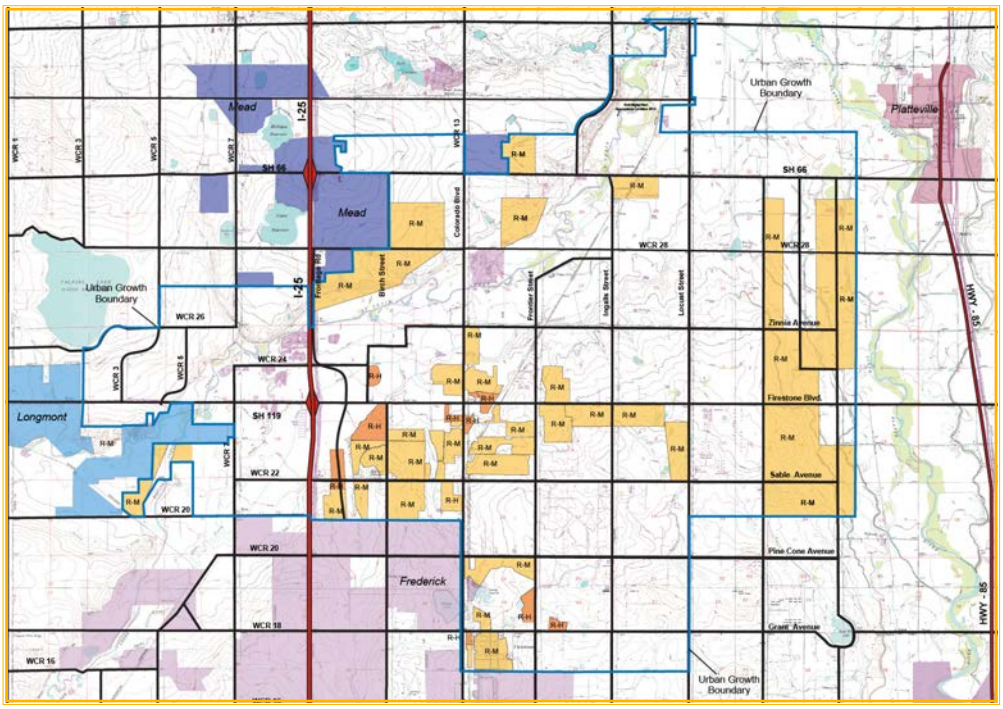

Figure 16: Residential Medium and High

12.7 Mixed Use

Mixed-Use land use areas provide for a potential mix of all land uses, except for very low-density single family residential. To the extent possible, based on ownership boundaries, Mixed Use areas should be master planned as one comprehensive project to assure compatibility and the appropriate balance of the various intended uses. The larger Mixed Use areas should provide for a significant portion of the area dedicated to retail commercial, office or employment uses. These Mixed Use areas can on a local scale accommodate the concepts of "new urbanism" providing places where people can live, work, recreate and shop for goods and services. The Mixed Use areas along Locust Street, SH 66 and Road 7 may vary somewhat in size and shape to accommodate market needs. Mixed Use areas may accommodate residential land uses located above retail commercial land uses if proper compatibility can be assured.

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12.8 Parks, Trails, Open Space and Recreation

One of the key features of the Firestone Parks and Trails system is the Firestone Trail, which is an integral part of the Colorado Front Range Trail system. This approximately 9 mile long trail is generally shown in Figure 17. Firestone sold its ownership in the trail south of SH 52 to the City of Dacono, to enable Dacono to annex it and coordinate trail development.

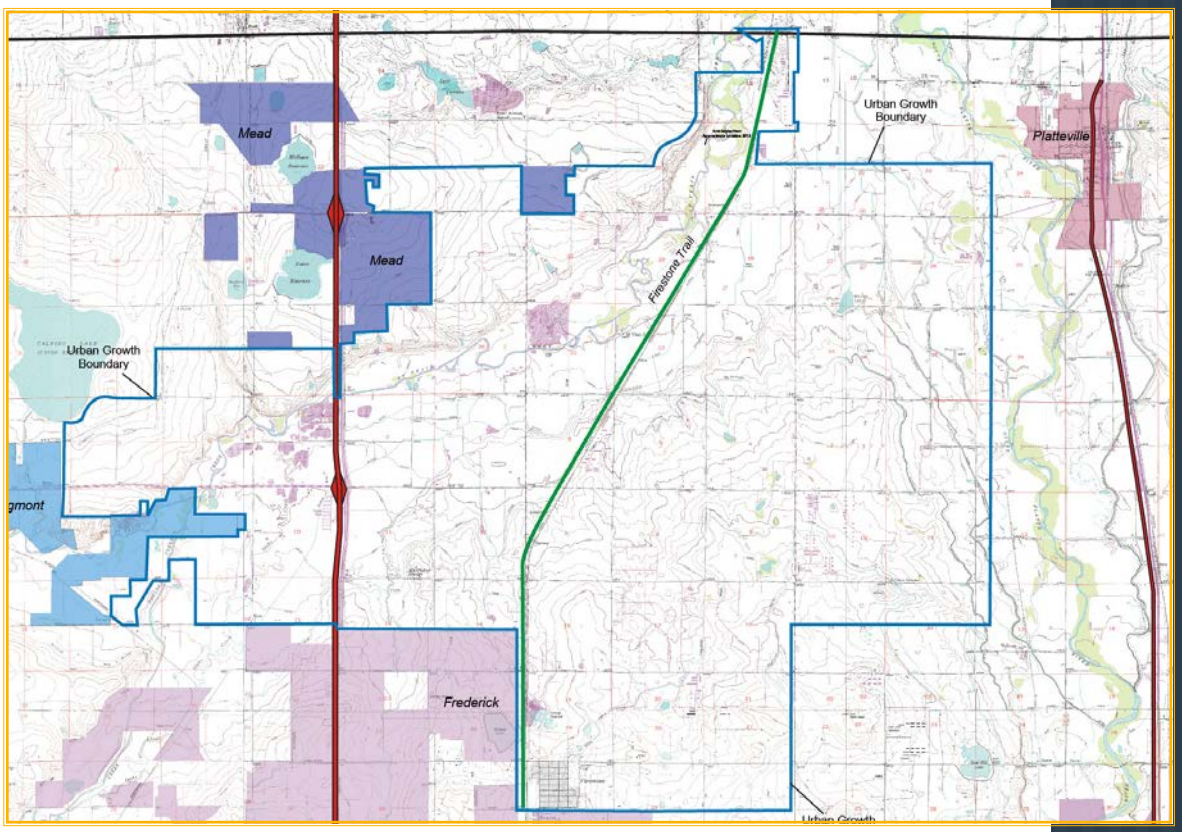
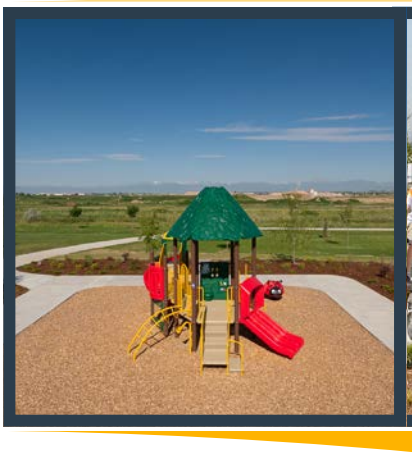


Figure 17: Firestone Trail



Since acquisition by the Town in 1997, numerous improvements to the Firestone Trail have been installed by the Town. Over half of the entire length of the Firestone Trail within the Urban Growth Boundary has been paved with a 10-foot wide concrete trail. It is planned that the area outside of the Town Boundary, the Firestone Trail will be maintained in a dirt or crusher fines surface.

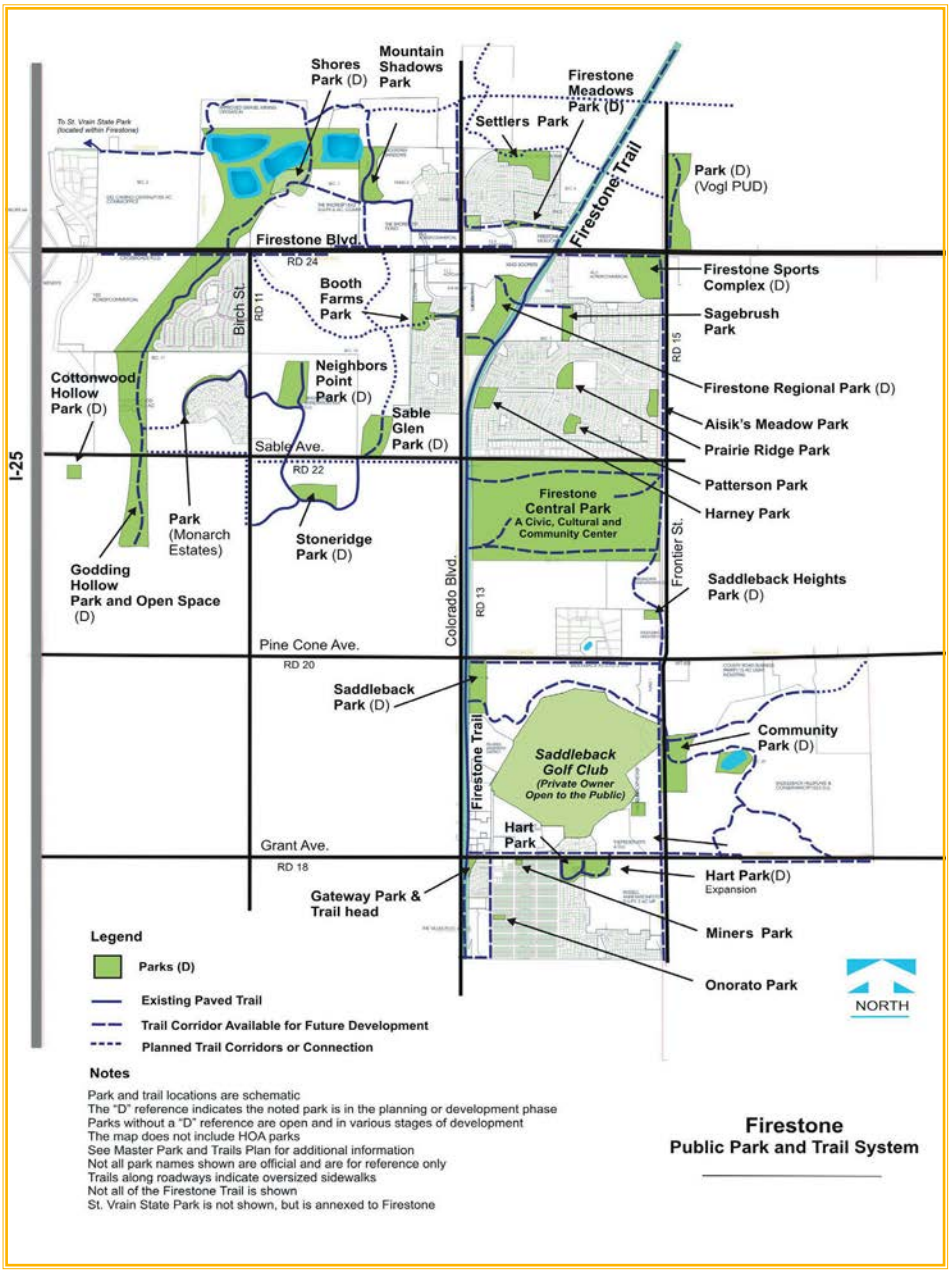


Figure 18: Parks, Trails and Open Space Plan: Phase 1

FIRESTONE
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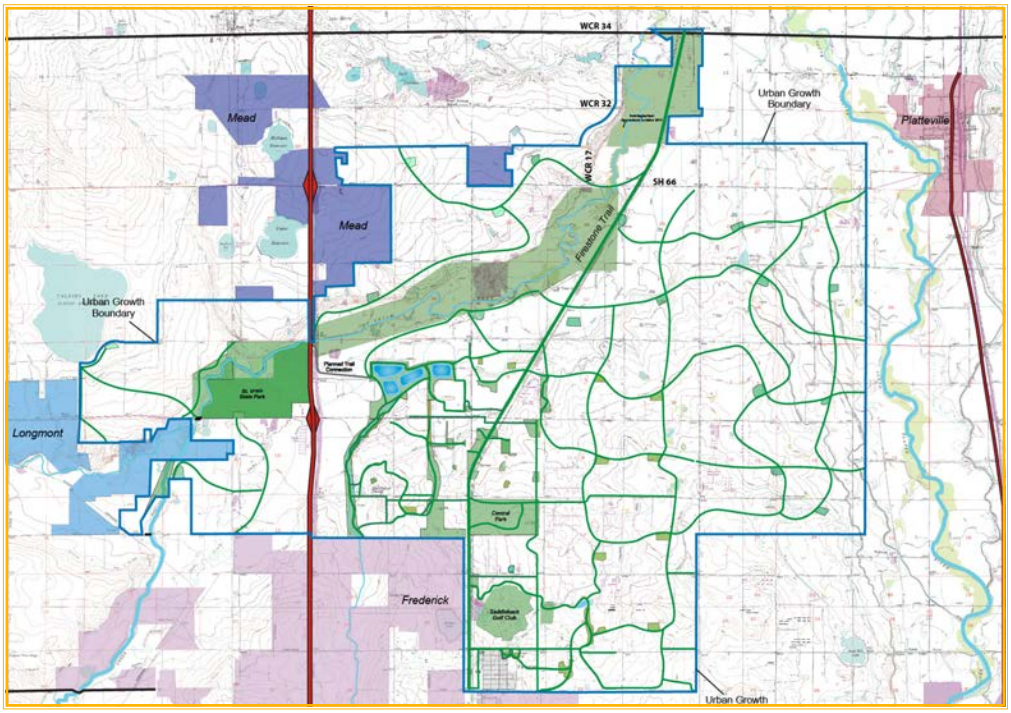

Figure 19: Parks, Trails and Open Space Plan

Land Use

Neighborhood, community and regional public parks, trails and open space areas are shown in Figure 18 and Figure 19. Figure 18 shows existing and specifically identified park and trail facilities. Figure 18 shows the park and trail facilities planned for Phase 1 and Figure 19 schematically shows park and facilities planned for the entire MPA. It is intended that all major residential developments have trail connections to the regional trail system. The size and location of the parks shown in unannexed areas is schematic in nature. They are typically shown adjoining public school facilities and along trail corridors. Trail locations are also schematically shown and may vary as necessary, provided the general points of connection near the edge of each section are generally maintained. The Town has adopted the Firestone Park and Trails Criteria Manual, which provides greater detail on Firestone park and trail design. The Manual is available on the Town's website (www.ci.firestone.co.us).

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12.9 Community Separators

Community Separators are areas intended for non-urban development. Agricultural farming and ranching uses are encouraged in these areas, except for large scale dairy farming and poultry operations, which are considered too intense to be compatible with the urban development. The Town should continue to work with local governments and private individuals and groups to develop detailed acquisition strategies and implementation plans to potentially acquire development rights and conservation easements in these areas.

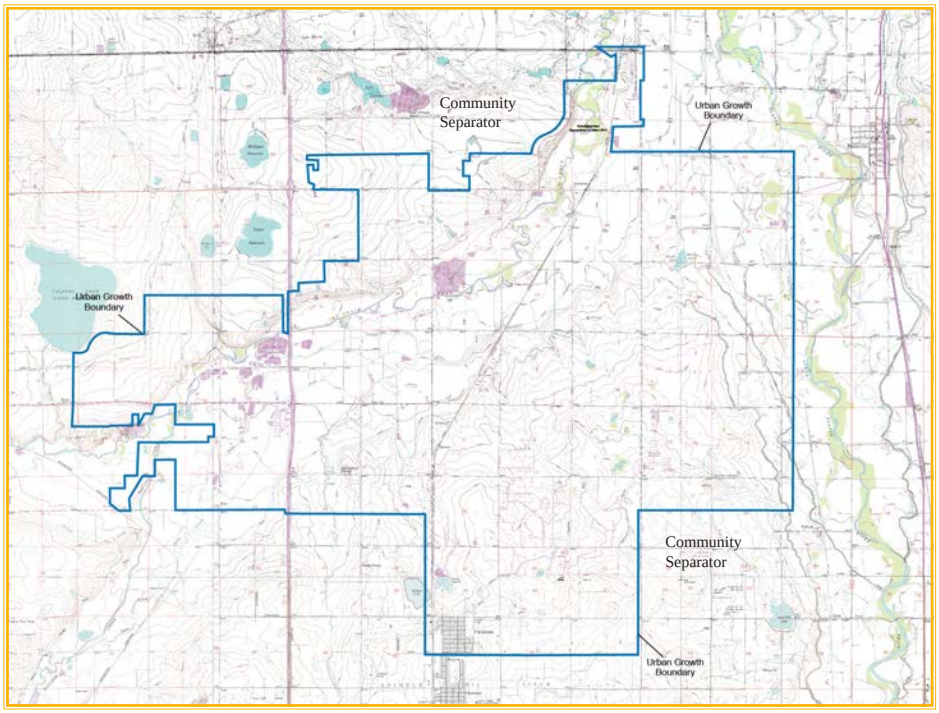

Figure 20: Community Separators

12.10 Educational Facilities

The St. Vrain Valley School District and the Weld RE-1 School District prepare a facilities plan for their respective areas of the MPA. Based on average residential densities, approximately one elementary school is required for each section. A high school site is planned for the Central Park property as described in Section 12.11.

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LAND USE

12.11 Central Park and Other Public Facilities

The Firestone Board of Trustees, Planning Commission, and Parks, Trails and Recreation Advisory Board have worked diligently with public input to refine the overall master plan for Firestone's 272-acre Central Park, which was acquired by the Town in 2005. Central Park has been planned to be a world-class campus that inspires national and international recognition as a civic, cultural and community center. An Amended Preliminary Development Plan for the Park was approved in 2009. Specific focus has been on architectural styles and themes for building and park amenities. The following information summarizes some of the existing and planned facilities in Central Park:

Recreation Center
A full service recreation center is planned that would include indoor swimming, water activities, basketball, exercise rooms, running, skating and ice hockey.

Planetarium and Observatory
Planetarium and observatory facilities are planned for Central Park.

Internal Street System
A primary internal street system has been identified to conveniently and comfortably provide access to all the key facilities on the site. Secondary streets will be added to provide specific direct access to unique areas.

Library
The High Plains Library District selected Firestone Central Park as the site of its new regional library, which opened in 2008.

Botanical Garden and Garden Center
A botanical garden would provide for both native and introduced plant materials. This area would have numerous trails and seating areas, all with great views of the mountains. A specific area is anticipated to be informative to visitors who may be looking for examples of appropriate plants for local yards and gardens. A garden center facility is planned to provide a facility for public education for gardening and horticulture.

Cultural and Community Center
A cultural center has been identified as a key facility for the performing arts and other community activities. This facility will provide for cultural events and provide for a variety of community activities. A museum is planned to be located in a portion of the building. The museum is intended to focus on local history.

Municipal Center
The facility will be the location of Firestone staff, public service center and meeting facility. Architectural plans were completed for the building in 2009. The materials selected with this design will serve as the main materials and color palette for other Town buildings in Central Park. The building has been designed to qualify as a LEEDs certified building.

LAND USE

Lakes, Streams and Water Features
A lake, named Kugel Lake, is planned to be a significant water feature for the property. Additional small accent streams, fountain and other water features are also being considered. The lake is planned to include a swimming beach area, which will incorporate a sand volleyball area for summer use.

Active Areas
Numerous active areas, including various types of playground areas, are planned to be located throughout the Park. These facilities and play areas will all be connected by a pedestrian trail system.

Leash Free Dog Park
A leash free dog park is planned for the area along the southern portion of Central Park.

Active Recreation Fields and Facilities
Active soccer, football, baseball, lighted tennis courts and other facilities. These fields and facilities would be located generally east of the ridge that runs north and south.

Sledding Hill
A sledding hill for winter sledding and tubing activities. This area will also provide for summer play activities. The contours of the hill are planned to blend into the existing topography to create a natural and aesthetically pleasing appearance. The sledding hill has already been started in the northeast portion of Central Park.

Amphitheater
An amphitheater for events, classes, presentations.

Swimming Pools
At least one outdoor swimming pool is desired for Central Park. However, because of the operational costs of such a facility, the feasibility of such an outdoor swimming pool will need to be further evaluated.

Sable Avenue Realignment
The Central Park Preliminary Development Plan provides for the ultimate re-alignment of Sable Avenue further away from the St. Vrain Ranch subdivision and is designed as a curvilinear boulevard.

Figure 21: Central Park

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12.12 Historic Firestone and "The Loop"

The extension of McClure Street to Colorado Boulevard is a high priority. This extension is critical to the development of "The Loop". By having access to Colorado Boulevard from both McClure Street and Grant Avenue a "loop" opportunity is created, which will help revitalize and restore this mixed-use area of historic Firestone back to a quaint residential, commercial and office area as it was originally established.

12.13 Community Support Facilities

The Firestone Development Regulations provide the opportunity for community support facilities, such as religious institutions or cemeteries, in almost all land use categories. The Town encourages the preservation of property for such purposes in larger scale developments.

Because of their overall need and benefit to the community, senior housing developments have the potential to be located in all land uses areas, except those designated for open space and parks. Such developments would need to be appropriately screened and buffered from adjoining land uses to assure compatibility. Furthermore, any such proposal would be subject to the Town's Land Development Regulations and the stated conditions and standards of approval.

12.14 Conditional, Special, Temporary and Accessory Land Uses

The Firestone Development Regulations and Municipal Code provide information regarding Conditional, Special, Temporary and Accessory Land Uses. For applications that require formal processing and action by the Town Board of Trustees, specific submittal requirements and processing information is specified in the Regulations or the Code. Information about these uses as they relate to a specific property is often described in a development plan recorded with the Weld County Clerk and Recorder.

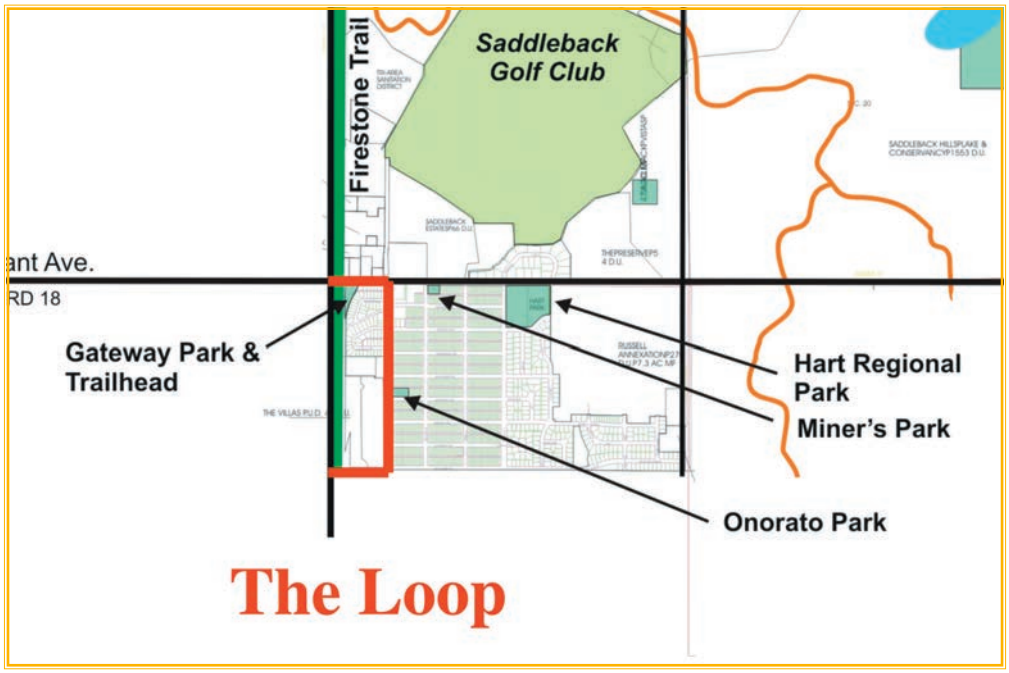

Figure 22: "The Loop"

12.15 Firestone Master Plan Map

The Firestone Master Plan Map shows both the MPA and the UGA, as well as other Master Plan components. Specifically, the Master Plan Map shows all different types of land uses and the key arterial transportation corridors that serve them. Major park and trail improvements are also shown. Certain areas outside of the UGB, which are not annexed or shown as within the existing limits of Weld County's RUA, are shown as Community Separator areas.

Firestone Master Plan Map

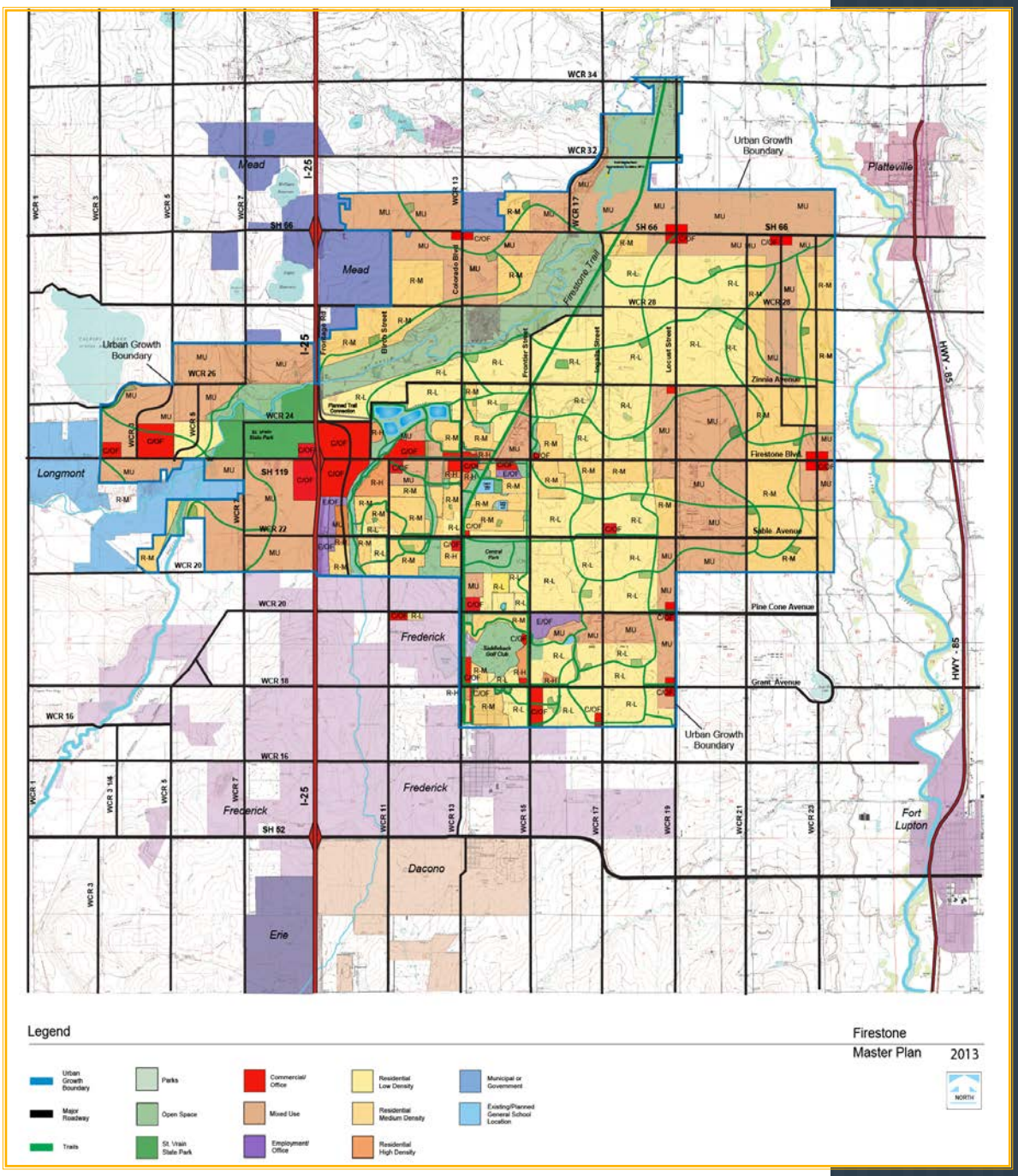

Figure 23: Firestone Master Plan Map

13.0 LAND USE PROJECTIONS

The following table on the right shows the estimated growth rate and population from 2013 to 2060 using the estimated growth rates shown.

YEAR	RATE	POPULATION	Total DU's
2013	1.80%	10,654	3,649
2014	2.00%	10,867	3,721
2015	3.00%	11,193	3,833
2016	4.00%	11,640	3,986
2017	6.00%	12,339	4,226
2018	6.00%	13,079	4,479
2019	6.00%	13,864	4,748
2020	4.00%	14,419	4,938
2021	3.00%	14,851	5,086
2022	3.00%	15,297	5,239
2023	2.00%	15,603	5,343
2024	2.00%	15,915	5,450
2025	2.00%	16,233	5,559
2026	2.00%	16,558	5,670
2027	2.00%	16,889	5,784
2028	2.00%	17,226	5,899
2029	2.00%	17,571	6,017
2030	2.00%	17,922	6,138
2031	2.00%	18,281	6,261
2032	2.00%	18,646	6,386
2033	2.00%	19,019	6,513
2034	2.00%	19,400	6,644
2035	2.00%	19,788	6,777
2036	2.00%	20,184	6,912
2037	2.00%	20,587	7,050
2038	2.00%	20,999	7,191
2039	2.00%	21,419	7,335
2040	2.00%	21,847	7,482
2041	2.00%	22,284	7,632
2042	2.00%	22,730	7,784
2043	2.00%	23,185	7,940
2044	2.00%	23,648	8,099
2045	2.00%	24,121	8,261
2046	2.00%	24,604	8,426
2047	2.00%	25,096	8,594
2048	2.00%	25,598	8,766
2049	2.00%	26,110	8,942
2050	2.00%	26,632	9,120
2051	2.00%	27,164	9,303
2052	2.00%	27,708	9,489
2053	2.00%	28,262	9,679
2054	2.00%	28,827	9,872
2055	2.00%	29,404	10,070
2056	2.00%	29,992	10,271
2057	2.00%	30,591	10,477
2058	2.00%	31,203	10,686
2059	2.00%	31,827	10,900
2060	2.00%	32,464	11,118

LAND USE PROJECTIONS

The following tables identify land use projections for the Firestone Urban Growth Boundary and the projected residential densities and floor area ratios for commercial and employment land uses.

Residential	Total Acres	Res. Low	Res. Med.	Res. High
Acres	16,306	9,110	6,725	471
Gross Density (DU's/Ac)		1.7	2.2	10
Total DU's		15,487	14,795	4,710
Residents (per DU)		3	2.2	1.5
Total Residents		**46,461**	**32,549**	**7,065**
Combined Total				**86,075**

Commercial	Total Acres	Emp.	Com.
Acres	1,765	289	1,477
Gross Floor Area Ration		20%	15%
Building Sq. Feet		2,515,154	9,648,758
Employees (per 500 SF)		1	1
Total Employees		**5,030**	**19,298**
Combined Total			**24,328**

Mixed-Use	Total Acres	Emp.	Com.	Res. Med.	Res. High
Allocation %	8,304	25%	15%	35%	25%
Acres		2,076	1,246	2,906	2,076
Gross Floor Area Ratio		20%	20%		
Building Sq. Feet		18,086,112	10,851,667		
Employees (per 500 SF)		1	1.1		
Total Employees		**36,172**	**23,874**		
Combined Total			**60,046**		
Gross Density (DU's/Ac)				2.2	10
Total DU's				6,394	20,760
Residents (per DU)				2.7	1.5
Total				**17,264**	**31,140**
Combined Total					**48,404**

Totals for Master Plan Area	
Acres	26,375
Parks, Trails and Open Space	5,193
Residents	134,479
Employees	84,374
Jobs Per Resident	0.6
Building Sq. Feet	41,101,691

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14.0 DEVELOPMENT STANDARDS

Standards for specific development types are specified in the Firestone Development Regulations and the Municipal Code. Future updates to these documents should remain cognizant of and protect and assure access to solar, wind, or other alternative energy sources as may be appropriate.

15.0 WATER

Firestone focuses on both potable and raw water supplies to support responsible supply for residents and businesses in the MPA.

15.1 Potable

Firestone is located in the Northern Colorado Water Conservancy District and contractually receives its treated potable water from the Central Weld County Water District. Firestone owns the water shares the District treats. The Town developed a Water Master Plan to serve the Firestone Urban Growth area. This plan is reviewed annually to determine if updates are needed. Firestone continues to require all new developments to provide the Town with all the water shares necessary to serve the development.

15.2 Raw Water

The Town has developed a Raw Water Master Plan in order to further assess the benefits of and assess implementation strategies for additional water supplies to serve the Town.

16.0 SANITARY SEWER

As noted previously, sanitary sewer service is provided by the St. Vrain Sanitation District.

17.0 STORM WATER MANAGEMENT

Storm water management is provided by the Town. The Firestone Design Criteria and Construction Regulations specify design methodologies and standards that must be complied with to assure proper storm water control. The Town continues efforts to analyze and optimize the conveyance of the four major basins within the Firestone Urban Growth Boundary.

18.0 CAPITAL IMPROVEMENT PLAN

As part of its annual budget process, Firestone updates, reviews and adopts a Capital Improvement Plan. This Plan is incorporated as an exhibit to the budget and identifies different types of capital improvements that need to be installed during the next 5-year period in order to assure that necessary improvements are installed as warranted by growth or the need for upgraded service.

FIRESTONE

A COMMUNITY IN MOTION

19.0 RECREATION AND TOURISM

Firestone continues to develop additional recreation facilities and opportunities for Firestone residents and business. The Firestone Park and Trail system provides the core recreational opportunities. Certain parks include specific active recreational activities. Active sports leagues in Firestone are often cooperatively managed by the Carbon Valley Recreation District through an intergovernmental agreement. In the short term, a key priority of the Town is the completion of the development of the Firestone Regional Sports Complex (Figure 24) to provide for active softball, baseball, junior field soccer and other junior field sports. The facility will have fields lighted to provide for evening play. Another key recreational focus of the Town is the development of the Firestone Recreation Center, a sledding hill and other activities located within Central Park. A longer range vision of the Town is to attract a minor league baseball team to locate in Firestone.

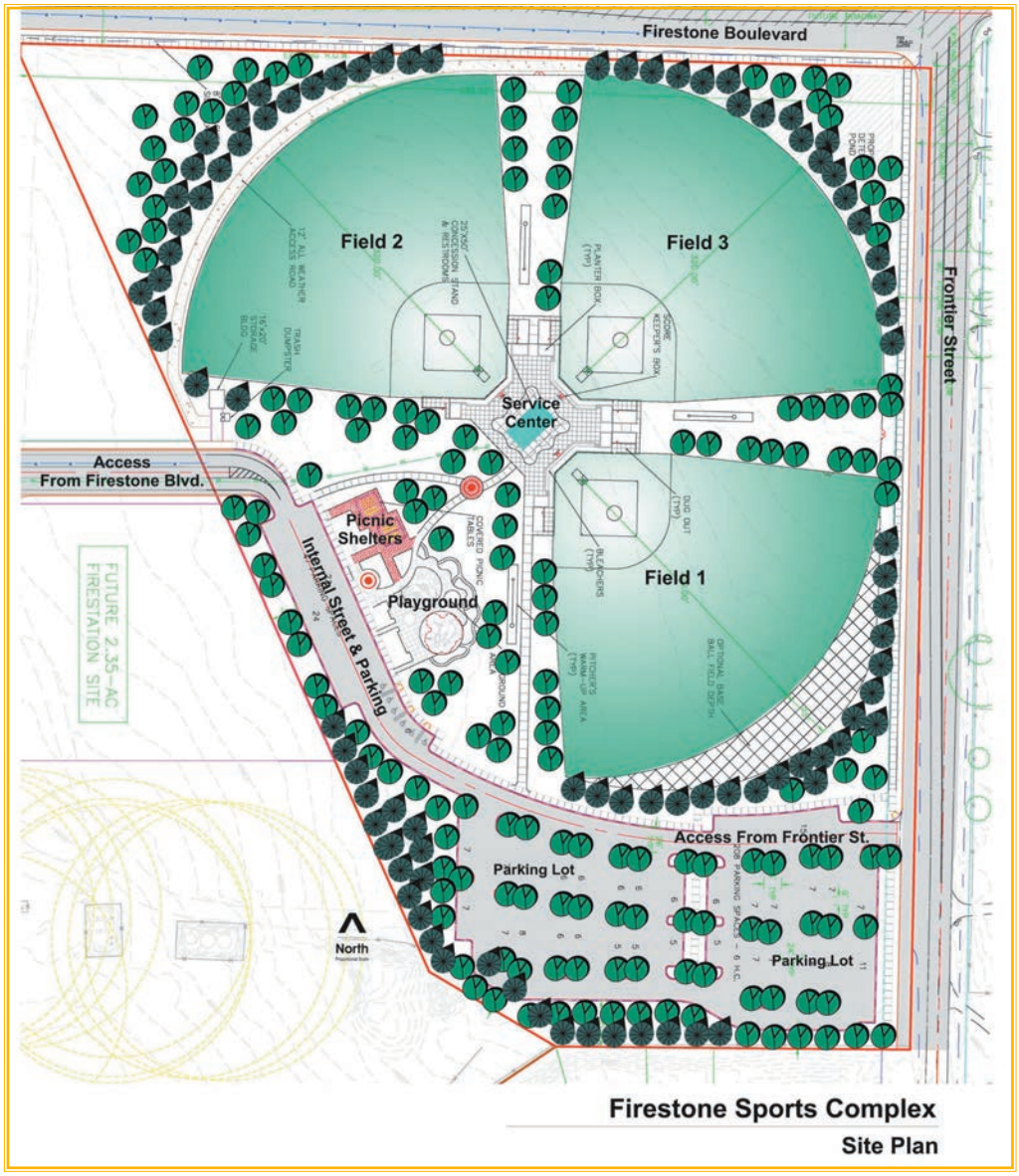


Figure 24: Firestone Sports Complex

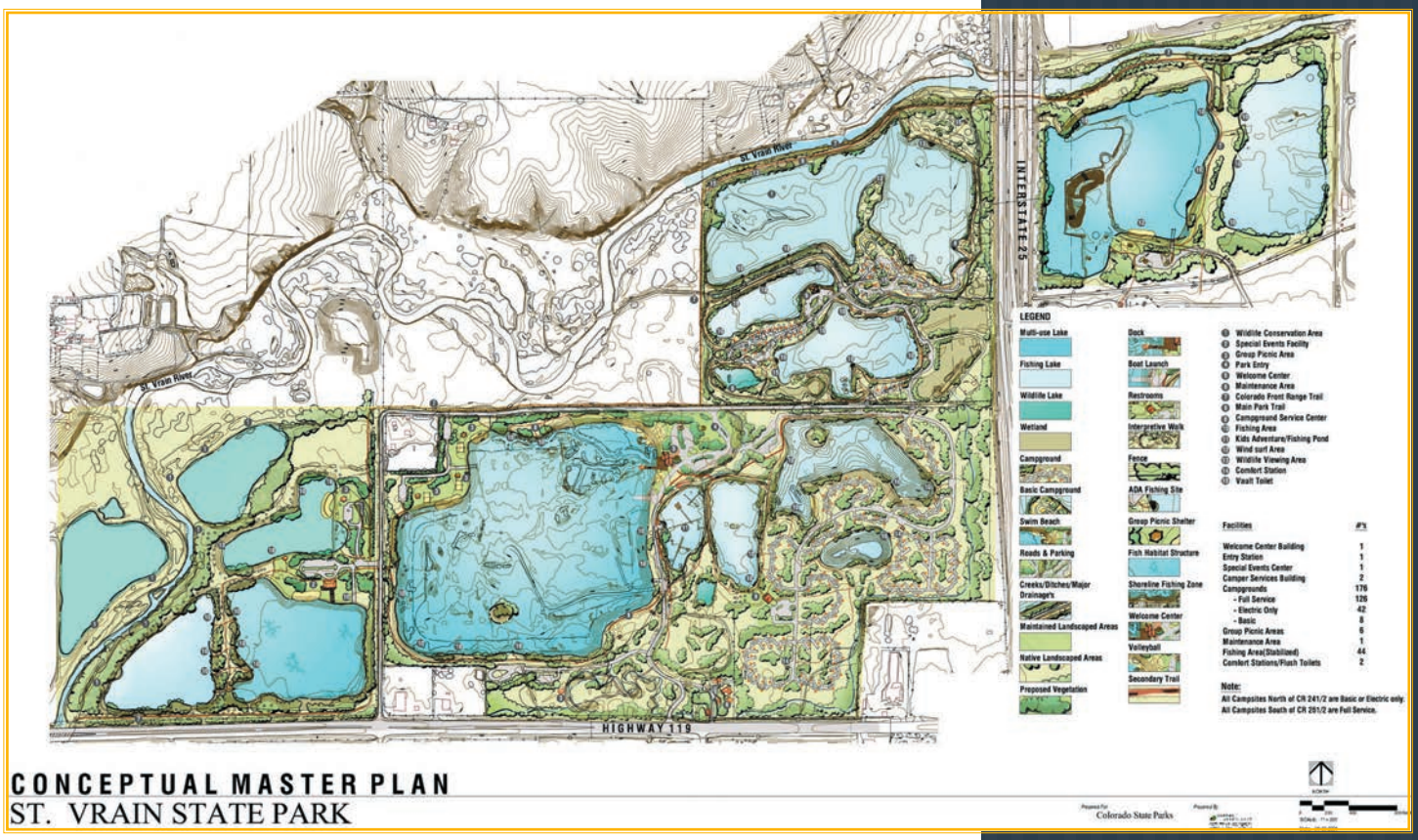


Figure 25: St. Vrain State Park Master Plan

The annexation of St. Vrain State Park enhanced cooperation and coordination of recreational and tourism opportunities both for Firestone and the State Park. The Park offers a wide range of active and passive recreational opportunities and attracts a large number of tourists to Colorado and the Firestone area annually. Firestone can further enhance that effort by providing additional promotion of the Park and help guide the development of complementary lodging and shopping areas in the adjoining Firestone regional commercial areas to support the park.

20.0 TELECOMMUNICATIONS, ELECTRICAL POWER AND OTHER UTILITIES

A variety of utility providers serve existing Firestone and the Urban Growth Boundary. Coordination through communication assures optimum service provision to existing and planned development in Firestone. The Town provides ongoing referrals to major utility providers to keep them informed of new projects under review. Necessary utility easements are also required by the Town on all subdivision plats, to assure appropriate rights-of-way for utility installation. Firestone is also reviewing the feasibility of obtaining town-wide Internet access to optimize internal Town communication, particularly for police and public works operations.

21.0 INSTITUTIONAL RELATIONSHIPS

Firestone continually pursues effective and productive relationships with other governments and regional planning organizations that provide services in the area or whose activities have a direct impact on Firestone. In many cases, intergovernmental agreements can be developed to formalize specific arrangements. Such formal agreements include an Interim Coordinated Planning Agreement with Weld County. It is a goal of the Town to work cooperatively with Weld County to develop a new land use planning agreement that will identify an urban growth boundary around the Weld County Regional Urbanization Area. Firestone will also pursue intergovernmental agreements with municipalities that either have or could have contiguous boundaries with Firestone to cooperatively assure community separator agricultural areas around the Firestone Urban Growth Boundary. These areas would primarily be to the north and east, where there is no County RUA plan and significant agricultural areas exist.

22.0 ANNEXATION POLICIES

In addition to Colorado statutory requirements, Annexation of property within the MPA should have the following characteristics when a petition is filed by the Property Owner:

1. The annexation, if urban in nature, should be able to be efficiently served by Firestone municipal services.

2. The shape, size and location of the annexation should not create a common boundary with another municipality that creates unnecessary complications in the provision of public services.

3. The annexation should be able to be serviced by both public water and sewer.

4. The annexation should provide both an economic and community benefit to Firestone.

5. Unless the annexation could provide a vital transportation link that benefits the Town, the annexation should not create long stretches of roadways that will need to be maintained by Firestone, but which are not bounded by planned Firestone development on at least one side.

6. Annexation should be considered for preservation of "community separator" or natural areas.

23.0 GROWTH AND FINANCIAL MANAGEMENT

In order to provide high quality facilities and public services to Firestone citizens and businesses, Firestone has an overall development policy that assures new development is responsible for mitigating the impacts of the development at the time it develops.

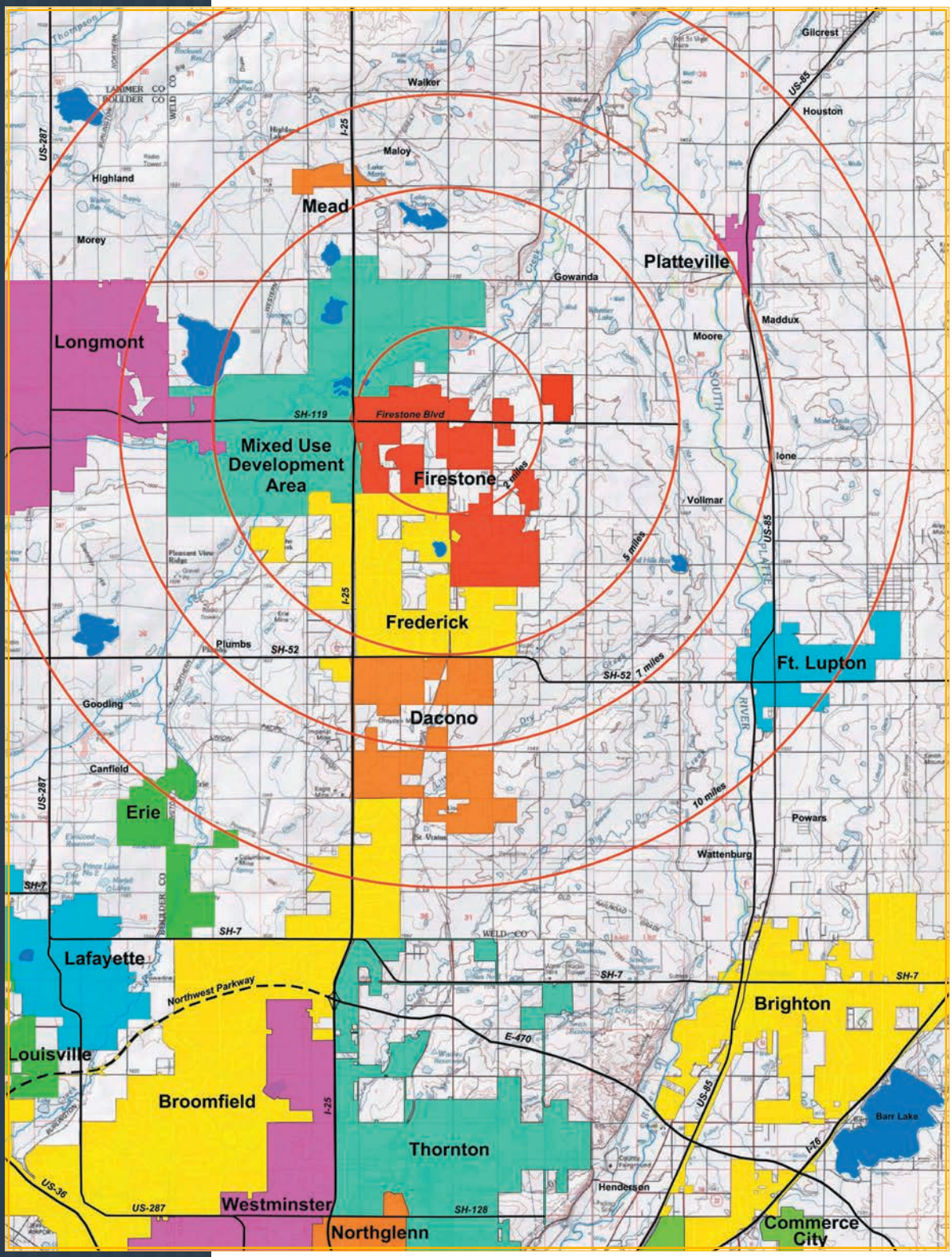
Additionally, the Town's impact fee program funds regional improvements required to serve new development. These impact fee funds address such capital needs as transportation improvements, parks and storm water drainage.

The Town has approved formation of Title 32 metropolitan districts to assist in the financing of public improvements. The Town requires a percentage of any metropolitan district bond proceeds be provided to the Town to fund certain Town regional improvements.

The Town has established the Firestone Urban Renewal Authority to revitalize certain areas of Firestone. This authority could potentially provide funds for additional and upgraded public improvements in this area.

24.0 ECONOMIC DEVELOPMENT

Trade Area Map



- The understanding that commercial and employment land use categories need flexibility.
- Swift processing times for commercial zoning and site plan approvals helps foster successful commercial development within the Town.
- The private sector's knowledge of market conditions and demands needs to be respected and considered.
- A job to citizen ratio of .6 provides optimum local employment opportunities for Firestone residents.
- The Firestone trade area extends well beyond the municipal limits.
- Keeping taxes lower than surrounding municipalities makes Firestone businesses more competitive.
- Business retention efforts coincide with business openings.
- Firestone's high quality public infrastructure, services, diverse housing inventories and recreational opportunities are critical in creating a community atmosphere that businesses and employers desire.

The following techniques are utilized in the Firestone economic development program:

- The Firestone Economic Development Committee implements economic development activities.
- High quality marketing materials that communicate the benefits of locating a business in Firestone are prepared and updated annually.
- Firestone's marketing campaign targets major retailers and employers on both a local and national level.
- Firestone's relationship with the Metro Denver Economic Development Corporation is continually enhanced by:
- Business informational and appreciation events.
- Ongoing communication and involvement with local business organizations.

ECONOMIC DEVELOPMENT

Firestone has developed and implemented a comprehensive economic development program to attract high quality new businesses to Firestone. The key principals that guide this program include the following:

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25.0 COMMUNITY INVOLVEMENT

Firestone has held numerous public meetings in the development of this Master Plan with the Planning Commission, the Park and Trails Advisory Board, and the Town Board of Trustees.

Generally, Firestone uses a number of techniques to enhance community involvement and communication. The Firestone Voice is a publication prepared by the Town to inform citizens of current events and community activities. The Firestone Web page at www.ci.firestone.co.us has been recently updated to be more user friendly. It provides links to significant Firestone documents and agendas for public hearings and meetings. Firestone also hosts a number of civic and community events including the annual 4th at Firestone event held on Independence Day.

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26.0 QUALITY OF LIFE

Firestone has achieved and continues to strive for new heights in positive and productive public policy. The vision, policies, goals and objectives outlined in this Master Plan will continue to inspire the great success Firestone has established as a community. All Master Plan components working together provide a superior quality of life for Firestone residents and businesses, both today and for decades into the future.

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