



HISTORIC FIRESTONE NEIGHBORHOOD PLAN



BOARD OF TRUSTEES MEETING

Board of Trustees Meeting | 01.19.22



AGENDA

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



- Plan Content Summary
- Implementation Strategy
- Engagement and Next Steps



HISTORIC FIRESTONE NEIGHBORHOOD PLAN



TO COMMENT ON THE PLAN PLEASE VISIT:
FIRESTONECO.GOV/HFNP

Board of Trustees Meeting | 01.19.22





HISTORIC FIRESTONE NEIGHBORHOOD PLAN



DOCUMENT ORGANIZATION



1) INTRODUCTION

- Plan Purpose, Process & Engagement, Plan Area Overview, Neighborhood Opportunities and Constraints

2) PLAN FRAMEWORK RECOMMENDATIONS

- Community Vision, Land Use and Built Form, Mobility and Streetscapes, Infrastructure and Utilities, Character and Charm

3) CATALYTIC PROJECTS

- Gateways, Plaza Concept, Saddleback Estates, Overlook Property

4) DESIGN GUIDELINES

- Existing Neighborhoods, New Development, Streetscapes, Plaza & Public Spaces

5) IMPLEMENTATION STRATEGY

- Project and Program Prioritization Matrix, Funding Mechanisms



HISTORIC FIRESTONE NEIGHBORHOOD PLAN



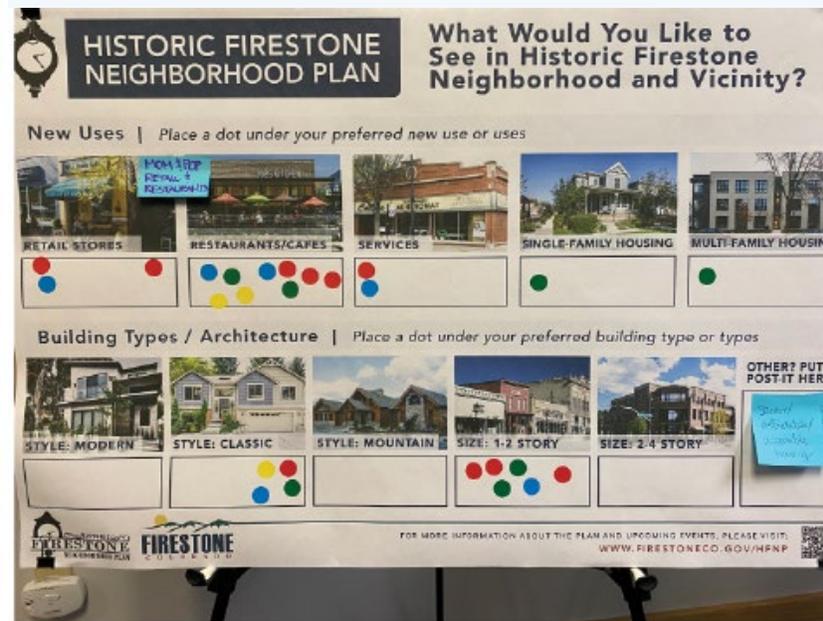
Chapter 1: INTRODUCTION



Catalytic Projects Charrette



Community Meeting #2



Community Meeting #1



Community Meeting #1



Community Meeting #1



Community Meeting #2





HISTORIC FIRESTONE NEIGHBORHOOD PLAN

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Chapter 2: PLAN FRAMEWORK

COMMUNITY VISION

Values

SAFE | HISTORIC | WELCOMING | UNIQUE | VITAL | LOCAL

Goals

Revitalize and Reinvest.
Revitalize and re-energize the Historic Firestone area to promote reinvestment.



Clean, Safe and Well-Maintained.
Ensure a safe, well-kept, and accessible environment for residents and property owners.



Preserved Character.
Celebrate the neighborhood's history and community life while increasing vibrancy with new amenities and destinations.



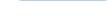
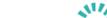
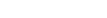
Local and Regional Draw.
Attract new investment to the area that contributes to a well-connected and desirable place for locals and visitors.

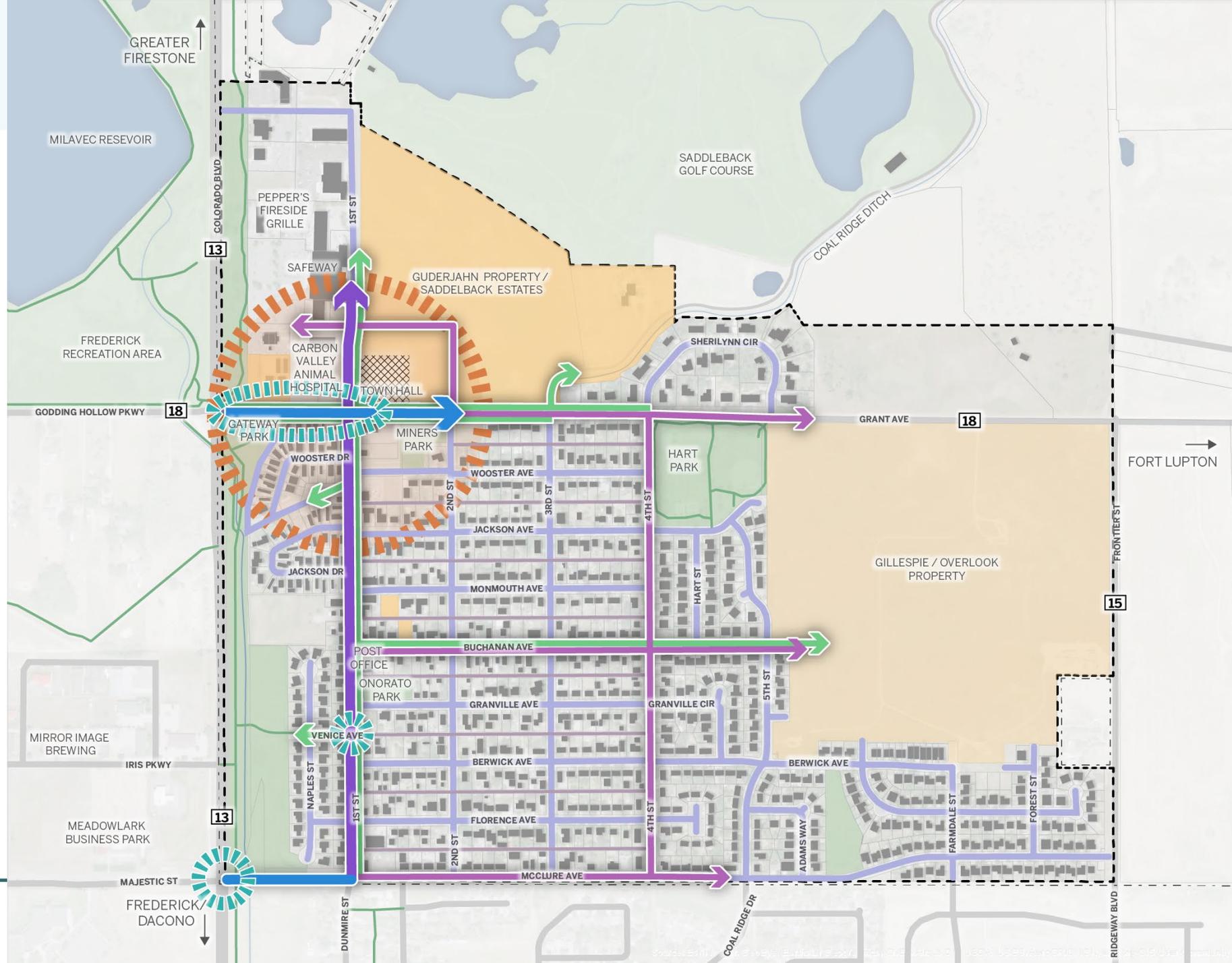
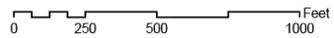
Strategies

- DEVELOPMENT OPPORTUNITIES
- NEIGHBORHOOD STREET ENHANCEMENT AND TRAILS
- GATEWAYS AND PUBLIC SPACES
- ACTIVITY / CONNECTIVITY FOCUS AREA
- INFRASTRUCTURE AND UTILITY REPAIRS AND IMPROVEMENTS

STRATEGY DIAGRAM

Legend

-  Subarea Boundary
-  City Limits
-  Roads
-  Buildings
-  Parcels
-  Trails
-  Park/Open Space/
Golf Course
-  Water Body
-  Stream/Ditch
-  Gateway Opportunity
-  Gateway Streetscape
-  Signature Streetscape
-  Enhanced
Neighborhood Street
-  Trail Connectivity
-  Alleyway Repairs
-  Roadway, Utility and
Landscaping
Improvements
-  Development
Opportunity
-  Public Space Node
-  Activity/Connectivity
Focus Area





Existing





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Chapter 3: CATALYTIC PROJECTS

GATEWAY CONCEPT

Vehicular Gateway – Grant Avenue

HISTORIC FIRESTONE
NEIGHBORHOOD PLAN



PLAZA CONCEPT



SADDLEBACK ESTATES

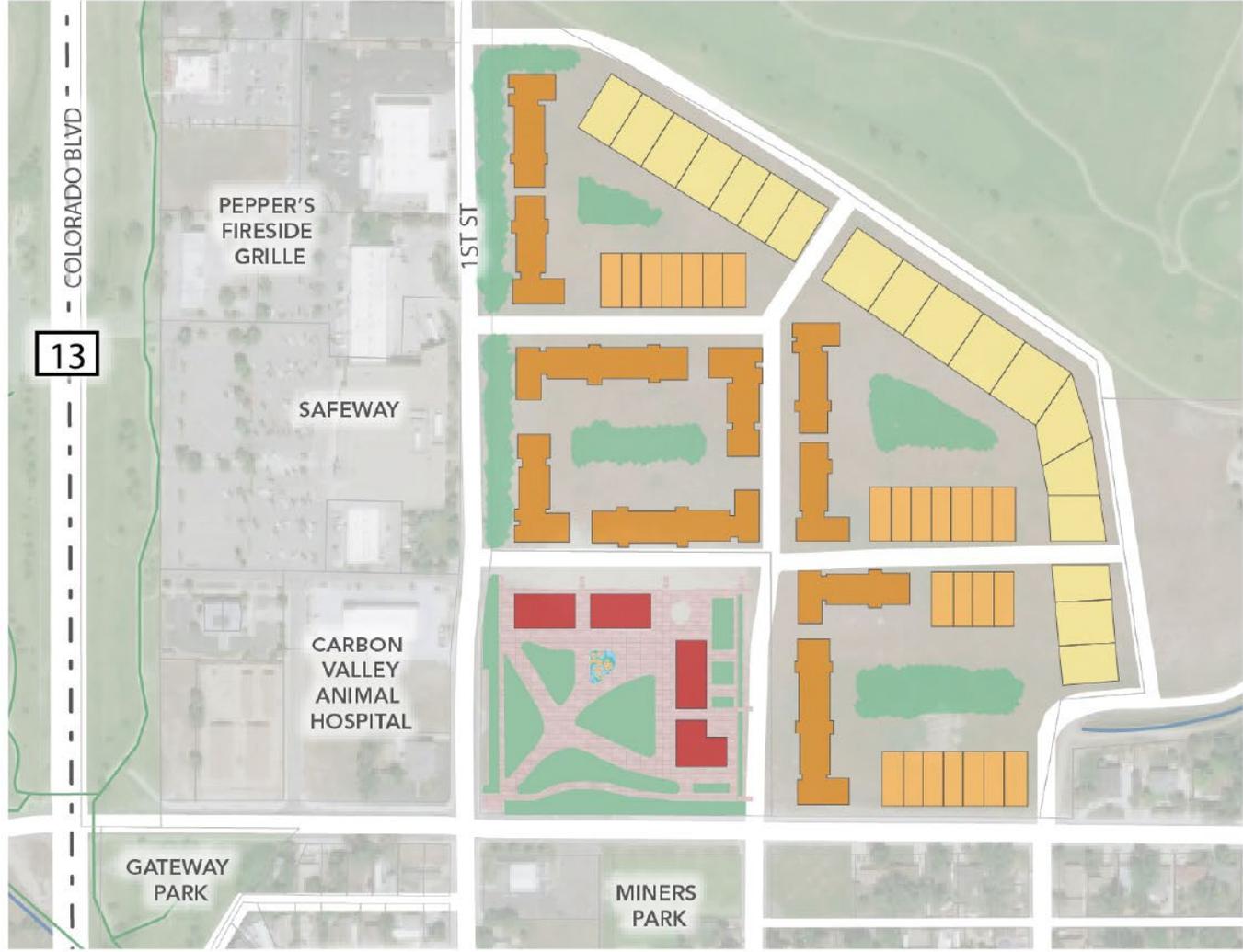
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Single family homes

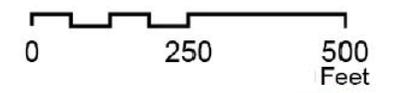


Small multi-family apartments



Legend

- City Limits
- Parcels
- Trails
- Park/Open Space/ Golf Course (Existing)
- Park/ Open Space (New)
- Water Body
- Single Family Residential
- Single Family Residential (Cottage Homes)
- Medium Density Housing (Townhomes)
- Medium Density Housing (Multi-Family)
- Commercial



OVERLOOK PROPERTY

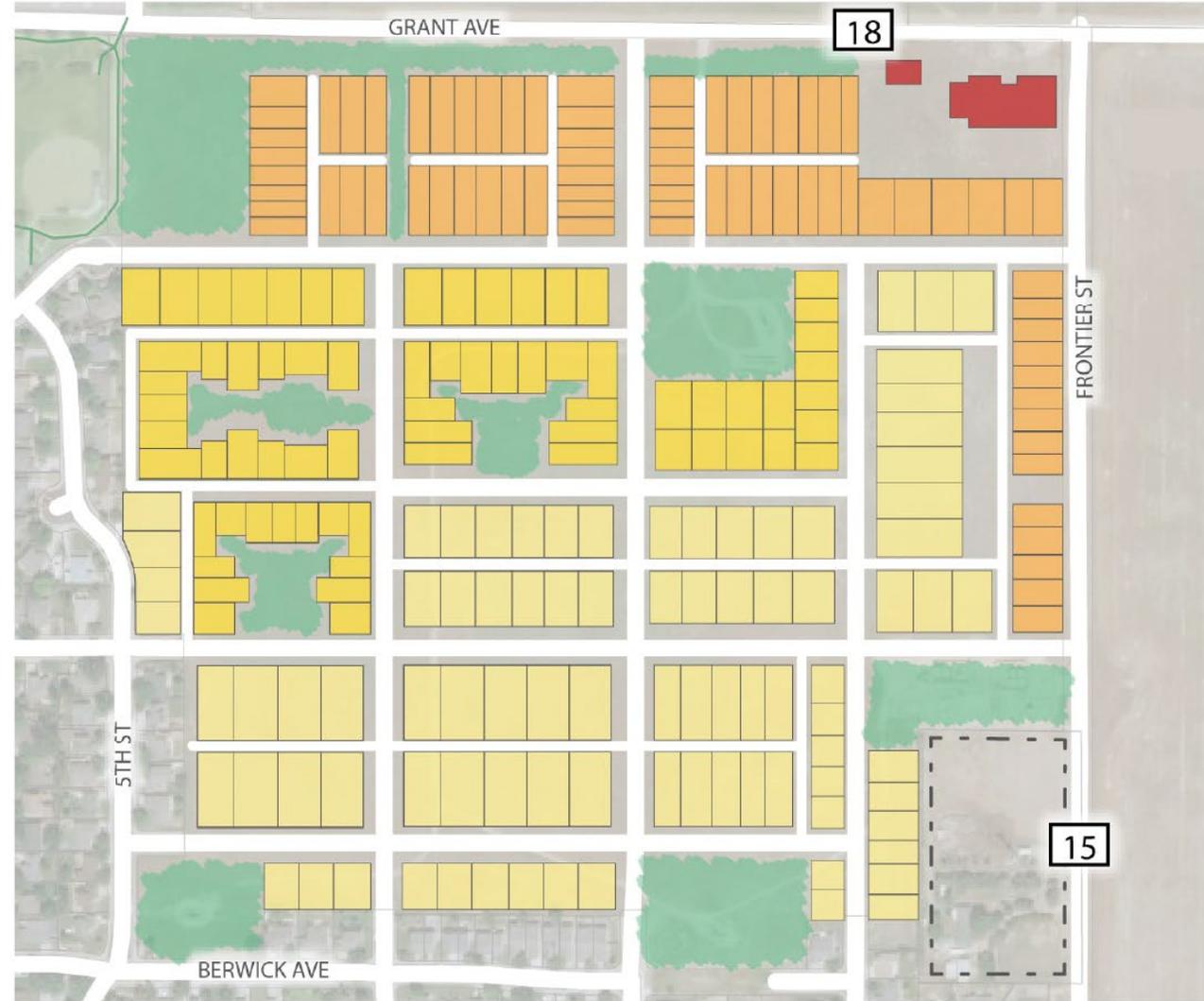
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Townhomes

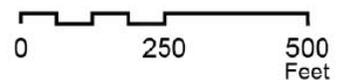


Cottage cluster homes



Legend

- City Limits
- ▭ Parcels
- Trails
- ▭ Park/Open Space/Golf Course (Existing)
- ▭ Park/Open Space (New)
- ▭ Water Body
- ▭ Single Family Residential
- ▭ Single Family Residential (Cottage Homes)
- ▭ Medium Density Housing (Townhomes)
- ▭ Medium Density Housing (Multi-Family)
- ▭ Commercial





HISTORIC FIRESTONE NEIGHBORHOOD PLAN



Chapter 4: DESIGN GUIDELINES

DESIGN GUIDELINES

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4.1 PRIVATE REALM - EXISTING NEIGHBORHOODS

Intent: To prioritize neighborhood maintenance needs that improve overall aesthetics while maintaining existing character and scale.



TOPICS:

- Building Design
- Landscape and Site Design
- Maintenance

DESIGN GUIDELINES

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



4.2 PRIVATE REALM - NEW DEVELOPMENT

Intent: To encourage high-quality new development that provides new uses and services to Historic Firestone while complementing the existing character and scale of the neighborhood.



TOPICS:

- Setback and Pedestrian Level
- Mass and Scale
- Articulation and Detail
- Materials
- Sustainable Building Design
- Landscape and Design

DESIGN GUIDELINES

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



4.3 PUBLIC REALM - STREETSAPES

Intent: To create a safe and efficient network of pedestrian and bicycle facilities while ensuring that streetscapes still meet the vehicular needs of the community.



TOPICS:

- General Streetscapes
- Pedestrian Amenities
- First Street
- Buchanan Avenue
- Grant Avenue
- Local Neighborhood Streets

DESIGN GUIDELINES

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4.4 PUBLIC REALM - PLAZA AND PUBLIC SPACES

Intent: To create active, vibrant, and functional spaces that are of an appropriate scale, well-amenitized, and true to Firestone's character and history.



TOPICS:

- Pedestrian Amenities
- Paving Materials
- Landscaping
- Signage
- Lighting
- Public Art
- Gateways



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Chapter 5: IMPLEMENTATION

PARTNERS AND ADVOCATES



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City Departments

- Planning and Development
- Engineering
- Public Works
- Economic Development
- Parks and Trails

Public Entities

- Cultural Committee
- Neighborhood Coalition
- State of Colorado
- CDOT
- Carbon Valley Recreation District

Private Entities

- Carbon Valley Chamber of Commerce
- Property Owners
- Business Owners
- Local Developers
- Oil and Gas Companies

TIMING



HISTORIC FIRESTONE NEIGHBORHOOD PLAN



Short Term

- 0-1 Years

Medium Term

- 1-3 Years

Long Term

- 3-5 Years

Ongoing

Partners and Advocates	Timing	Cost
Public Works, Parks & Trails, Carbon Valley Rec.	Medium Term	\$\$
Planning & Development, Biz & Property Owners	Ongoing	\$
Public Works, Biz & Property Owners, Neigh. Coalition	Ongoing	\$-\$-\$
Neigh. Coalition, Biz & Property Owners	Short Term	\$
Planning & Development, Property Owners	Medium Term	\$
Planning & Development, Neigh. Coalition	Ongoing	\$
Neigh. Coalition, Biz & Property Owners	Short Term	\$
Public Works, Neigh Coalition, Biz Owners, Cultural Com.	Short Term	\$-\$-\$
Public Works, Biz & Property Owners	Short Term	\$\$
Public Works, Biz & Property Owners	Short Term	\$\$
Neigh. Coalition, Biz Owners, Carbon Valley COC	Short Term	\$-\$-\$

COST



HISTORIC FIRESTONE NEIGHBORHOOD PLAN



\$

- <\$50,000

\$\$

- \$50,000 - \$1 million

\$\$\$

- >\$1 million

Partners and Advocates	Timing	Cost
Public Works, Parks & Trails, Carbon Valley Rec.	Medium Term	\$\$
Planning & Development, Biz & Property Owners	Ongoing	\$
Public Works, Biz & Property Owners, Neigh. Coalition	Ongoing	\$-\$-\$
Neigh. Coalition, Biz & Property Owners	Short Term	\$
Planning & Development, Property Owners	Medium Term	\$
Planning & Development, Neigh. Coalition	Ongoing	\$
Neigh. Coalition, Biz & Property Owners	Short Term	\$
Public Works, Neigh Coalition, Biz Owners, Cultural Com.	Short Term	\$-\$-\$
Public Works, Biz & Property Owners	Short Term	\$\$
Public Works, Biz & Property Owners	Short Term	\$\$
Neigh. Coalition, Biz Owners, Carbon Valley COC	Short Term	\$-\$-\$

FUNDING MECHANISMS

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



State Mechanisms

- Colorado Housing and Finance Authority
- Department of Local Affairs (DOLA) Programs

Federal Mechanisms

- American Rescue Plan Act
- US Department of Agriculture
 - Community Facilities Direct Loan and Grant Program
 - Rural Business Development Grants in CO
 - Multifamily Housing Direct Loans
 - Additional loan guarantees and grants for residents, lenders, and other potential partners

FUNDING MECHANISMS

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



Grants

- Revitalizing Main Street Grant
- CDOT Mobility Grants
- Great Outdoors Colorado Grants
- Community Development Block Grant

Local Mechanisms

- Firestone Urban Renewal Authority Tax Increment Financing Funding
- General Funds / Capital Improvement Project Funding
- General Obligation Bonds
- Certificates of Participation
- Impact Fees

NEIGHBORHOOD OPPORTUNITIES MATRIX

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



	Partners and Advocates	Timing	Cost
LAND USE AND BUILT FORM			
Extend Hart Park	Public Works, Parks & Trails, Carbon Valley Rec.	Medium Term	\$\$
Existing Residential Support			
ILC program	Plannning & Development, Biz & Property Owners	Ongoing	\$
Program for residential facade/curb appeal improvement & home upkeep for seniors	Public Works, Biz & Property Owners, Neigh. Coalition	Ongoing	\$-\$-\$
Reestablish HF Coalition award program	Neigh. Coalition, Biz & Property Owners	Short Term	\$
ADU Program	Plannning & Development, Property Owners	Medium Term	\$
Tracking/addressing of code violations	Plannning & Development, Neigh. Coalition	Ongoing	\$
Revitalization volunteer program	Neigh. Coalition, Biz & Property Owners	Short Term	\$
First Street			
Facade/public realm improvement program	Public Works, Neigh Coalition, Biz Owners, Cultural Com.	Short Term	\$-\$-\$
Asbestos abatement and structural assistance program	Public Works, Biz & Property Owners	Short Term	\$\$
Demolition assistance program	Public Works, Biz & Property Owners	Short Term	\$\$
Assistance for small businesses	Neigh. Coalition, Biz Owners, Carbon Valley COC	Short Term	\$-\$-\$

NEIGHBORHOOD OPPORTUNITIES

FUNDING MECHANISMS
 Main Street Grants
 CDOT Mobility Grants
 GOCO Grants
 CDBG Grants
 FURA TIF Funding
 General Funds
 GO Bonds (CIP)
 Certificates of Participation
 Impact Fees
 CHFA
 DOLA Programs
 ARPA
 USDA Funding

															Other
LAND USE AND BUILT FORM															
Extend Hart Park			X		X	X	X	X	X						
Existing Residential Support															
ILC program											X				
Program for residential facade/curb appeal improvement & home upkeep for seniors				X						X	X			X	
Reestablish HF Coalition award program															
ADU Program										X	X				
Tracking/addressing of code violations											X				
Revitalization volunteer program											X				
First Street															
Facade/public realm improvement program				X							X	X	X		
Asbestos abatement and structural assistance program				X							X	X	X		
Demolition assistance program											X	X			
Assistance for small businesses	X										X	X	X		

NEIGHBORHOOD OPPORTUNITIES MATRIX

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



	Partners and Advocates	Timing	Cost
MOBILITY AND STREETSAPES			
First Street improvements	Public Works, Biz & Property Owners, Biz & Property Owners, Neigh. Coalition, Carbon Valley COC	Medium Term	\$\$\$
Grant Avenue improvements		Medium Term	\$\$\$
Buchanan Avenue improvements	Public Works, Biz & Property Owners, Biz & Property Owners, Neigh. Coalition, Parks & Trails	Medium Term	\$\$
Fourth Street improvements		Medium Term	\$\$
INFRASTRUCTURE AND UTILITIES			
Underground utility lines	Public Works, United Power, Property Owners	Medium Term	\$\$\$
Alley paving program	Public Works, Property & Biz Owners, Parks & Trails, Neigh. Coalition, American Legion Post (potential ADA champions)	Medium Term	\$\$
Sidewalk ramp repair		Ongoing	\$\$
Upgrading water lines	Public Works, Property & Biz Owners, State of CO, Parks & Trails, Neigh. Coalition	Medium Term	\$\$-\$\$\$
Drainage improvements		Ongoing	\$\$
CHARACTER AND CHARM			
Branding strategy	Neigh. Coalition, Cultural Com., Marketing & Communications	Short Term	\$
Historic preservation program	Neigh. Coalition, Cultural Com, Property & Biz Owners	Medium Term	\$-\$\$

NEIGHBORHOOD OPPORTUNITIES

FUNDING MECHANISMS
 Main Street Grants
 CDOT Mobility Grants
 GOCO Grants
 CDBG Grants
 FURA TIF Funding
 General Funds
 GO Bonds (CIP)
 Certificates of Participation
 Impact Fees
 CHFA
 DOLA Programs
 ARPA
 USDA Funding

														Other
MOBILITY AND STREETSAPES														
First Street improvements	X	X		X	X	X	X		X				X	
Grant Avenue improvements	X	X	X	X	X	X	X		X				X	
Buchanan Avenue improvements	X	X			X	X	X		X				X	
Fourth Street improvements					X	X	X		X				X	
INFRASTRUCTURE AND UTILITIES														
Underground utility lines				X		X								United Power
Alley paving program						X								Fed ADA Grant
Sidewalk ramp repair		X		X		X								Fed ADA Grant
Upgrading water lines				X		X			X			X		
Drainage improvements				X		X			X					Mitigation Grant
CHARACTER AND CHARM														
Branding strategy						X					X			BID creation
Historic preservation program				X							X			

CATALYTIC PROJECTS MATRIX

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



	Partners and Advocates	Timing	Cost
PLAZA CONCEPT			
Construct infrastructure, utilities, etc	Public Works, Property Owners, Parks & Trails, Property Owners, HF Neigh. Coalition	Medium Term	\$\$
Construct plaza and amenities		Medium Term	\$\$\$*
Develop community/retail buildings	Eco. Devo., Local Developers, Carbon Valley COC	Medium Term	\$\$
Event/programming coordination	Biz. Owners, Parks & Trails, Cultural Com., Neigh. Coalition	Medium Term	\$
SADDLEBACK ESTATES			
Environmental mitigation	Public Works, O&G Co, State of CO, Property Owners, Parks & Trails	Short Term	\$\$
Construct infrastructure, utilities, etc		Medium Term	\$\$\$
Incentivize desired development	Eco. Devo., Local Developers, Carbon Valley COC	Long Term	\$
OVERLOOK PROPERTY			
Environmental mitigation	Public Works, O&G Co, State of CO, Property Owners, Parks & Trails	Medium Term	\$\$
Construct infrastructure, utilities, etc		Medium Term	\$\$\$
Incentivize desired development	Eco. Devo., Local Developers, Carbon Valley COC	Long Term	\$

CATALYTIC PROJECTS MATRIX

FUNDING MECHANISMS
 Main Street Grants
 CDOT Mobility Grants
 GOCO Grants
 CDBG Grants
 FURA TIF Funding
 General Funds
 GO Bonds (CIP)
 Certificates of Participation
 Impact Fees
 CHFA
 DOLA Programs
 ARPA
 USDA Funding

														Other
PLAZA CONCEPT														
Construct infrastructure, utilities, etc	X					X	X		X					
Construct plaza and amenities	X		X		X	X	X	X	X					
Develop community/retail buildings	X			X	X			X			X		X	
Event/programming coordination						X					X			
SADDLEBACK ESTATES														
Environmental mitigation							X		X					Mitigation Grant
Construct infrastructure, utilities, etc			X		X	X	X	X	X			X	X	
Incentivize desired development					X			X		X	X	X	X	
OVERLOOK PROPERTY														
Environmental mitigation							X		X					Mitigation Grant
Construct infrastructure, utilities, etc			X		X	X	X	X	X			X	X	
Incentivize desired development					X			X		X	X	X	X	



HISTORIC FIRESTONE NEIGHBORHOOD PLAN



NEXT STEPS

PROJECT SCHEDULE

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | JANUARY-FEBRUARY

**PHASE 1:
ORGANIZE**

**PHASE 2:
VISUALIZE**

**PHASE 3:
STRATEGIZE**

**PHASE 4:
REALIZE**



COMMUNITY ENGAGEMENT

ADOPTION

● Deliverable:
Neighborhood
Briefing Book

● Community
Meeting #1
● Intercept Events

● Catalyst Project
Design Workshop
● Development of
Plan Concepts

● Development of
Plan Concepts
● Community
Meeting #2

● Refinement
of Plan
Concepts
● Board
Update

● Design
Guidelines
● Implementation
Strategy and
Draft Plan

● Community
Feedback
● Final Plan
Development
and Delivery





HISTORIC FIRESTONE NEIGHBORHOOD PLAN



TO COMMENT ON THE PLAN PLEASE VISIT:
[FIRESTONECO.GOV/HFNP](https://firestoneco.gov/hfnp)

Board of Trustees Meeting | 01.19.22



Historic Firestone Neighborhood Plan

This is your chance to comment on the public draft plan!

🗺️ Part 1 - Cover and Int ▾ Page 1 of 20 ▾ 📄 Type to search 🔍 💬 Comment ⛶ Drag

Click anywhere in the document to add a comment. Select a  bubble to view comments. ✕



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**Public Review Draft
January 2022**

Historic Firestone Neighborhood Plan

This is your chance to comment on the public draft plan!

Click anywhere in the document to add a comment

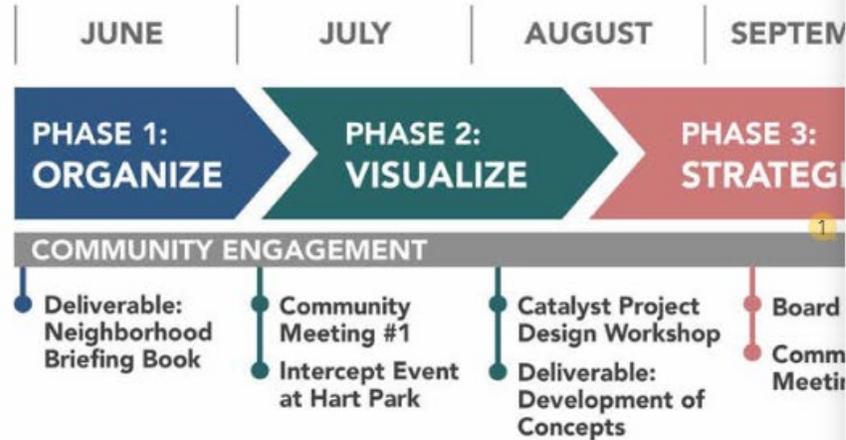
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Comments

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BACKGROUND

The Neighborhood Plan kicked off a community-led process in June of 2021. This Plan is envisioned as part of the Town of Firestone's larger, upcoming Comprehensive Master Plan process. The intention is to ensure that Firestone's original neighborhood is not overlooked or underserved as the community grows.



Your name

Cole

E-mail

cole.gehler@gmail.com

Add Comment

Update Graphic

Comment Type

- None -

Add Comment





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