



Freestanding Community Buffer

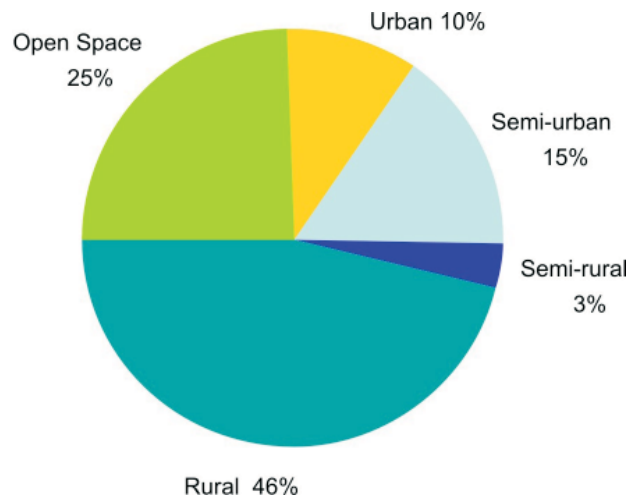
Goal: Maintain Boulder, Brighton, Castle Rock and Longmont as distinct and self-sufficient communities, separate from the larger urban area.

Policy: Freestanding communities will establish a permanent open space or rural buffer to maintain physical separation from the larger urban area and retain a sense of community identity. Highway interchanges or transit stations will be located away from buffer areas to avoid development pressure.

Measure: Percent of the land area around each freestanding community's perimeter that is urban (average lot size of <1 acre/dwelling unit), semi-urban (1-9.9 acres/per dwelling unit), semi-rural (10-34.9 acres/per dwelling unit), rural (>35 acres/per dwelling unit), and open space.

Conclusions: In the previous report, DRCOG estimated that an average of 1 percent of the land around the freestanding communities' perimeters was urban in 2004. Since that time, DRCOG has significantly improved its mapping method, and now estimates that an average of 10 percent was urban in 2006. An additional 15 percent, on average, was semi-urban. None of the freestanding communities is completely separate from surrounding urban or semi-urban areas.

Development Type in Freestanding Community Buffer Areas (2006 Average)



Because of the change in methodology, the 2006 estimates are not directly comparable to the 2004 estimates. The more recent estimates, therefore, serve as a new benchmark for measuring subsequent trends.

Action Steps: To help maintain separation from the larger urban area, freestanding communities can take the following actions:

- Ensure that land within the buffer area remains non-urban either by preserving potential open spaces in the buffer area or keeping lands in rural use.

- Pursue intergovernmental agreements with counties and neighboring communities to gain assurances that land within the buffer area will remain non-urban.
- Work with transportation providers to avoid locating major facilities in buffer areas.

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