



HISTORIC FIRESTONE NEIGHBORHOOD PLAN



STATE OF HISTORIC FIRESTONE

PUBLIC MEETING #1 | 07.13.21



AGENDA

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



- Existing Conditions Presentation (*10 min*)
 - Project introduction and schedule
 - Key takeaways from existing conditions report
- Issues and Opportunities Discussion (*40 min*)
 - Graphic recording
- Visioning Activities/Open House (*30 min*)
 - Four facilitated stations

INTRODUCTION

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



- The Historic Firestone Neighborhood Plan will be the **guiding document** for the community and elected officials
- Goal to ensure a **vibrant, lively, safe, well-kept, and inclusive** environment for commercial property owners and residents



PROJECT SCHEDULE

HISTORIC FIRESTONE NEIGHBORHOOD PLAN





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STATE OF HISTORIC FIRESTONE EXISTING CONDITIONS

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NEIGHBORHOOD BRIEFING BOOK

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



- A thorough inventory of the neighborhood's **existing conditions** is a **key first step** in the planning process
- This **analysis informs decision-making** by allowing all community members to start with the same information



PLAN AREA OVERVIEW

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- Historic Firestone is a **charming, active neighborhood** where the original Firestone settlement was located
- **The Plan Area** includes the original town plat with some adjacent residential, commercial, and undeveloped properties



Plan Area Boundary Map

DEMOGRAPHICS

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- Total population: 1,636
- Average household size: 3.17
(compared to overall Firestone: 3.13)
- Median age: 40.2
(compared to overall Firestone: 35.3)
- Median household income: \$70,726
(compared to overall Firestone: \$100,288)
- 541 housing units, 25 are vacant



Note: For the purposes of this analysis the 2019 American Community Survey 5-Year Census data was used for the 80520 zip code, which has slightly smaller extents than that of the plan area.

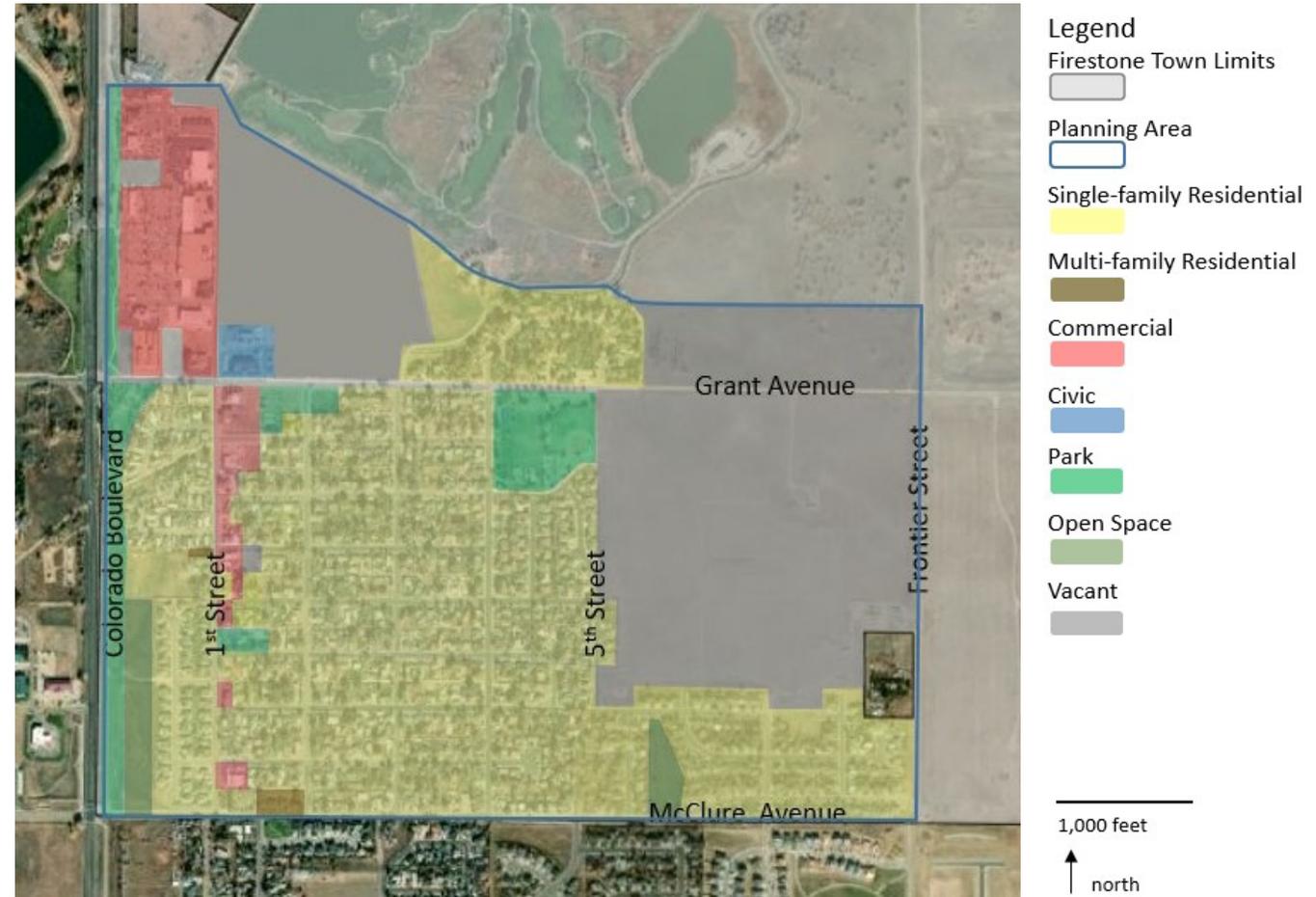
LAND USE AND DEVELOPMENT

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- Key Takeaways:

- Existing land use and zoning designations are in agreement
- The majority of the area is **residential with a few nodes of commercial**
- **Major development opportunities**
- A variety of landmarks and amenities, although few are officially historic



Existing Land Use Map

RESIDENTIAL AREA

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- Key Takeaways:

- The Plan area includes 14 residential subdivisions **constructed between 1907 and 2007**
- Most homes are mid-sized 1-2 story or split-level detached houses
- **Architectural styles vary** but many are ranches, post-war bungalows, and simple Victorian
- The homes and yards in the area are **well maintained**



COMMERCIAL AREA

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- Key Takeaways:

- The majority of commercial in the area is found along First Street or along the northern edge of the area off Colorado Boulevard
- There are many commercial vacancies and the **properties along First Street are mostly underutilized**
- There is **not a distinct architectural style** or placemaking character within the commercial areas

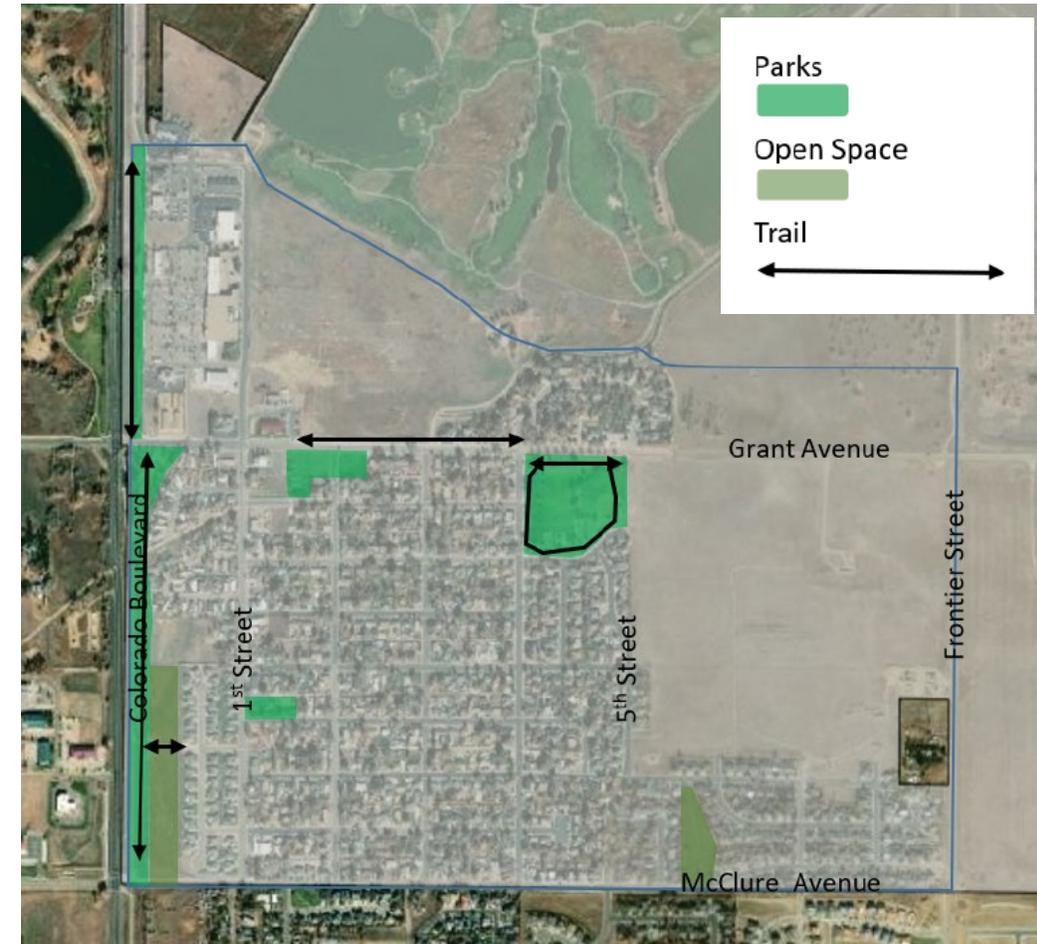


ENVIRONMENT AND RECREATION

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- Key Takeaways:
 - The area is **well-served with a variety of parks, trails, and open spaces**
 - Parks, trails, and open spaces are important amenities as well as major contributors to the area's character
 - **Potential environmental challenges need to be considered** when assessing community needs and navigating future development



Parks, Open Space, and Trails Map

INFRASTRUCTURE AND CONNECTIVITY

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- Key Takeaways:
 - A gridded and relatively complete street network, with attached sidewalks
 - **Lacking bicycle and transit facilities**, which may become important modes as the area develops
 - **Infrastructure, utilities, and services are well-provided**, yet upgrades to waterlines and streets are needed in some areas and accommodations will be needed for all future development



Local street and sidewalk



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STATE OF HISTORIC FIRESTONE COMMENTS & QUESTIONS

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THANK YOU, FOR MORE INFORMATION PLEASE VISIT:
FIRESTONECO.GOV/HFNP

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