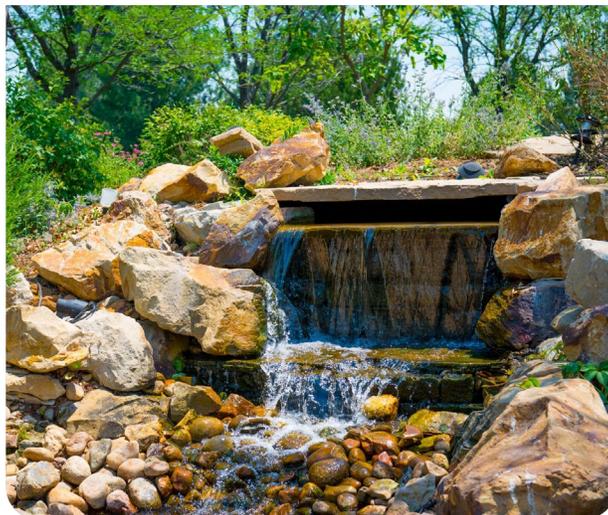




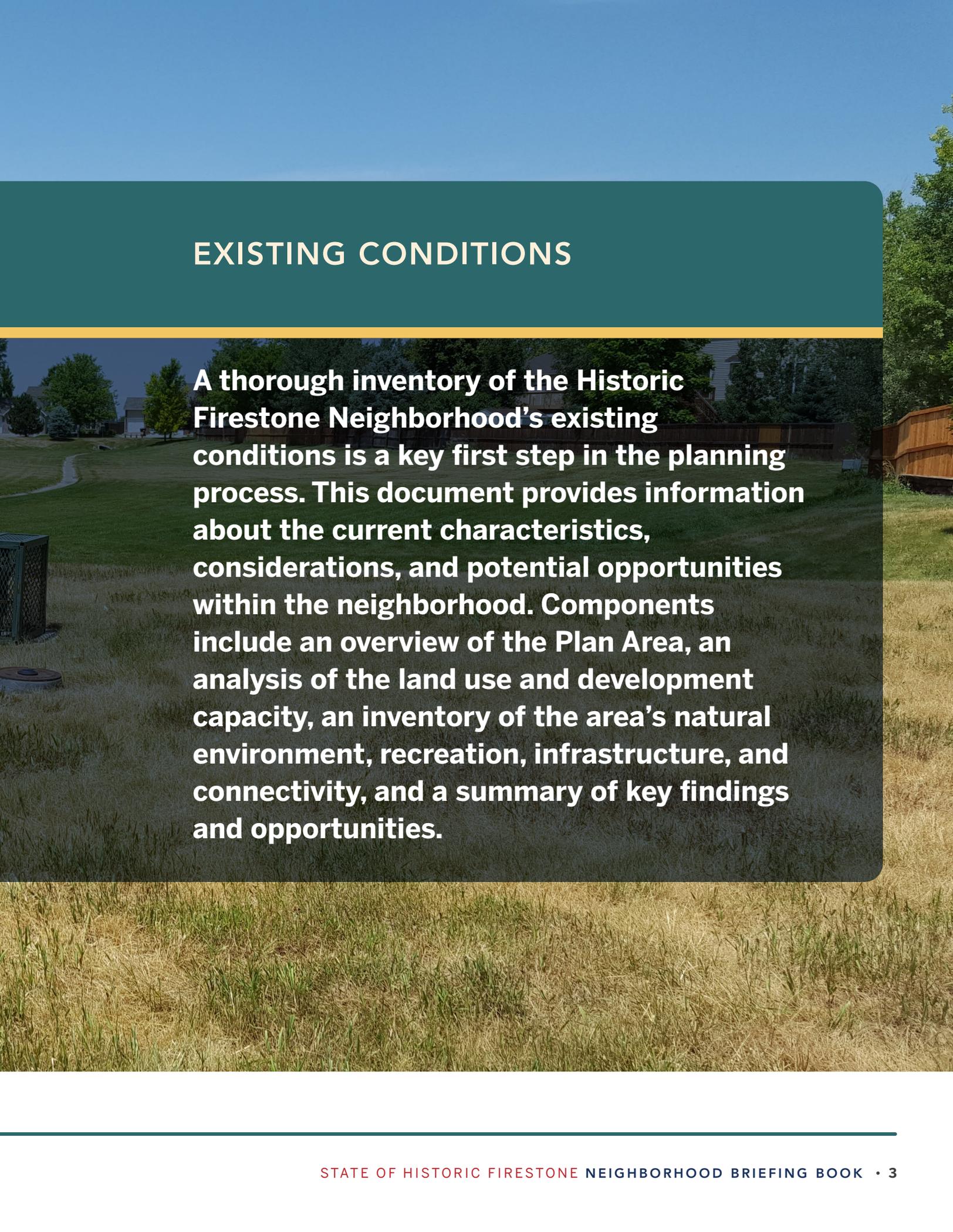
## State of Historic Firestone:

# NEIGHBORHOOD BRIEFING BOOK





  
**FIRESTONE**  
C O L O R A D O



## EXISTING CONDITIONS

**A thorough inventory of the Historic Firestone Neighborhood's existing conditions is a key first step in the planning process. This document provides information about the current characteristics, considerations, and potential opportunities within the neighborhood. Components include an overview of the Plan Area, an analysis of the land use and development capacity, an inventory of the area's natural environment, recreation, infrastructure, and connectivity, and a summary of key findings and opportunities.**

# 01 INTRODUCTION

**The Historic Firestone Neighborhood Plan will be the guiding document for the community and elected officials when making decisions related to policies, projects, and programs for the area.**

## *Introduction*

The plan will provide an evaluation of the conditions and uniqueness of the original town site and presents goals and policies to guide investment and program development decisions.

It is intended to assist in the creation of appropriate commercial uses and reduction of commercial vacancy by capitalizing on the strengths and uniqueness of the area. Equally important is the intention to enhance the residential area and ensure future development in the area is compatible with the existing neighborhood.

The ultimate goal is to ensure a vibrant, lively, safe, well-kept, clean and inclusive environment for both commercial property owners and residents.

### **NEIGHBORHOOD BRIEF**

This State of Historic Firestone Brief provides an important understanding of the conditions within the Historic Firestone Neighborhood's planning area. It provides a snapshot of the neighborhood's current characteristics by summarizing technical information related to land use, development, demographics, and market potential, with qualitative input received from outreach efforts. The analysis of current conditions within the neighborhood catalogues unique factors and benefits of the area.

This analysis informs decision-making by allowing all community members to start with the same background and baseline of information. The report lays the foundation for recommendations by identifying issues that need to be addressed or assets that need to be protected and enhanced.

### **DOCUMENT ORGANIZATION**

This document is organized into the following high-level sections:

- 01 Introduction
- 02 Plan Area Overview
  - » Background
  - » Location
  - » Demographics
  - » Historic Resources
  - » Existing Plans Review
- 03 Land Use and Development Opportunities
  - » Existing Land Use
  - » Zoning
  - » Residential Area
  - » Commercial Area
  - » Development Opportunities
  - » Landmarks and Amenities
- 04 Environment and Recreation
  - » Parks, Open Space, and Trails
  - » Environmental Features
- 05 Infrastructure and Connectivity
  - » Transportation and Circulation
  - » Infrastructure, Utilities, and Services
- 06 Key Findings and Opportunities





Historic Firestone Neighborhood



Fourth at Firestone Event



Hart Park



Historic Firestone Sign



Firestone Town Hall on Grant Avenue



First Street Businesses

## 02 PLAN AREA OVERVIEW

**Historic Firestone is a charming, active neighborhood that is considered the heart of the community. As new amenities, services, and investments occur outside of the area, the Town wants to ensure that equal care and investment occurs in Historic Firestone and that the quality of life for its residents is sustained if not enhanced.**

### *Background*

Historic Firestone is where the original Firestone settlement was located. The settlement was established to provide support to the local coal miners and their families. The original plat encompassing Historic Firestone ran north to Grant Avenue, east to Fourth Street, south to McClure Avenue and west to First Street. The area is set on a traditional street grid with the intersection of Colorado Boulevard and Grant Avenue being a gateway into Historic Firestone. Since platting, the neighborhood has grown to encompass areas between Colorado Boulevard and Frontier Street and from McClure Avenue to properties north of Grant Avenue. Although the plan is called the Historic Firestone Neighborhood plan, the Plan Area is the larger neighborhood beyond the original plat area.

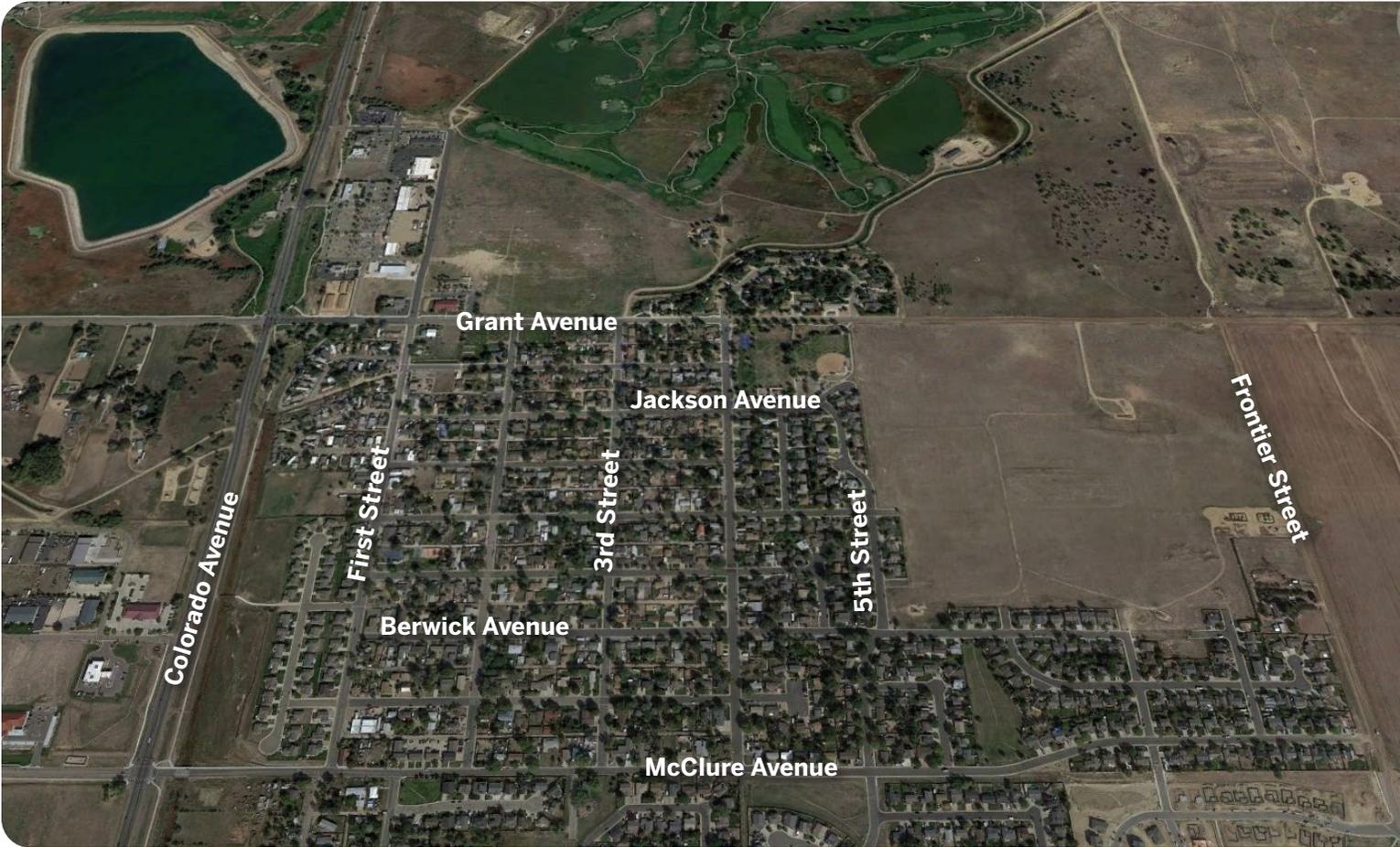
The majority of the land uses in the subarea are single-family detached residential. Houses in the neighborhood range from nearly 100 years old to those built within the last couple of decades. A few multi-family developments and undeveloped lots are sprinkled throughout the area. Several commercial businesses – including but not limited to a post office, the American Legion Post, supermarket, bank, restaurants, and liquor store - exist along First Street, Grant Avenue and Colorado Boulevard. A number of parks and recreation facilities are also located in the Plan area. The town's Fourth of July parade and the firework display have traditionally taken place here and continue today.

Historic Firestone is within an urban renewal area, which aims to address blight and renew and revitalize portions of Firestone. The urban renewal area primarily includes the neighborhood's streets and not the parcels. The neighborhood plan will complement the urban renewal plan by guiding investment and development. It is anticipated that the Town and the Firestone Urban Renewal Authority will work together to invest in the neighborhood over time.

Firestone is growing rapidly (its population has soared from 1,908 in 2000 to the nearly 17,200 in 2021) and a number of new homes and businesses have been built in the northern portion of the town. The Town Hall, currently located adjacent to Historic Firestone in the Plan Area, is being relocated to Central Park where a new police station / court facility was built in 2019. As new amenities, services, and investments occur outside of the area, the Town wants to ensure that equal care and investment occurs in Historic Firestone and that the quality of life for its residents is sustained if not enhanced. To do this, a neighborhood plan is needed for the area to provide the framework from which the Town can guide and prioritize improvements and investments.



EXISTING CONDITIONS



Aerial of Historic Firestone Area

## Location

The planning area for the Historic Firestone Neighborhood Plan is an area of approximately 0.66 square miles (425 acres) that is located in the southern portion of the Town of Firestone. The Historic Firestone area includes the original town plat along with residential subdivisions immediately adjacent to the original town. In addition, certain commercial, residential and undeveloped properties along the periphery are included in the plan area to ensure that future development in these areas compliment the Historic Firestone Neighborhood.





Planning Area Extents

## Plan Area Boundary

The greater plan area is an irregular shape but is generally bounded by the following:

- McClure Avenue on the south
- Colorado Boulevard on the west
- The northern boundary of the Safeway shopping center / Saddleback Golf Course / Westwind Village Subdivision / Vistas at Saddleback area to the north
- WCR 15 (Frontier Street) to the east



EXISTING CONDITIONS

# Demographics

For the purposes of this brief, 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 neighborhood plan area.

- Total population: 1,636
- Housing units: 541
- 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)
- Homeownership, of the 541 housing units:
  - » 429 were owner occupied - 344 with a mortgage or loan and 85 owned free and clear
  - » 87 units were renter occupied
- Vacancy: 516 dwelling units were occupied and 25 were vacant



Historic Firestone Neighborhood Plan Process

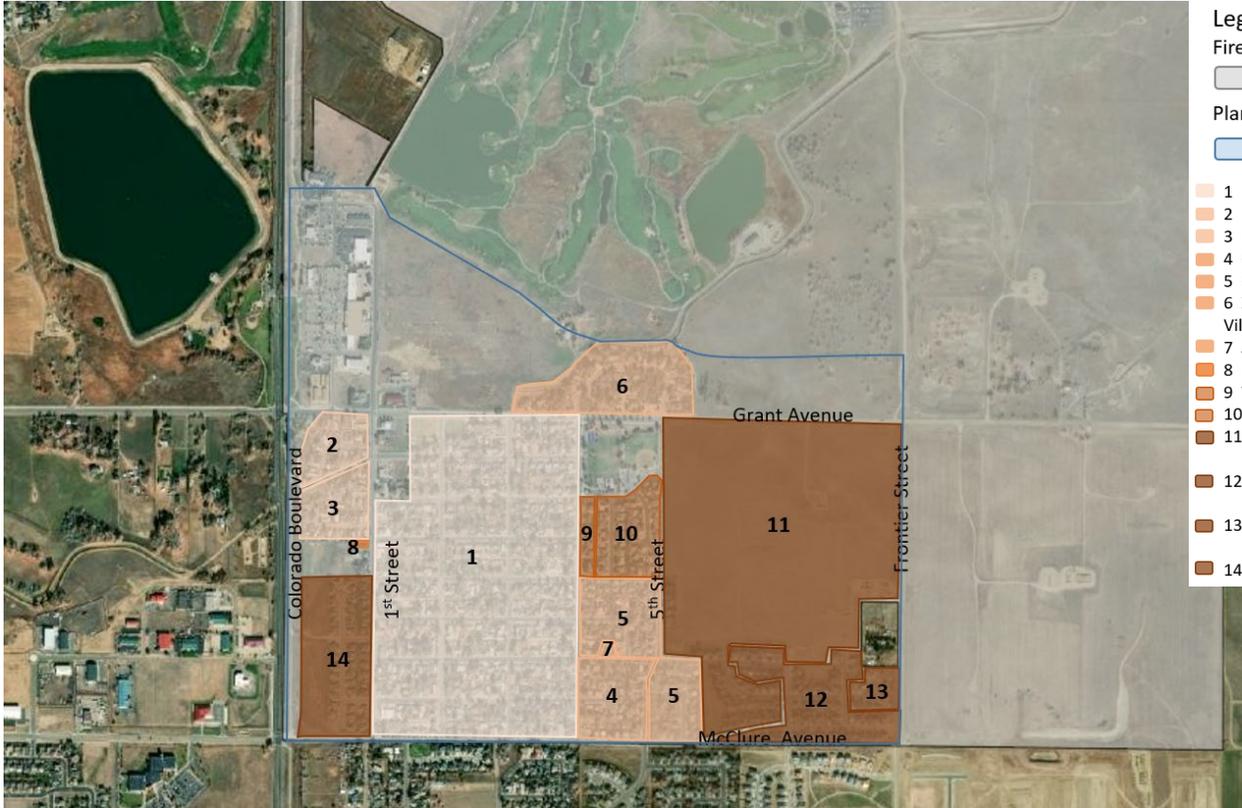


Fourth at Firestone Event



Vacant Structure on First Street





- Legend**
- Firestone Town Limits
- Planning Area
- 1 Firestone Original Plat - 1907
  - 2 Russell Filing 1/2 - 1967
  - 3 Russell Amendment - 1968
  - 4 Globe Filing 1 - 1978
  - 5 Globe Filing 2 - 1978
  - 6 Zadel Ranch Westwind Village - 1978
  - 7 Jessica B. Tyler - 1979
  - 8 Darby - 1987
  - 9 Timberland Filing 1 - 1996
  - 10 Timberland Filing 2 - 1998
  - 11 Overlook at Firestone Replat A - 2000
  - 12 Overlook at Firestone Filing 2 - 2001
  - 13 Overlook at Firestone Replat C - 2003
  - 14 Firestone Villas - 2007



1,000 feet

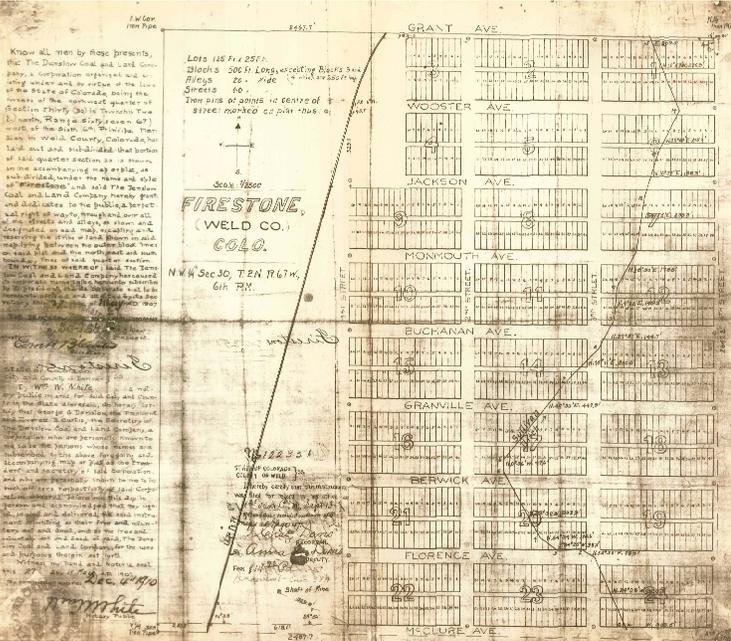
↑ north

Residential Development Chronology

## Historic Resources

Although there are a number of residential and commercial structures in excess of 50 years old, there are no structures within the planning area that are officially on a historic register. One structure, known as the Screwball Inn, was built in 1908 and has some historic details that may be worth preserving. Other structures built in the early 1900s are not as significant in architecture, have been modified over the decades and/or are not in a condition to retain.

The plan area includes a number of residential subdivisions developed during a range of decades. The map above shows the relative chronology of those developments with the oldest parts of the neighborhood shown with the lightest color.



Original Town Plat

# Existing Plans Review

## FIRESTONE MASTER PLAN

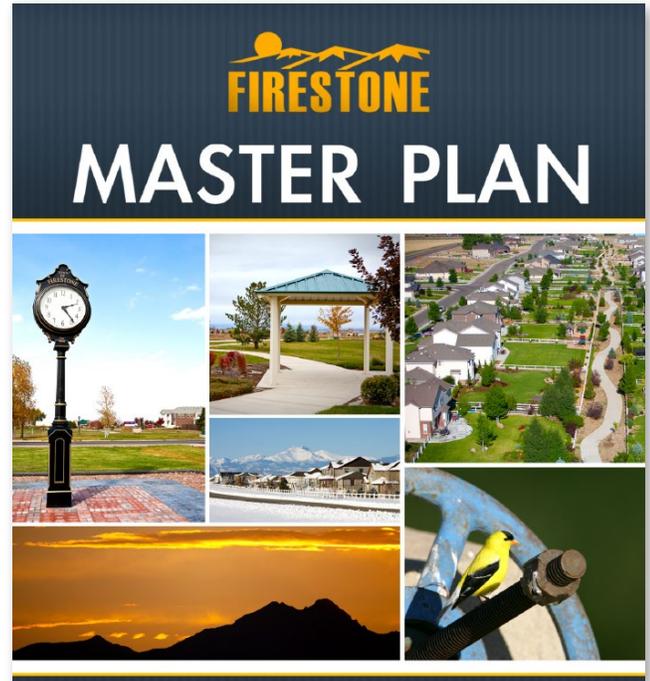
The Firestone Master Plan sets the vision of the community and designates intended future land uses and development. In the Firestone Master Plan, the Historic Firestone Neighborhood is acknowledged as the original town location. The existing land uses in the Plan Area are generally expected to remain as they are. Development is expected in the areas nearby though the majority is planned as residential low and medium density.

## PARKS, OPEN SPACE, AND TRAILS MASTER PLAN

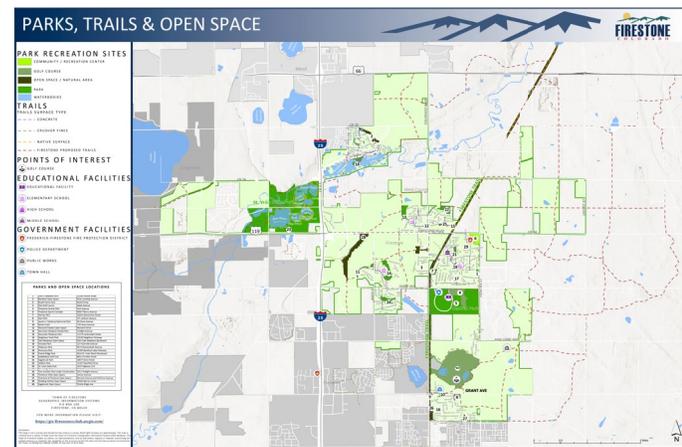
The Parks, Open Space, and Trails Master Plan provides guidance on acquisition, operations and maintenance of the town's parks, open space and trail system. The Parks, Open Space, and Trails Master Plan indicates that the neighborhood has adequate parks and access to trails. Addition trail links are planned in the immediate area in the area of the undeveloped or lands that are likely to redevelop. Additional pocket parks are expected with development of adjacent undeveloped land. Specific recommendations include adding wayfinding to the Firestone Trail and adding a loop walk to the Firestone Villas open space.

## TRANSPORTATION MASTER PLAN

The Transportation Master Plan is being prepared through a separate but overlapping planning process. It is expected that the Transportation Master Plan will consider the outcome of the Neighborhood Plan when defining specific direction for streets in the planning area. One area of discussion will be the street cross section for Grant Avenue. Because Grant Avenue is considered an arterial, it is conceptually planned as a 4 lane arterial and will eventually be paved east of Frontier Street. Whether or not the 4 lane street section runs between Colorado Boulevard and Frontier Street will be examined through the planning process. In addition parking management and bicycle facilities will also be studied as well as the potential development of specific street sections for certain local streets such as First Street.



Master Plan Document



Parks, Trails, and Open Space System Map



Transportation Master Plan Logo

## 03 LAND USE AND DEVELOPMENT OPPORTUNITIES

The majority of the land uses in the Plan Area are single-family residential. The development of four large undeveloped properties in the greater Plan Area may influence the Historic Firestone neighborhood.

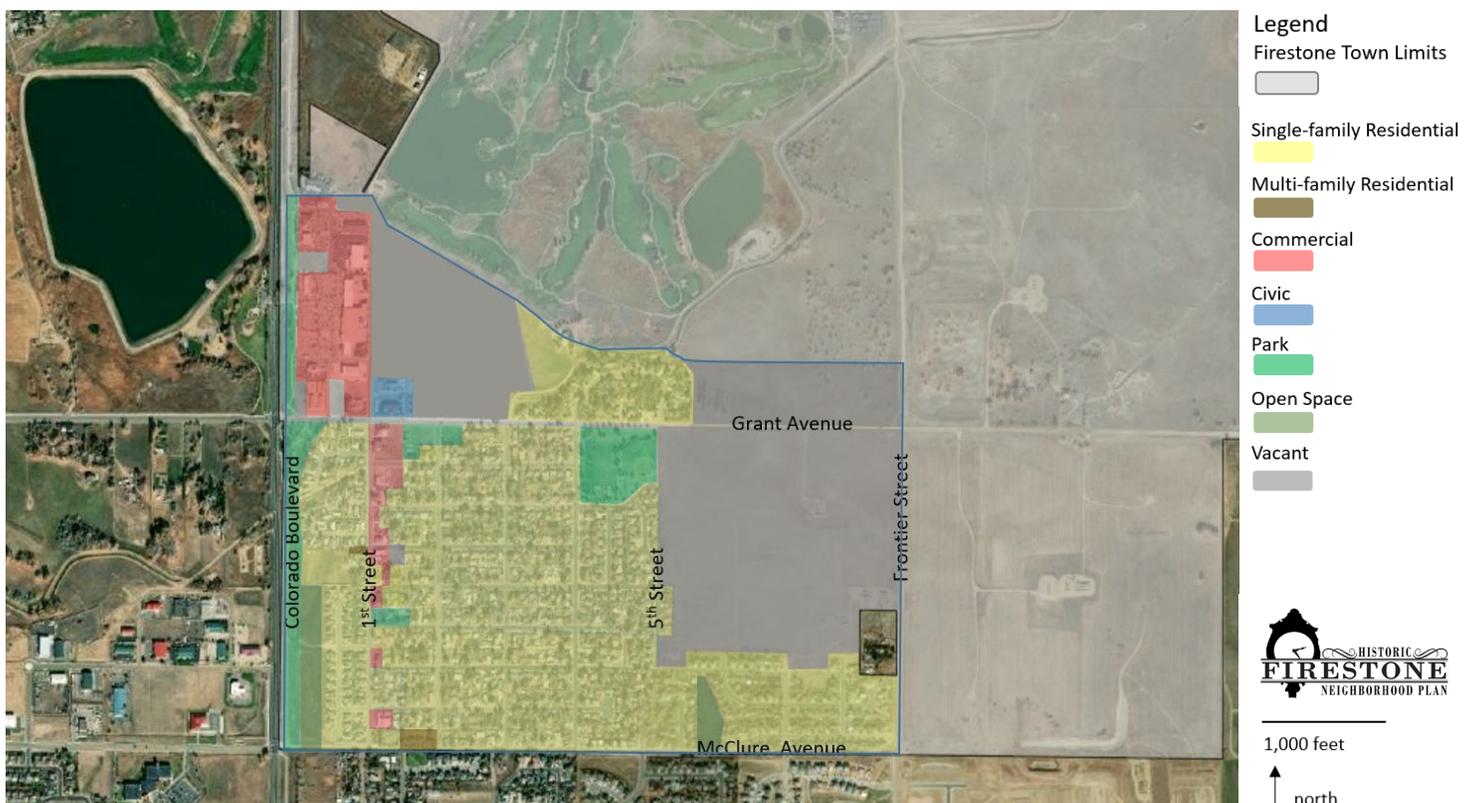
### *Existing Land Use*

The existing land uses in the Plan Area include:

- Residential ~ 52.8% (approx. 0.34 square miles)
- Commercial ~ 6% (approx. 0.04 square miles)
- Parks and open space ~ 8.6% (approx. 0.06 square miles)
- Civic ~ 0.6% (approx. 0.004 square miles)
- Undeveloped ~ 32% (approx. 0.2 square miles)

The total Plan Area is about 0.65 square miles.

The majority of the land uses in the Plan Area are single-family residential. A few multi-family buildings exist in the vicinity of First Street and McClure Avenue. Also along First Street, several properties along the east side of the street are commercial uses. Commercial uses also exist in the northwest corner of the Plan Area. The map below shows the existing land use designations in the Historic Firestone area.



Existing Land Use Map



EXISTING CONDITIONS

## RESIDENTIAL AREA

### Existing Character

The Historic Firestone Plan Area is primarily residential with 14 main residential subdivisions that were constructed between 1907 (the original plat) and 2007. The oldest homes are in the central portion of the neighborhood with the newest construction located on the east side, between 5th Street and Frontier Street.

Most homes in the area are mid-sized 1-2 story or split-level detached houses. The majority are between 2 and 4 bedrooms. Architectural styles vary quite a bit but most are ranches or raised ranches (larger, longer floor plans, primarily one story or split level, popular in the 70s), post-war bungalows (smaller, more square floor plans, primarily one story, popular in the 50s-60s), and simple Victorian cottages (the oldest homes in the area, often smaller floor plans with more varied roof pitches and facade ornamentation). The variety of architectural styles has been identified as an important and well-liked aspect of the neighborhood character.

For the most part, the homes and yards in the area are well maintained and have good curb appeal. Some need for improvement has been identified in the shared infrastructure however, including the water-line capacity, lack of paving or uneven surfaces in the alleys, and the sidewalk width.

### Valuation

As of the 2019 ACS, approximately 72% of the homes in the area are valued between \$200,000-\$500,000, with the median value at \$266,700. This is similar to the 2019 median value for Frederick (\$251k) and Weld County (\$299k), more affordable than the 2019 median value for greater Firestone (\$354k), and significantly more affordable than the 2019 medians for Louisville (\$587k) and Boulder (\$700k). Homes currently on the market in the area are listed between \$350,000-\$500,000, however it should be noted that housing prices are currently at and unprecedented high in Colorado.



*Residential Bungalows*



*Ranch-Style Residences*



*Residential Streetscape*



*Commercial Properties on First Street*



*Post Office and Auto Care on First Street*



*Businesses Adjacent to Safeway Shopping Center*

## COMMERCIAL AREA

### Commercial Properties

The commercial areas within the subarea mainly consist of commercial properties along the east side of First Street. The majority of the commercial properties are zoned C-1 Commercial 1, though one is zoned C-2 Commercial 2 and a couple are C-M Commercial M. Uses include a post office, liquor store, hair salon, vehicle servicing, and a social club. A couple of the commercial properties are vacant.

Two additional commercially-zoned (C-1) properties are located on the west side of First Street but are residential uses in residential structures (single family and multifamily). Additionally, a couple of properties along McClure Avenue are zoned C-1 Commercial but were built as multi-family units. One property along Monmouth Avenue just west of 2nd Street is zoned NC Neighborhood Commercial but is also a residential use and structure.

On the periphery of the plan area, several properties make up the commercial area on the northeast corner of Colorado Boulevard and Grant Avenue. More commonly referred to as the Safeway shopping center, it consists of a number of subdivisions including the Firestone Retail Center, Firestone Safeway, Saddleback Square Retail Center, Heritage Bank Firestone Building, and the Zadel Ranch Commerce Village. Uses include a mini storage facility, two banks, a grocery store, a veterinary clinic with boarding, a vehicle maintenance shop, a hardware store, several professional and medical offices, and a few restaurants. Four lots in this commercial center are vacant.

The property at the northeast corner of Frontier Street and Grant Avenue is zoned RC Regional Commercial and plans for the site show an assisted living facility as a potential use. One property on Buchanan Avenue where the Carbon Valley Help Center operates is zoned Neighborhood Commercial.



EXISTING CONDITIONS

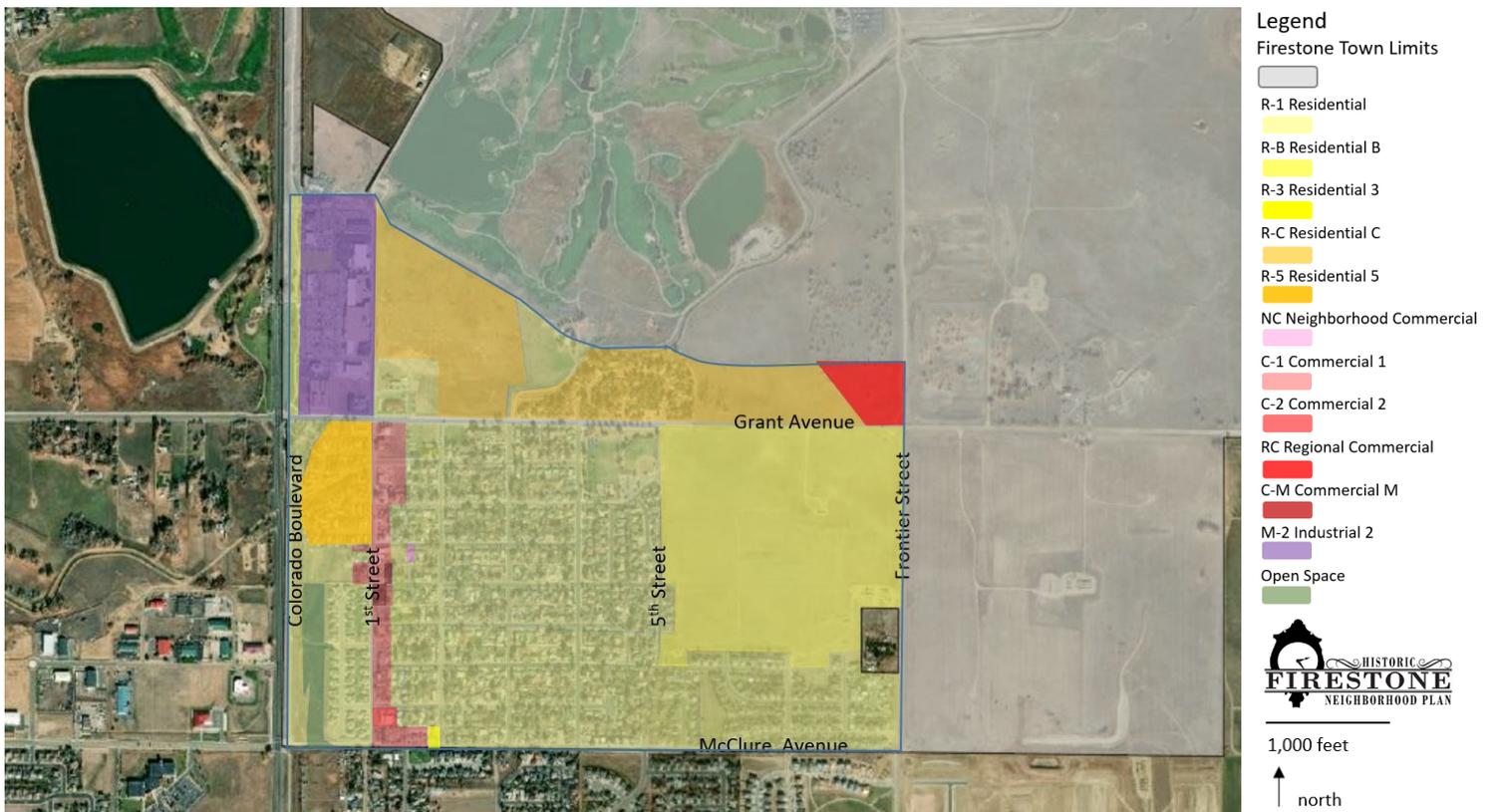
# Zoning

## Commercial Character

Similar to the residential architecture, there is not a distinct architectural style or placemaking character within the commercial areas. The majority of commercial structures are single story and relatively small with the exception of the two box stores (Safeway and Ace Hardware). The older areas of commercial along First Street are overall fairly dilapidated with a more main street style building layout and design. The newer areas of commercial, north of Grant Avenue between Colorado Boulevard and First Street, are well-maintained with a simple character and large areas of surface parking.

The zoning of the area largely matches the land uses found on the properties. Two large undeveloped parcels – one north of the Town Hall property and one at the southwest intersection of Frontier Street and Grant Avenue – have a residential land use designation and are expected to develop as residential. There is potential for the property north of the Town Hall site on Grant Avenue to have some commercial land uses mixed in especially along Grant Avenue and around the Town Hall site.

The map below shows the current zoning districts within the Plan Area and highlights the commercial areas along First Street and Grant Avenue in particular.



Zoning Map



- Legend**
- Firestone Town Limits
  - Planning Area
  - Undeveloped Properties
- 1 Safeway Shopping Center
  - 2 Town Hall
  - 3 Saddleback Estates
  - 4 Hamilton
  - 5 Vistas at Saddleback
  - 6 Gillespie / Overlook



1,000 feet  
↑ north

Undeveloped Properties Map

## Development Opportunities

Four large properties, shown on the map above, are undeveloped in the Plan area. These equate to 130 acres, which could accommodate around 496 new dwelling units and 7.5 acres of commercial. Because they abut the neighborhood, Saddleback Estates and Gillespie will likely have the most influence on the area.

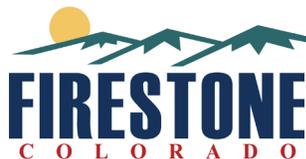
Additionally, several vacant lots exist in the Safeway Center, totaling around 4 acres; two of which are along Grant Avenue. The area is zoned industrial but has a commercial land use designation. It is expected that the properties will develop as commercial uses.

Although not vacant, the Town Hall site on Grant Avenue will be available for redevelopment once the Town Hall building at Central Park is completed and staff moves operations to the new facility. The property is approximately 7 acres. Because Town Hall is publicly owned, future uses must be civic. How best to utilize the site will be evaluated through the Plan process.

PROPERTY	ACREAGE	UNIT POTENTIAL	COMMERCIAL POTENTIAL
<b>Saddleback Estates</b>	28.7	221	Potential along Grant Avenue and around Town Hall site
<b>Gillespie (Overlook)</b>	78.9	217	None
<b>Vistas at Saddleback</b>	7.5	0	7.5 acres of Regional Commercial
<b>Hamilton</b>	15	Approx. 55 units (low density residential)	None
<b>Total</b>	<b>130.1</b>	<b>493</b>	<b>Approx. 7.5 acres</b>

Development Opportunities Table

*Note: Only the portion of the overall Vistas at Saddleback and Hamilton properties that is included in the Plan area is quantified in the table above. The total acreage of Vistas at Saddleback is 47.5 acres with a potential of up to 432 units and 8.61 acres of regional commercial uses; the total Hamilton property is 27.1 acres with a 100 unit potential.*



EXISTING CONDITIONS



*Landmarks and Amenities Map*

## Landmarks and Amenities

A variety of landmarks and amenities can be found in the Historic Firestone Plan Area. Historic and civic landmarks include the former Screwball Inn, the Post Office, Old Town Hall on Grant Avenue, and the current Town Hall. Additionally, the area includes many amenities such as Miners Park, Hart Park, Onorato Park, Gateway Park, the nearby Safeway and the nearby Saddleback Golf Course.

### LAND USE AND DEVELOPMENT - KEY TAKEAWAYS

- Existing land use and zoning designations are in agreement within the Plan Area.
- The majority of the area is residential with a few nodes of existing commercial (less than is zoned).
- Major development opportunities exist among undeveloped and underutilized properties.
- A variety of landmarks and amenities exist in the neighborhood, although few are considered historic.



*Former Screwball Inn Building*

## 04 ENVIRONMENT AND RECREATION

The Plan Area includes a relatively high density of parks, public, and open spaces that provide amenities for Firestone residents. Some environmental features should be taken into account as the area develops.

### PARKS, OPEN SPACE, AND TRAILS

#### Parks

The Historic Firestone Neighborhood Area has a relatively high density of park spaces, with five public spaces found within the Plan Area extents.

- **Hart Park** - Hart Park is a 8.4 acre park at the SE corner of 4th Street and Grant Avenue. The park contains a baseball/softball facility, basketball court, volleyball court, soccer field, benches, picnic shelters, trails, and restrooms.
- **Miners Park** - Miners Park is a 1.5 acre park at the SE and SW corners of Grant Avenue and 2nd Street. The space contains benches, horseshoe pits, and a picnic shelter.
- **Onorato Park** - Onorato Park is a 0.85 acre park with a basketball court, tennis court, playground and picnic shelter.



Parks, Open Space, and Trails Map



EXISTING CONDITIONS

- **Jacob H. Firestone Memorial Park** - Jacob H. Firestone Memorial Park is an area of the Gateway Park. It contains picnic tables and access to the Firestone Trail.
- **Gateway Park and Trailhead** - Gateway Park and Trailhead is a 10 acre linear park along Colorado Boulevard between Grant and McClure Avenues. The Firestone Trail spans the property.

The Parks, Open Space and Trails Master Plan rates the neighborhood as providing adequate to good proximity to parks and a medium level of service in regard to walkable access to park land. Park space should be preserved and effectively utilized as a key public amenity for the Historic Neighborhood.

### Open Space

Over seven acres of open space is located within the Plan Area, primarily along the edges of the neighborhood. This space provides important environmental services such as drainage and buffers from busy roadways and also creates an amenity for nearby residents.

- **Firestone Villas Open Space** - This 5.8 acre open space area is located between Gateway Park and the Firestone Villas subdivision located NE of the intersection of McClure Avenue and Colorado Boulevard.
- **Overlook Open Space** - The Overlook open space contains approximately 2 acres and is located west of 5th Street along McClure Avenue.

### Trails

One major multi-use mobility connection exists as a major pedestrian and bicycle amenity within the neighborhood. The Firestone Trail runs along Colorado Boulevard. The trail is 10' wide, made from concrete, and in relatively good condition.



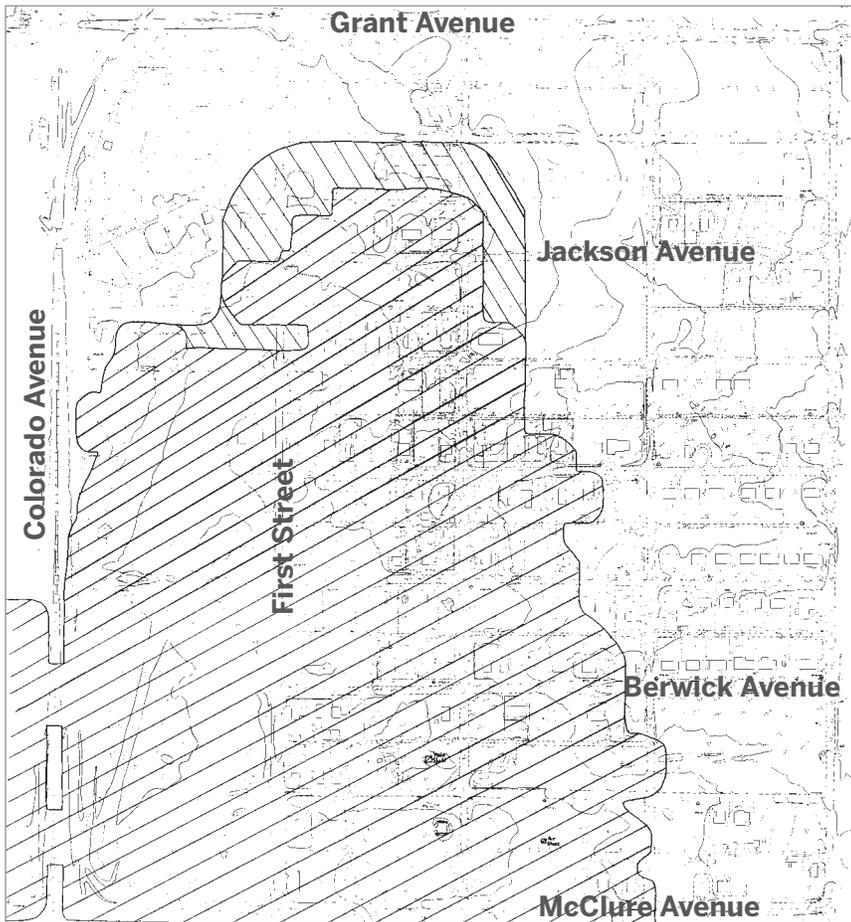
*Hart Park*



*Onorato Park*



*Overlook Open Space*



**Legend**



Areas shown to be undermined by the September 1918 Coal Mine Map entitled "Map of the Louisville Coal and Land Co.'s Coal Mine No. 1"



Areas which may have been undermined after September 1918 and before the close of the mine in 1920. Probably not all of this area was undermined, but the actual location and extent of final coal removal is unknown.



*Undermining Map*



*Firestone Trail*

This regional trail extends south to Dacono and north to Firestone Boulevard where it transitions into a natural surface trail as it goes northward.

The Parks, Open Space, and Trails Plan shows planned trail connections along Grant Avenue west of the Westwind Village Subdivision and through the Gillespie property on the eastern edge of the Plan Area. Connections to this trail should be considered as part of future development.

**ENVIRONMENTAL FEATURES**

**Floodplain**

The 100-year floodplain runs along the east side of Colorado Boulevard and also across the majority of the Russell Subdivision. New or redevelopment should consider the impacts of the floodplain extents.

## Oil and Gas

Oil and gas facilities are located on the periphery of the Plan Area: the vacant property north of Town Hall on Grant Avenue and on the 78 acre parcel southwest of the intersection of Grant Avenue and Frontier Street. These facilities will need to be considered when development occurs.

## Drainage

A natural drainage way runs along the east side of Colorado Boulevard between Grant Avenue and McClure Avenue. This drainage way is part of a larger, regional drainage system. Drainage issues have been experienced in the northern portion of First Street. Future development should account for potential drainage concerns and provide green infrastructure to offset any impacts to the water quality and runoff.

## Mining

Mining was a prominent industry for Firestone in the early 1900s. As such, many areas within and around the neighborhood have been subject to some sort of mining activity. Undermining has been documented between Wooster and Jackson Avenues from First Street to the west side of 3rd Street. However, studies have conveyed that undermining may extend from as far south as McClure Avenue and as far west as Colorado Boulevard. Undermining has also been shown in the area of the Saddleback Golf Course located just north of the Plan area. Instances of undermining should be confirmed and assessed for their potential impact on future development.



*Natural Drainage Way*



*Firestone Mining History*



*Historic Flooding in Weld County*

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## ENVIRONMENT AND RECREATION - KEY TAKEAWAYS

- The Plan Area is well-served with a variety of parks, trails, and open spaces.
- Parks, trails, and open spaces are important amenities to the Historic Neighborhood as well as major contributors to the area's character.
- The Plan Area's potential environmental challenges need to be considered when assessing community needs and navigating future development.

# 05 INFRASTRUCTURE AND CONNECTIVITY

The original town plat was built on a grid street system. This grid generally extends into more recent subdivisions but its integrity is not maintained in more recently developed areas.

## TRANSPORTATION AND CIRCULATION

### Streets

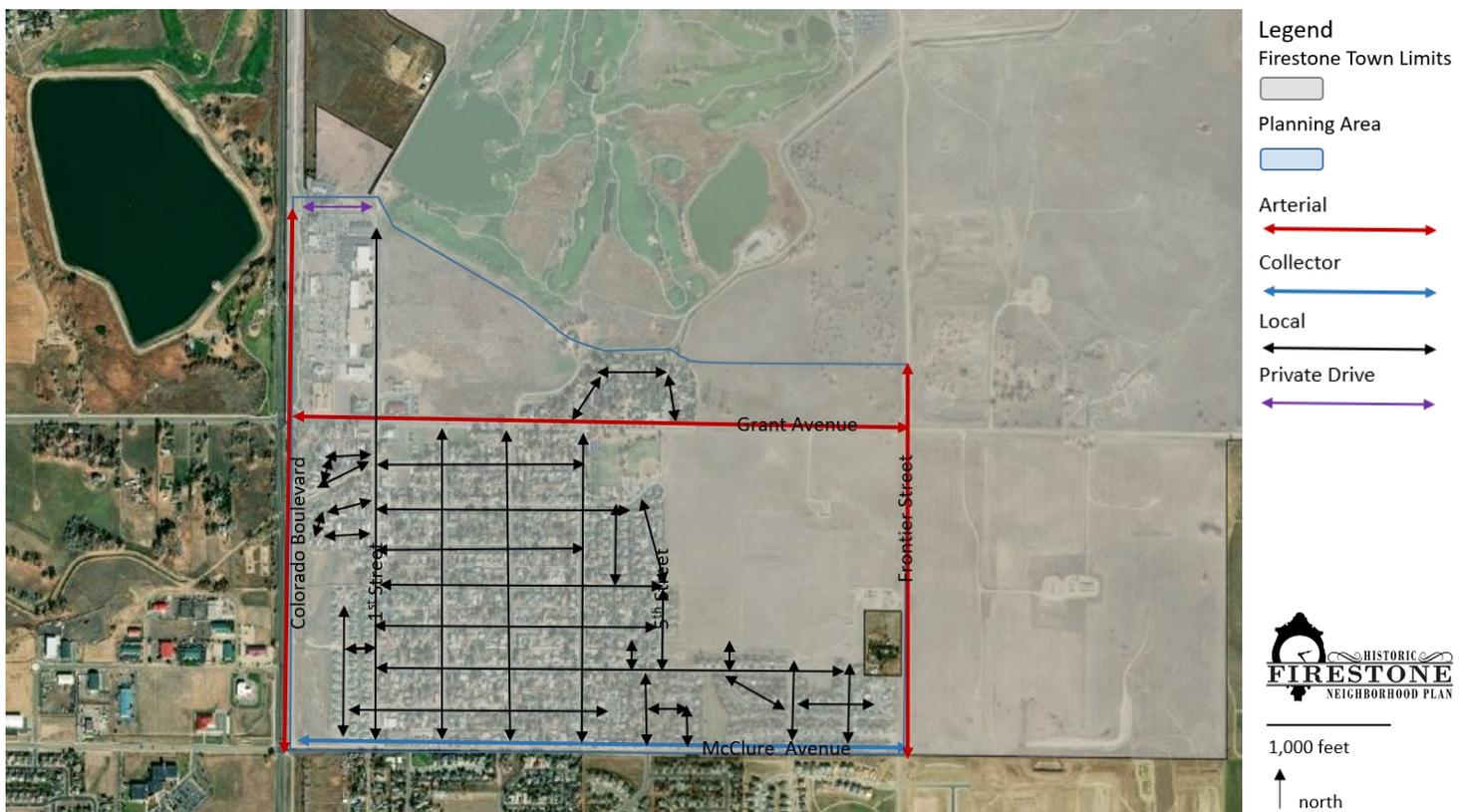
The original town plat was built on a grid street system. This grid extends into the more recent subdivisions adjacent to the original plat, although the grid pattern is not completely respected in the more recently developed areas.

Grant Avenue and Colorado Boulevard are classified as arterials. McClure Avenue is considered a residential collector. Both Colorado Boulevard and Grant Avenue are currently 2 lane roads. The roads are in good condition. The local rights-of-way are approximately 60 feet wide.

McClure Avenue was extended between First Street and Colorado Boulevard in 2018. The extension of local streets into undeveloped properties is expected.

Most streets have attached sidewalks with the exception of Jackson and Wooster Drives in the Russell Subdivision. Although there are sidewalks on most streets, in some areas the sidewalks feel relatively narrow with the “hollywood style” curve. There may be opportunities to widen sidewalks in some areas.

The original town plat area includes 20’ wide alleys. A number of the alleys are paved though a number remain dirt road ways.



Street Classifications



EXISTING CONDITIONS

## Bicycle Facilities

There are no designated bicycle lanes in the Plan Area though streets appear wide enough to accommodate bicycles and automobiles relatively safely. The Firestone Trail provides some bicycle amenities. Additional trail links are planned in the area.

## Transit

Currently, the only transit option in the area is provided by Via, an on-call bus service.

## INFRASTRUCTURE, UTILITIES, AND SERVICES

The following infrastructure, utilities, and services are accommodated within the Historic Firestone Neighborhood Plan Area:

- **Water** - Water in the Plan Area is managed by the Town of Firestone although the water supplied by the Central Weld Water District.
- **Sewer** - Sanitation sewer is provided by St. Vrain Sanitation. The storm water sewer is provided by the Town of Firestone.
- **Natural Gas** - Black Hills Energy provides natural gas services.
- **Electricity** - United Power provides electricity to the area. The original plat area is served with overhead utility lines. More recent subdivisions have buried electric utilities.
- **Ditch** - The Coal Ridge Ditch runs through the northern portion of the plan area. It is owned and operated by Coal Ridge Ditch Company.
- **Public Safety** - The Town of Firestone provides police and code enforcement for the Plan Area. The Frederick Firestone Fire Protection District provides fire protection and emergency services.



*Local Street and Sidewalks*



*Firestone Police Force*

## INFRASTRUCTURE AND AMENITIES - KEY TAKEAWAYS

- The Historic Neighborhood Plan Area has a gridded and relatively complete street network, most with attached sidewalks.
- The Plan Area lacks bicycle and transit facilities, which may become increasingly important modes as the area develops.
- Infrastructure, utilities, and services are well-provided for in this area, although accommodations will need to be made for future development.

## 06 KEY FINDINGS AND OPPORTUNITIES

### Future improvements and development within the Historic Firestone Neighborhood will be shaped by a number of potential challenges and key opportunities.

#### KEY TAKEAWAYS

The following key takeaways were compiled from the major sections of the existing conditions document.

##### Land Use and Development

- Existing land use and zoning designations are mostly in agreement within the Plan Area except for the use (commercial) and zoning (industrial) at the Safeway Center.
- The majority of the area is residential with a few nodes of existing commercial (less than is zoned).
- Major development opportunities exist among undeveloped and underutilized properties.
- A variety of landmarks and amenities exist in the neighborhood, although few are considered historic.

##### Environment and Recreation

- The Plan Area is well-served with a variety of parks, trails, and open spaces.
- Parks, trails, and open spaces are important amenities to the Historic Neighborhood as well as major contributors to the area's character.
- The Plan Area's potential environmental challenges need to be considered when assessing community needs and navigating future development.

##### Infrastructure and Connectivity

- The Historic Neighborhood Plan Area has a gridded and relatively complete street network, most with attached sidewalks.
- The Plan Area lacks bicycle and transit facilities, which may become increasingly important modes as the area develops.
- Infrastructure, utilities, and services are well-provided for in this area, although accommodations will need to be made for future development.

#### INITIAL OPPORTUNITIES AND FOCUS AREAS

The following is a list of initial needs known prior to the commencement of the Neighborhood Plan process. It is not an all-inclusive list but a starting point for discussion with the community.

- Provide guidelines that will ensure commercial properties are compatible with residential uses.
- Support reinvestment in residential properties and improved living conditions.
- Reactivate commercial properties by investing in aging commercial buildings and improving property appearance.
- Address vacant and dilapidated commercial structures as well as deteriorating utilities.
- Reduce vacancy; improve and provide local shopping and services.
- Retain and expand the post office.
- Provide additional civic spaces, amenities, services and activities including those for seniors.
- Guide development on vacant lots and the Town Hall property in the immediate vicinity including extending the traditional street grid onto those properties when developed.
- Create a distinct, attractive, safe streetscape.
- Improve connections between the residential areas and commercial properties.
- Address the growing traffic along Grant Avenue and Colorado Boulevard.
- Address parking for commercial properties.

Additional areas of concern are expected to be identified through community outreach efforts.





Miners Park



Historic Firestone Neighborhood Plan Engagement



Firestone Trail



Onorato Park Play Area



The Fourth at Firestone



Local Homes