



# APPENDIX A

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## Appendix A

### Urban Growth Boundary / Area Allocation (Square Miles)

Community	2006 Urbanized Area	2035 UGB/A	2006 - 2035 Change	Annual Percent Change
Adams County	22.4	29.5	7.1	1.0%
Arapahoe County	18.9	30.8	11.9	1.1%
Arvada	27.0	34.5	7.5	0.8%
Aurora	67.5	89.6	22.1	1.0%
Bennett	0.8	6.4	5.6	7.4%
Black Hawk	0.2	1.9	1.7	8.1%
Boulder	22.2	24.1	1.9	0.3%
Boulder County	21.7	22.2	0.5	0.1%
Bow Mar	0.3	0.3	0.0	2.4%
Brighton	9.5	20.4	10.9	2.7%
Broomfield	19.3	24.5	5.2	0.8%
Castle Rock	19.5	25.1	5.6	0.9%
Centennial	23.3	23.6	0.3	0.0%
Central City	0.3	1.0	0.7	4.2%
Cherry Hills Village	2.4	2.5	0.1	3.1%
Clear Creek County	8.4	8.6	0.2	0.1%
Columbine Valley	0.8	0.8	0.0	0.0%
Commerce City	25.1	40.0	14.9	1.2%
Deer Trail	0.7	1.0	0.3	1.2%
Denver	102.7	112.8	10.1	0.3%
Douglas County	51.9	63.0	11.1	0.4%
Edgewater	0.7	0.7	0.0	0.0%
Empire	0.2	0.3	0.1	1.4%
Englewood	6.4	6.6	0.2	0.2%
Erie	6.1	19.3	13.2	4.1%
Federal Heights	1.5	1.5	0.0	0.6%
Foxfield	0.1	0.1	0.0	0.0%
Georgetown	0.5	1.1	0.6	2.8%
Gilpin County	1.0	1.0	0.0	0.0%
Glendale	0.5	0.5	0.0	0.6%
Golden	12.5	14.7	2.2	0.6%
Greenwood Village	6.3	6.3	0.0	0.7%
Idaho Springs	0.5	1.0	0.5	2.4%

**Appendix A** (continued)  
**Urban Growth Boundary / Area Allocation**  
(Square Miles)

<b>Community</b>	<b>2006 Urbanized Area</b>	<b>2035 UGB/A</b>	<b>2006 - 2035 Change</b>	<b>Annual Percent Change</b>
Jamestown	0.1	0.5	0.4	5.7%
Jefferson County	54.2	58.2	4.0	0.2%
Lafayette	6.9	12.3	5.4	2.0%
Lakeside	0.2	0.3	0.1	1.4%
Lakewood	41.2	45.9	4.7	0.4%
Larkspur	0.2	0.6	0.4	3.9%
Littleton	11.6	11.9	0.3	0.1%
Lone Tree	3.9	8.1	4.2	2.6%
Longmont (Total)	21.4	33.3	11.9	1.5%
Longmont (Boulder)	21.1	25.8	4.7	0.7%
Longmont (Weld)	0.3	7.6	7.3	11.8%
Louisville	7.1	9.5	2.4	1.0%
Lyons	0.8	1.2	0.4	1.4%
Morrison	0.5	1.5	1.0	3.9%
Mountain View	0.1	0.1	0.0	0.0%
Nederland	1.0	1.4	0.4	1.2%
Northglenn	5.9	6.5	0.6	0.3%
Parker	15.1	21.3	6.2	0.7%
Sheridan	2.1	2.1	0.0	0.0%
Silver Plume	0.1	0.3	0.2	3.9%
Superior	3.0	4.0	1.0	1.0%
Thornton	24.1	38.6	14.5	1.1%
Ward	0.2	0.5	0.3	3.2%
Westminster	24.4	29.3	4.9	0.6%
Wheat Ridge	11.9	12.1	0.2	0.1%
<i>Currently Unallocated</i>	<i>NA</i>	<i>5.7</i>	<i>NA</i>	<i>NA</i>
<b>Total</b>	<b>717.2</b>	<b>920.9</b>	<b>203.7</b>	<b>0.8%</b>

**Notes:**

1. The areas listed in this table are not the incorporated area of the community. They represent the existing amount of urban area (as of 2006) and the area expected to be urbanized by 2035.
2. "Unallocated" includes UGB/A previously allocated to land-locked communities that is no longer needed because of the new mapping methodology instituted as part of the 2035 plan.
3. The allocations in this table for Adams County, Arvada, Aurora, Castle Rock, Longmont and Thornton are not fully represented in the UGB/A maps. These communities use a separate tracking system (Urban Growth Area) and only map areas already committed to development.
4. The 5.2 square miles allocated to Arapahoe County for development of a portion of the Lowry Range is contingent upon the State Land Board permanently protecting the remaining tract of land south of Quincy Avenue as open space.
5. At Longmont's request, separate UGB/A allocations are shown for the Boulder County and Weld County portions of their growth area.





# APPENDIX B

APPENDIX B

## **Appendix B**

### **Glossary of Terms**

**Accessory dwelling unit (ADU)** - Independent living quarters that are located either within a single-family home or within a detached structure on the same lot.

**Active adult communities** - A broad term used to describe a variety of housing developments with dwelling types and amenities appealing to retirees and seniors. Includes communities restricted to occupants over a certain age (as allowed under exceptions in the Fair Housing Act).

**Affordable housing** - Housing that costs no more than 30% of the occupying household's gross income.

**Aging in community** - A relatively recent paradigm shift that refers to residents self-organized to assure services for themselves and each other.

**Aging in place** - The concept of not having to move from one's present residence in order to secure necessary support services in response to changing needs.

**Air Quality** The composition of air with respect to quantities of pollution as compared to "standards" of maximum acceptable pollutant concentrations.

**Annexation** - The incorporation of land into an existing community that changes the community's boundary.

**AQCC** - Air Quality Control Commission

**Biosolids** - Solid organic matter recovered from a sewage treatment process.

**BRT** - Bus Rapid Transit - a system of improvements that provides faster operating speeds, greater service reliability, and increased convenience than traditional fixed-route service.

**CBD** - Central Business District, usually synonymous with a downtown retail and office district, which is the focus of commercial, civic, and social life and accessible by major transportation routes. In Metro Vision, CBD is used exclusively to refer to the Denver CBD.

**CDOT** - Colorado Department of Transportation

**CDPH** - Colorado Department of Public Health and Environment

**Co-housing** - A form of community living where residents live in their private homes and share common areas or buildings such as playgrounds, open space and a common house.

**Coliforms** - Rod-shaped bacteria usually found in the intestinal tracts of animals, including humans, that are contracted from contaminated water.

## Appendix B (Continued)

### Glossary of Terms

**Committed Area** - Areas that will be developed, based on some form of commitment by either a local jurisdiction or developer (e.g., a platted subdivision).

**Complete Streets** - Complete Streets are those streets designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities are able to safely move along and across a complete street. Complete streets include the following features: sidewalks, bike lanes or wide shoulders, plenty of crosswalks, refuge medians, bus pullouts or special bus lanes, raised crosswalks, audible pedestrian signals, and sidewalk bulb-crosswalks.

**Comprehensive plan** - The long-range master plan adopted by a local jurisdiction.

**Conformity Analysis** - Assuring the fiscally constrained regional transportation plan (RTP) and transportation improvement program (TIP) conform to the State Implementation Plan (SIP) for air quality.

**CWP planning area** - Clean Water Plan planning area. The area to be served by a wastewater treatment facility after 2035. (The WUSA defines the area to be served before 2035.) Generally consistent with the extent of future urban development defined in a locally adopted comprehensive plan. Refer to the DRCOG Utility Plan Guidance Document.

**Continuing care retirement community** - A retirement community that offers multiple levels of care (independent living, assisted living, skilled nursing care). Provides an opportunity for residents to remain in the same community as their needs change.

**Continuum of care** - The entire spectrum of specialized health, rehabilitative, and residential services available to the frail and chronically ill. The services focus on the social, residential, rehabilitative and supportive needs of individuals as well as needs that are essentially medical in nature.

**Crime prevention through environmental design (CPTED)** - A multi-disciplinary approach to deterring criminal behavior through proper design of the built environment.

**Dark skies policies** - Policies that address outdoor lighting and light fixtures in an effort to provide a balance between: improving night-time public safety and security; promoting energy efficiency; and mitigating lighting pollution and spillover.

**Demographics** - The characteristics of a population (e.g., sex, race, age, geographic location).

**Density** - The relative number of people, jobs, or some other attribute per unit of measure (e.g., dwelling units per acre).

**Denver Union Station (DUS)** - Regional and statewide multimodal transportation center located in downtown Denver.

## **Appendix B** (Continued) **Glossary of Terms**

**DIA** - Denver International Airport

**DOLA** - Colorado Department of Local Affairs

**DRCOG** - Denver Regional Council of Governments

**EA** - Environmental Assessment

**EAC** - Ozone Early Action Compact

**EIS** - Environmental Impact Statement

**Elder cottage housing opportunity** - Also known as ECHO housing. A fully portable, pre-manufactured accessory dwelling unit intended to provide independent living quarters for an elderly person.

**Entitlement** - A zoning designation, annexation agreement, or other local development approval that authorizes a property owner to develop property in some prescribed manner.

**EPA** - Environmental Protection Agency

**FasTracks Plan** - Comprehensive transit plan of the Regional Transportation District. Primary funding mechanism approved by voters in November 2004.

**Focus Areas** - Key, priority open space areas identified for protection.

**Forecasts** - An estimate of future population, employment, or traffic characteristics, typically based on an analytical model.

**Freestanding Communities** - The four communities of Boulder, Brighton, Castle Rock, and Longmont that are separated from the metro area.

**GOCO** - Great Outdoors Colorado

**Green Building** - Green building is the general practice of increasing the efficiency with which buildings and their sites use and harvest energy, water, and materials while reducing building impacts on human health and the environment through better site planning, design, construction, operation, maintenance, and removal and recycling of excess materials.

**Growth Allocation** - Portion of regional urban growth allotted to each community.

## **Appendix B** (Continued) **Glossary of Terms**

**Healthy Communities** - Healthy Communities is a concept that uses a collaborative approach to help communities increase their education, housing, job, transportation, recreational, and cultural opportunities so as to improve the environment, health status, and quality of life of all segments of the society.

**HOV** - High-Occupancy Vehicle. Typically more than one passenger per vehicle.

**Home sharing** - A living arrangement in which two or more unrelated people share a home or apartment. Each has his/her private room and shares the common living areas.

**IGA** - Intergovernmental Agreement

**Impervious** - Hard surfaces that do not allow water to infiltrate into the ground but instead increase the amount of surface runoff. Typically refers to roadways and parking lots. Also refers to rooftops, patios, and other hard surfaces.

**Infill** - The process of developing vacant parcels within urban areas that are already developed

**Infrastructure** Roadways, transit facilities, water and wastewater treatment facilities, storm drainage facilities, and other utilities. May also include schools, police and fire stations, parks, and other civic facilities, either publicly or privately owned.

**ISDS** - Individual Sewage Disposal Systems, also known as on-site sewage disposal systems, or septic systems.

**Large-Lot Development** - Development on parcels with an average size between 1-34.9 acres.

**Leapfrog Development** - A disconnected pattern of urbanization where developed lands are separated from each other and from the larger urbanized area, typically by lower-density development.

**LRT** - Light-Rail Transit

**Managed Lanes** - A travel lane with tolls that may vary by time of day, the type of vehicle or the number of vehicle occupants.

**Metro Vision 2020** - Originally adopted in 1997, Metro Vision 2020 is the Denver region's plan for addressing the future growth of the region through 2020. The plan outlines strategies and implementation steps to preserve the region's quality of life while also positioning it to benefit from growth. The plan is organized around six core elements: extent of development, balanced multi-modal transportation, urban centers, freestanding communities, open space, and environmental quality. Platted. [Correction] Land that has been divided into two or more lots through a formal subdivision process.

## **Appendix B** (Continued) **Glossary of Terms**

**Metro Vision 2030** - Building off the policies and principles included in Metro Vision 2020, Metro Vision 2030 was the Denver region's plan for addressing the future growth in the region through the year 2030. Adopted in 2005, the plan established important policies, with broad implications to the region. The plan influenced development patterns, investment in transportation infrastructure, open space acquisition, and air and water quality for the entire Denver metro area.

**Mile High Compact** - A landmark voluntary agreement among Denver metro area cities and counties to manage growth. Participants made a legally binding agreement to work with each other to plan for growth by sticking to updated master plans, coordinating development with neighboring jurisdictions and keeping development within boundaries.

**Mixed Use** - A variety of uses within an individual building (vertical mix) or within a general area of a community or a neighborhood (horizontal mix).

**Mixed-use Center** - A specific type of urban center with special emphasis on mixed-use development and pedestrian-orientation.

**Mobile Sources** - Contributors to regional air pollution, including cars, buses, motorcycles, and trucks

**Modes** - Means of transport

**MPO** - Metropolitan Planning Organization. DRCOG is the MPO for the Denver region.

**Multimodal** - More than one transportation mode

**National Ambient Air Quality Standards** - Standards established by the U.S. Environmental Protection Agency limiting pollutants permitted in the atmosphere

**New Urbanism** - New Urbanism is an urban design approach characterized by walkable neighborhoods with homes, shops, businesses, entertainment venues, schools, parks, and other important services clustered together, with importance placed on earth-friendly architecture, energy conservation, historic preservation, and accessibility.

**Nodes** - Strategic locations within the urbanized area where development is encouraged because of good highway and transit accessibility or primary activity focus of an area.

**Non-point Sources** - Runoff that is from diffuse sources (generally not carried in a pipe) and may contribute to water quality problems. Non-point sources include: stormwater runoff, mine water discharge, agricultural return flows, and water changed by diversions or impoundments.

## **Appendix B** (Continued) **Glossary of Terms**

**Open Space** - Public and private lands acquired or preserved in the public interest to conserve and protect natural resources, provide aesthetic enjoyment of the out-of-doors, shape the regional pattern of growth and development, preserve agricultural resources, and protect prominent geographical, geological, and cultural features and resources.

**Park** - Small recreational and open space areas within the urbanized area.

**Pedestrian-friendly** - Places and roadways designed to accommodate pedestrian activity in a safe, convenient, and comfortable manner.

**Pedestrian-oriented** - Similar to pedestrian-friendly but with greater emphasis on actually encouraging pedestrian activity. Examples include development that is constructed at a human scale to foster interaction with others, and bicycle/walking paths that can be used both for recreation and as a mode of transportation.

**Plan Assessment Process** - Annual assessment conducted to review and potentially amend any of DRCOG's regional plans, including Metro Vision.

**Plan Consistency Process** - A process that helps local jurisdictions incorporate the goals and policies of Metro Vision into local plans and regulations.

**Platted** - Land that has been divided into two or more lots through a formal subdivision process

**RAQC** - Regional Air Quality Council

**Redevelopment** - The creative recycling of underutilized lands within already urbanized areas.

**Regional Corridor** - Large, linear urban centers located along major transportation routes having a strong employment focus complemented by a residential component.

**RTD** - Regional Transportation District

**RTP** - Regional Transportation Plan

**Rural town centers** - Small, established communities located in the rural areas of the region, identified by DRCOG as having the potential to accommodate future population growth.

**Self-sufficiency** - In the context of freestanding communities, balance between employment, housing and population in a given area.

## **Appendix B** (Continued) **Glossary of Terms**

**Semi-urban development** Residential development occurring within platted subdivisions, or other clusters of existing parcels, with an average residential lot size between 1-9.9 acres.

**Semi-rural development** Residential development occurring within platted subdivisions, or other clusters of existing parcels, with an average residential lot size between 10-34.9 acres.

**Senior** A person 60 years of age and older.

**Senior-Friendly Development** Development patterns and urban design features that meet a variety of needs for a growing senior population.

**SIP** - State Implementation Plan for air quality

**SOV** - Single-Occupant Vehicle

**Smart Growth** - Smart growth means using comprehensive planning to guide, design, develop, revitalize and build communities that are compact, transit accessible, and pedestrian-oriented and have mixed-use development patterns and land reuse.

**Stationary Sources** - Large, fixed sources of air pollution emissions such as power plants, chemical and processing plants, and oil and flexible work schedules, telecommuting (from home), and promotion of alternative travel modes.

**TIP** -Transportation Improvement Program

**TOD** - Transit-Oriented Development is a general term describing almost any concentrated, mixed-use, pedestrian-oriented development that supports and is supported by transit facilities and services

**Trend** - Direction or course demonstrated through observation of data and/or indicators over time. Or, a pattern that is evident from past data or events

**UGA** - Urban Growth Area

**UGB** - Urban Growth Boundary

**UGB/A Bank** - A 20 square-mile reserve of future growth area

**Universal design** - A general term that describes the creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

## **Appendix B** (Continued) **Glossary of Terms**

**Urban Centers** - Areas of concentrated development that are mixed-use, pedestrian-friendly, and accessible to a wide variety of transportation modes

**Urban development** - Residential subdivisions or other groupings of 10 or more residential parcels with an average residential lot size of less than 1 acre. Commercial and industrial subdivisions. Commercial activity on isolated parcels, not within platted subdivisions, with more than 50 employees.

**Urban Reserve Areas** - Areas jointly identified by adjacent cities and counties where future contiguous urban development is planned to occur beyond 2035

**Urban Area** - Land that is currently developed at urban densities.

**VMT** - Vehicle Miles Traveled

**Visitability** An international movement to change home construction practices so that virtually all new homes--whether designated for residents who currently have mobility impairments or not--offer a few specific accessibility features.

**VOC** - Volatile Organic Compounds

**Waste Injection Well** - A well used to inject wastewater, or stormwater, into the ground. Regulated by the EPA.

**Water Quality** - The physical, chemical, and biological characteristics of water that affect its ability to be used for a particular use.

**Wind Erosion** - Results from grading, construction, recreation, or poor land management practices

**WQCC** - Water Quality Control Commission

**WUSA** - Wastewater Utility Service Area

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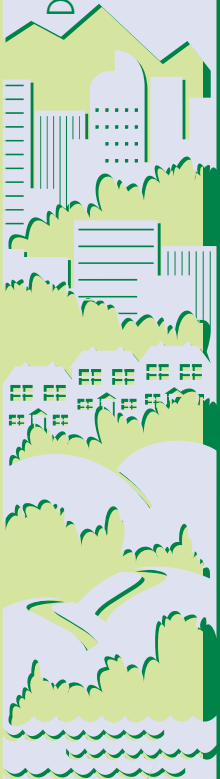
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1290 BROADWAY • SUITE 700 • DENVER COLORADO 80203 - 5606  
TEL 303-455-1000 • FAX 303-480-6790 • EMAIL: [DRCOG@DRCOG.ORG](mailto:DRCOG@DRCOG.ORG) • WEBSITE: [WWW.DRCOG.ORG](http://WWW.DRCOG.ORG)