

Joint Masterplan



Rooney Valley Master Plan

Approved by the
Joint Project Review Committee
July 30, 2002

Rooney Valley Master Plan

Rooney Valley Joint Project Review Committee

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I PURPOSE & USE OF THIS PLAN

Master Plan Area Description

The Rooney Valley is approximately 2000 acres of land, generally defined by Morrison Road on the south, the Hogback on the west, Alameda Parkway on the north and the Green Mountain Subdivision in Lakewood and Red Rock Centre Subdivision in Morrison on the east (refer to Map 1). The Rooney Valley was zoned during the early 1980s to provide a mix of commercial, office and residential uses, but little development has yet taken place beyond construction of a few roads and related infrastructure.

The Valley lies within three jurisdictions, with roughly the northern two-thirds being within Lakewood, the southern one-third in the Town of Morrison, and peripheral areas in unincorporated Jefferson County (refer to Map 3). Much of the area is located within the Mount Carbon Metropolitan District, which was formed to provide water and sewer service to the Rooney Valley. Three parcels of land in the Rooney Valley, including a major residential area within Lakewood, were owned by the Resolution Trust Corporation (later FDIC) until 1996. These lands are now privately owned.

Background

The Rooney Valley is a regionally significant area. The Rooney Valley is located adjacent to major open space systems to the north and south and a major topographic feature, the Hogback, on the west. Within the open space area and throughout the Valley there are major paleontological sites. Any development project proposed for the Rooney Valley needs to protect, preserve and integrate these features into plans and development.

There is an opportunity to utilize this site for unique high quality residential, office and commercial development. With visibility from Highway C-470, the site potentially can be used for uses such as a signature corporate site, an office campus, or neighborhoods integrating natural amenities.

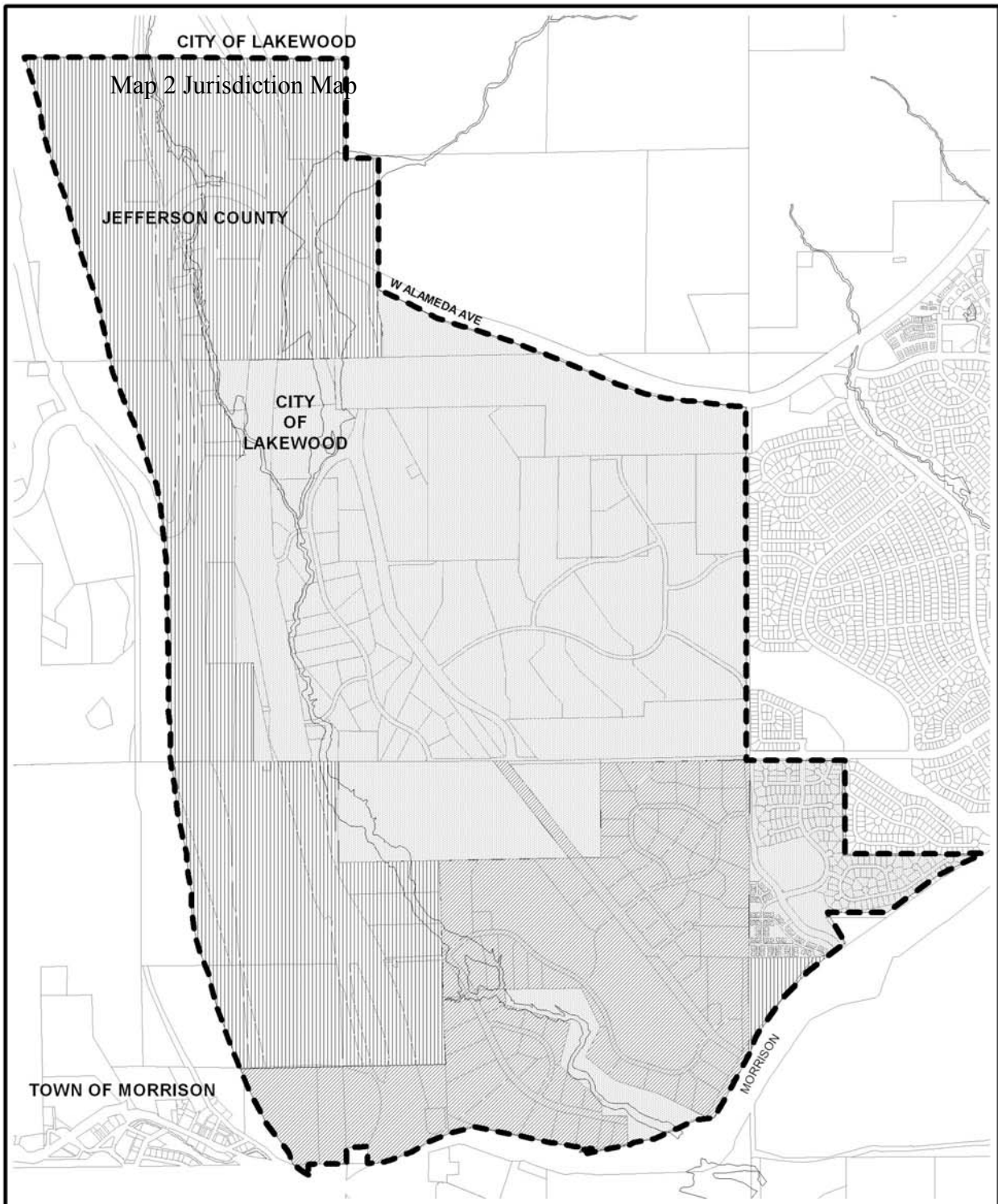
Although several major development plans have been approved within the Town of Morrison and the City of Lakewood, which potentially allow for extremely high development densities, Rooney Valley remains undeveloped. In large part, the economic downturn in the 1980s and unresolved issues regarding water and financing appear to have inhibited development of this Valley. An opportunity remains for Lakewood, Morrison and Jefferson County to continue to work together to create a regionally significant, high quality development in the Rooney Valley.

Purpose

The purpose of this Plan is to provide a vision, development tools and an implementation plan to guide development in the Rooney Valley.

Relationship of this Plan to the Lakewood and Morrison Comprehensive Plans

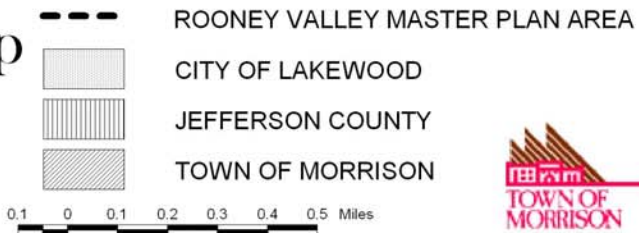
The Morrison and Lakewood Comprehensive Plans address community-wide issues and covers their entire geographical corporate limits. A comprehensive plan is a statement of policies that address issues important to a community including growth, development, land use, open space, transportation, and economic development. Important characteristics of a comprehensive plan are that it is advisory in nature and long range in focus.

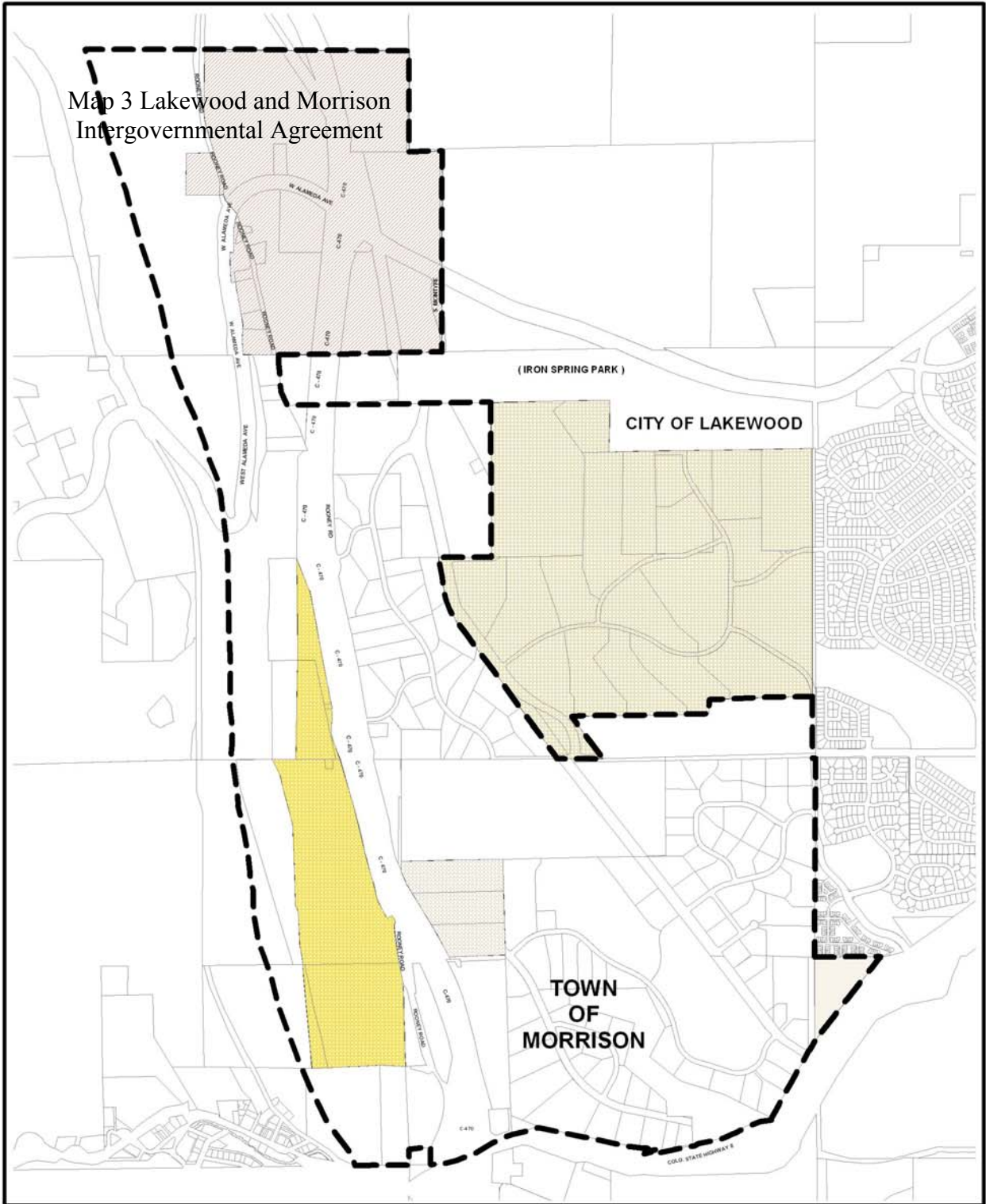


Jurisdiction Map

Map 2

Rooney Valley Master Plan





Morrison and Lakewood
Intergovernmental
Agreement Area
Map 3
Rooney Valley Master Plan



I PURPOSE & USE OF THIS PLAN

The Rooney Valley Master Plan is an amendment to the Morrison and Lakewood Comprehensive Plans and discusses issues specific to the Rooney Valley. Both the Town of Morrison (July 1999) and the City of Lakewood (May 1998) adopted separate but similar versions of the Rooney Valley Master Plan. This Master Plan combines the 1998 and 1999 plans into one Master Plan for the entire Intergovernmental Agreement area of the Rooney Valley. This Plan also includes policies and implementation strategies concerning land use, density, open space, and transportation. These will be used to evaluate specific development proposals within the Rooney Valley. An important component of this Plan is two Framework Maps: the Development Framework Maps and the Open Space Development Framework Map. The Framework Plans were created by the Rooney Valley Task Force and citizens. Both maps identify specific desired land use and open space patterns for the entire Rooney Valley.

History of the Rooney Valley Task Force and the Rooney Valley Intergovernmental Agreement

The Rooney Valley Task Force consisted of representatives of Lakewood, Morrison, and Jefferson County. This Task Force, created in 1994, to coordinate planning for the future of Rooney Valley, worked to develop a common vision for Rooney Valley.

Mission Statement for the Rooney Valley Task Force

The continuing mission of the Rooney Valley Task Force is to provide the City of Lakewood, Jefferson County, and the Town of Morrison a forum for exchange of ideas and proposals for informal and/or formal actions for intergovernmental cooperation to influence development in

the Rooney Valley to be a viable and attractive asset to economic vitality, citizen satisfaction, and open space needs of Lakewood, Morrison, and Jefferson County.

***Rooney Valley Task Force
September 26, 1995***

An important role of the Task Force was to provide a forum to discuss land use and development proposals and other issues in the Rooney Valley. Recognizing that each jurisdiction was responsible for its own development review process, the Task Force was an impetus for the adoption of an intergovernmental agreement between the Town of Morrison and the City of Lakewood.

The intergovernmental agreement, entered into on May 5th, 2000 between the Town of Morrison and the City of Lakewood, provides for:

- Joint planning of the entire Valley and implementation of the Rooney Valley Master Plan and the Rooney Valley Design Standards;
- Joint consideration of appropriate land use, density, open space and traffic issues;
- Joint coordination of capital investment in infrastructure, land purchases, trades for parks, open space and other public features in the Valley;
- Construction of adequate public improvements and the provision of municipal services to serve the Valley;
- Coordinated action on annexations;
- A customized process to move development proposals expeditiously through a process that could be time consuming and burdensome if administered by the Town and City separately; and
- Joint revenue sharing between the Town and the City as occasions present

I PURPOSE & USE OF THIS PLAN

themselves and with property owners in the Valley.

Role of the Rooney Valley Joint Project Review Committee

The Joint Project Review Committee is a six member committee consisting of three members appointed by the Town of Morrison's Board of Trustees and three members appointed by the City Council of Lakewood. The Committee acts as the joint approval body on behalf of the Town and the City and has final approval of "phase I" final development plans, which is the overall plan of how a project will be developed. The Joint Project Review Committee is subject to the Colorado Open Meetings and Colorado Open Record laws.

Use of the Rooney Valley Master Plan
This Plan is to be used:

1. To guide development within the Rooney Valley as well as guide policies, standards and the development review process outlined in the Intergovernmental Agreement between the Town of Morrison and the City of Lakewood.
2. To review development proposals and create development agreements between the Town, City and property owners in the Rooney Valley.
3. To coordinate development in the Rooney Valley with the Town of Morrison, City of Lakewood, and Jefferson County.
4. To achieve a greater degree of predictability regarding development in the Rooney Valley and achieve a balance between preservation of natural and historical features and appropriate development.
5. To guide capital investment in infrastructure and land purchase/trades for parks, open space and other public facilities.
6. To create transportation connections (pedestrian, vehicular, bicycle and equestrian) that will serve anticipated developments and ensure adequate connectivity between neighborhoods and parks.

How this Plan is Organized

This Plan is organized into three sections. Section I discusses the purpose and use of this Plan. Section II describes existing conditions, documents the analysis and work done by the Rooney Valley Task Force, provides a history of the planning process, and distills public comments and concerns. Section III identifies Plan principles, specific policies including those to review development, and sets out an action plan and work program for the Rooney Valley.

II EXISTING CONDITIONS & ANALYSIS OF ISSUES

A. History and Background of the Planning Process

Planning Efforts

In the early 1980's, much of the Rooney Valley in both Morrison and Lakewood was zoned for high-density development. Plans were approved for many individual parcels of land. In 1994 the Town of Morrison, City of Lakewood, and Jefferson County recognized that there were important interjurisdictional issues that needed to be addressed within the framework of the entire Rooney Valley. Therefore, the Rooney Valley Task Force was formed to take a comprehensive look at development issues in the Rooney Valley. The Task Force consisted of representatives from Jefferson County, the Town of Morrison, and the City of Lakewood.

The Task Force initiated a planning effort to define existing conditions in the Valley and set a direction for desirable future land use. A physical inventory of the Rooney Valley was conducted and included such elements as existing zoning, surface drainage, geological hazards, topographic information, and transportation improvements.

Citizen Participation Process

The Rooney Valley Task Force sent letters to interested parties advising them that the Task Force had been formed to look at long term planning alternatives for the future of the Rooney Valley. Each party receiving the letter was asked to aid in exploring possibilities for the future of the Rooney Valley. The Task Force retained a planning consulting firm, Design Studios West, Inc., to assist in this process.

Property owners and the public were invited to three workshops held in 1994. The

purpose of these workshops was to solicit property owner and community participation on the nature of future growth for the Valley. The workshops provided a forum to allow citizens and property owners in the area to voice ideas and goals for development within the Valley. It was made clear in the invitation that each workshop would have a different focus and attendance at all three was encouraged. From this process four plan alternatives were developed and, ultimately, the Rooney Valley Framework Plan was created.

Property Owner Concerns

Property owners were concerned with being able to realize a reasonable return on their investment in the Rooney Valley. Many property owners had been holding their land for over a decade awaiting resolution of infrastructure and financial problems. Most property owners seemed willing to negotiate reasonable accommodations of the concerns of other interests including those of adjacent residents but they wanted their property rights recognized as valid under existing federal, state, and local laws.

Preservation of Open Space

Based upon concerns by citizens in the City of Lakewood to preserve open space, a citizen initiative was brought forward in August 1997 to downzone what is known as the Springfield Green property to the R1-A District. A sufficient number of petition signatures were brought forward to bring this issue to a public vote in the City of Lakewood in September 1998. The ballot issue to rezone the property from planned unit development to conservation failed by a vote of 16,914 against the rezoning to 9,958 in favor of the rezoning.

II EXISTING CONDITIONS & ANALYSIS OF ISSUES

Residents Adjacent to the Rooney Valley

Major concerns of adjacent residents to the east generally fell into three categories; land use, open space and traffic. Many residents felt that any development beyond open space was undesirable. A common concern expressed was to keep residential densities equal to or less than existing development in the adjacent neighborhoods. High quality residential and commercial development was also voiced as being important.

Beyond preserving the entire area as open space, there was the desire to preserve wildlife passages through the area and create open space corridors wide enough to accomplish this. Concerns were expressed that there be an adequate buffer between new development and existing residential neighborhoods. Developing equestrian and other trail connections through the site and to adjacent open space areas and neighborhood trail systems were also identified as important.

Traffic generated by any type of additional development was a frequently stated concern; including the effects of increased traffic along Alameda Parkway and impacts of a planned C-470/Alameda interchange. Since 1994, concerns have been raised about a C-470/Yale interchange.

Development of the Framework Plan

As mentioned, in 1994, the Rooney Valley Task Force conducted three public workshops one held in the Town of Morrison and two in the City of Lakewood to solicit comments and concerns regarding the future of the Rooney Valley. Three *Plan Alternatives* were developed for the Valley as a result of this public process. A fourth alternative, entitled *Task Force Alternative* was developed. From this process, a *Preferred Alternative* was also developed for the Task Force. The Task Force then

focused upon open space concerns and worked to develop the *Open Space Map*. Elements of the Open Space Map and the Preferred Alternative were utilized to create the *Rooney Valley Framework*. (Refer to Map 9.)

Comprehensive Plan Amendment

Within Lakewood, the process to develop and adopt the Rooney Valley Master Plan as an amendment to the Lakewood Comprehensive Plan was begun in 1997. Public open houses were conducted on May 15 and October 9, 1997 as part of this process. The City of Lakewood adopted the Rooney Valley Master Plan in May 1998. The Town of Morrison also spent considerable time, over a period of six months, developing the Rooney Valley Master Plan. The Town of Morrison adopted the Rooney Valley Master Plan as an amendment to their Comprehensive Plan in July of 1999.

B. Land Use Issues

Adjacent Land Uses

The Rooney Valley is adjacent to two major open space systems, the 2,300-acre Green Mountain Park to the north and the 2,600-acre Bear Creek Lake Park to the south. The Hogback defines the Valley's western border. Lying just east of the Hogback is the 142-acre Bandimere Speedway site. The eastern boundary of the site is single-family residential housing, which includes Green Mountain Subdivision. Single family residential is a fairly homogeneous land use continuing to the east. The nearest commercial nodes are along Alameda Parkway and Exposition Avenue and in the Town of Morrison business district.

Land Ownership

The Rooney Valley is named after the family that homesteaded the area in the early

II EXISTING CONDITIONS & ANALYSIS OF ISSUES

1860s. Property in the Valley is owned by a variety of private and public interests. There are approximately 2,000 acres in the Rooney Valley with more than forty owners. Private owners include various individuals, partnerships and corporations (refer to Map 4). Public owners include local governments, the State of Colorado, and open space interests.

Existing Zoning

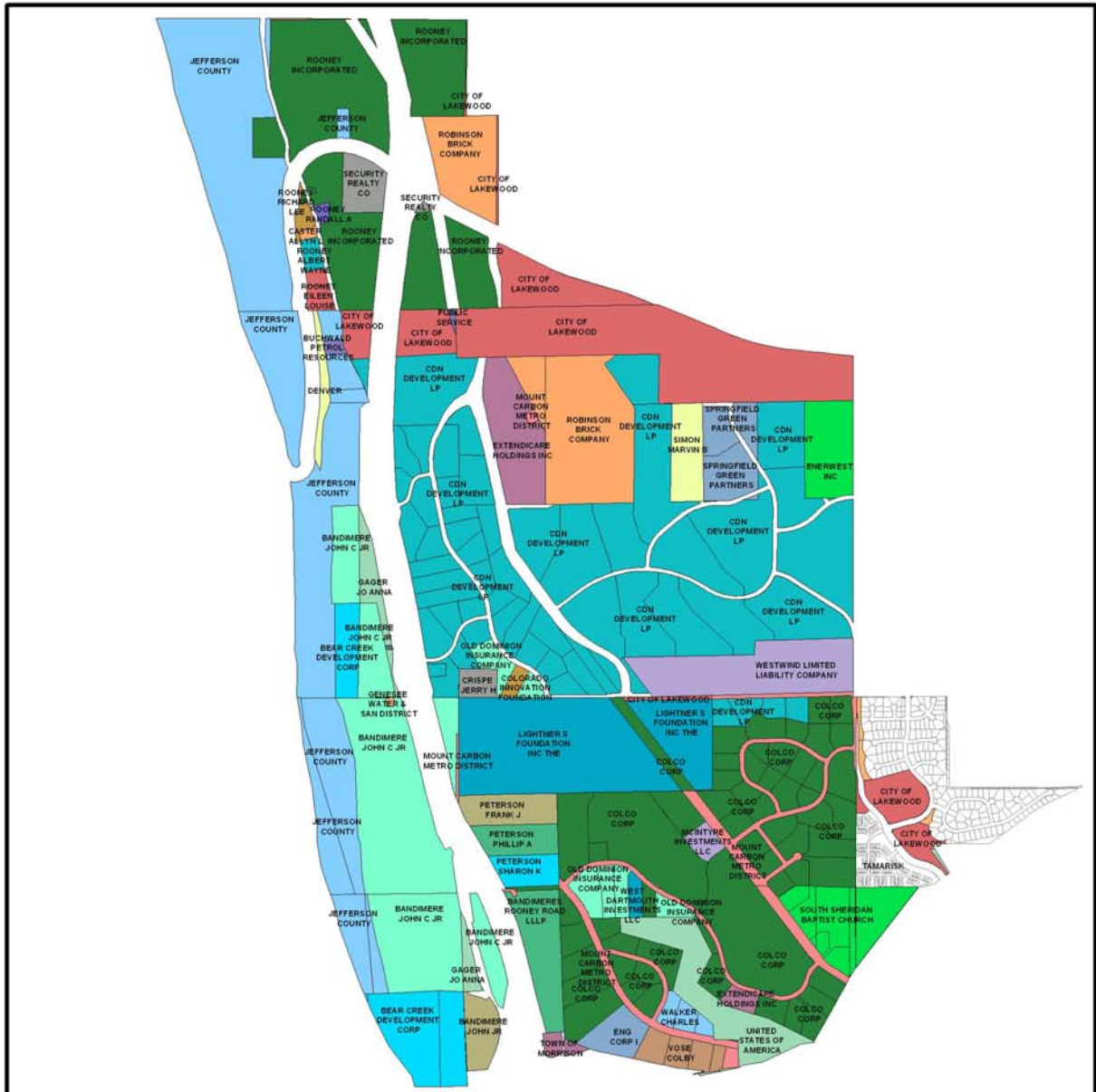
Property within the Rooney Valley is subject to a variety of zoning classifications from the three governing bodies (refer to Map 5).

Maximum build-out under existing zoning within Lakewood would theoretically allow for approximately 18 million square feet of building space, (see Table 1) while build-out in Morrison could yield an additional 10 million square feet of building space. This total amount of theoretical development is significantly limited by constraints such as physical site conditions, infrastructure limitations, other provisions of the various governments' zoning ordinances and subdivision regulations, and other factors addressed in this Plan.

Table 1 Summary of Rooney Valley Zoning (Refer to Map 5)

| <i>Estimated</i> | <i>Acres</i> | <i>Residential Units</i> | <i>Commercial S.F.</i> |
|--------------------------|--------------|--------------------------|------------------------|
| Morrison Mixed Use | 400 | None | 10,000,000 |
| Springfield Green | 356 | 1750 | |
| Red Rocks Business Park | 130 | None | 9,060,000 |
| Lakewood West | 80 | 194 | 2,997,000 |
| Humphrey/ Round-Up | 88 | | 5,742,950 |
| Humphrey | 22 | 324 | 235,250 |
| West Wind | <u>44</u> | <u>234</u> | <u>552,000</u> |
| Maximum Allowable | 1120 | 2500 | 28,627,000 |

These figures are based on individual Official Development Plan summary sheets prepared by the Lakewood Community Planning and Development Department.



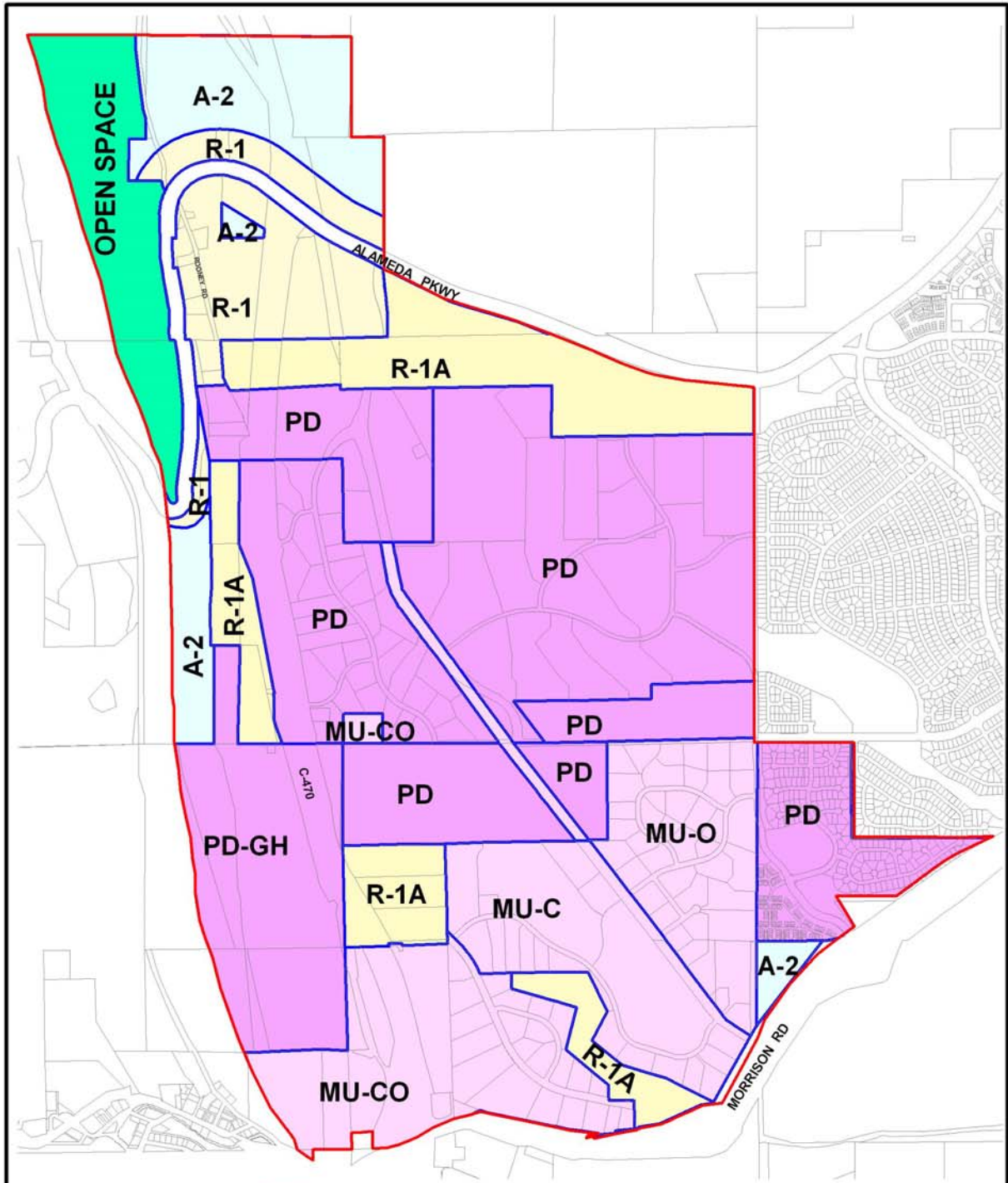
| | | |
|---|---|---|
| BANCROFT FIRE PROTECTION DISTRICT 1 acres | EXTENDICARE HOLDINGS INC 30 acres | ROONEY EILEEN LOUISE 4 acres |
| BANDIMERE JOHN C JR 131 acres | GAGER JO ANNA 11 acres | ROONEY INCORPORATED 139 acres |
| BANDIMERE JOHN JR 10 acres | GENESEE WATER & SAN DISTRICT 0.2780 acres | ROONEY RANDALL A 2 acres |
| BANDIMERES ROONEY ROAD LLLP 21 acres | HDC DEVELOPMENT CORPORATION 0.0440 acres | ROONEY RICHARD LEE 1 acres |
| BEAR CREEK DEVELOPMENT CORP 41 acres | JEFFERSON COUNTY 230 acres | SECURITY REALTY CO 10 acres |
| BUCHWALD PETROL RESOURCES 1 acres | LIGHTNER S FOUNDATION INC THE 96 acres | SIMON MARVIN B 13 acres |
| CASTER ALLYN L 1 acres | MCINTYRE INVESTMENTS LLC 4 acres | SOUTH SHERIDAN BAPTIST CHURCH 30 acres |
| CDN DEVELOPMENT LP 377 acres | MCM 0.0110 acres | SPRINGFIELD GREEN PARTNERS 21 acres |
| CITY OF LAKEWOOD 150 acres | MOORE MICHAEL 0.1320 acres | TOWN OF MORRISON 3 acres |
| COLCO CORP 243 acres | MOUNT CARBON METRO DISTRICT 40 acres | UNITED STATES OF AMERICA 31 acres |
| COLORADO INNOVATION FOUNDATION 2 acres | OLD DOMINION INSURANCE COMPANY 20 acres | VILLAGE HOMES OF COLORADO INC 2 acres |
| CRISPE JERRY H 5 acres | PETERSON FRANK J 12 acres | VOSE COLBY 11 acres |
| DENVER 5 acres | PETERSON PHILLIP A 10 acres | WALKER CHARLES 6 acres |
| ENERWEST INC 20 acres | PETERSON SHARON K 8 acres | WEST DARTMOUTH INVESTMENTS LLC 2 acres |
| ENG CORP 19 acres | PUBLIC SERVICE 0.4540 acres | WESTWIND LIMITED LIABILITY COMPANY 42 acres |
| | ROBINSON BRICK COMPANY 84 acres | |
| | ROONEY ALBERT WAYNE 2 acres | |

Land Ownership

MAP 4

Rooney Valley Master Plan





Existing Zoning

Map 5

Rooney Valley Master Plan

- ROONEY VALLEY MASTER PLAN AREA
- Agricultural (A-2)
- Mixed Use - Commercial (MU-C)
- Mixed Use - Commercial-Office (MU-CO)
- Mixed Use - Office (MU-O)
- Planned Development (PD)
- Planned Development (Geologic Hazard) (PD-GH)
- Large Lot Residential (R-1)
- Residential One-Acre (R-1A)
- Open Space

0.1 0 0.1 0.2 0.3 0.4 0.5 Miles



II EXISTING CONDITIONS & ANALYSIS OF ISSUES

C. Physical Conditions

Clay mining, a major electric power line corridor, and the C-470 highway corridor are all present within the Rooney Valley. The existence of expansive, poorly drained, and difficult to develop soils is evident in many damaged road improvements in the project area. Several drainage ways run across the area. Distinguishing features of the area are its proximity to Green Mountain Park on the north, Dinosaur Ridge and Jefferson County Open Space on the west, and Bear Creek Lake Park on the south. These are all regionally significant, and for Dinosaur Ridge, nationally significant, open land resources. These adjacent, accessible open lands contribute to the natural setting of this area that few development opportunities in the Denver metro area provide.

Topography

To the west of the site is an area of uplifted sedimentary rock referred to as The Hogback. The land east of The Hogback is the drainage course of several intermittent and year round streams. The slopes of the land within the Rooney Valley range from relatively flat to steeper than 30 percent. The percentage of slope is shown on Map 6. For planning and land use purposes, the

slope characteristics and their implications for use of the land are presented in Table 2.

Slopes greater than 20 percent are found on the terraced area below and parallel to the power transmission line, along Rooney Gulch, on the west side of the hill in the north central portion of the planning area, and on the north edge of Morrison Road. Moderate slopes of 10 percent to 20 percent are found east of the power transmission lines. The area between the transmission line and C-470 has slopes of less than 10 percent.

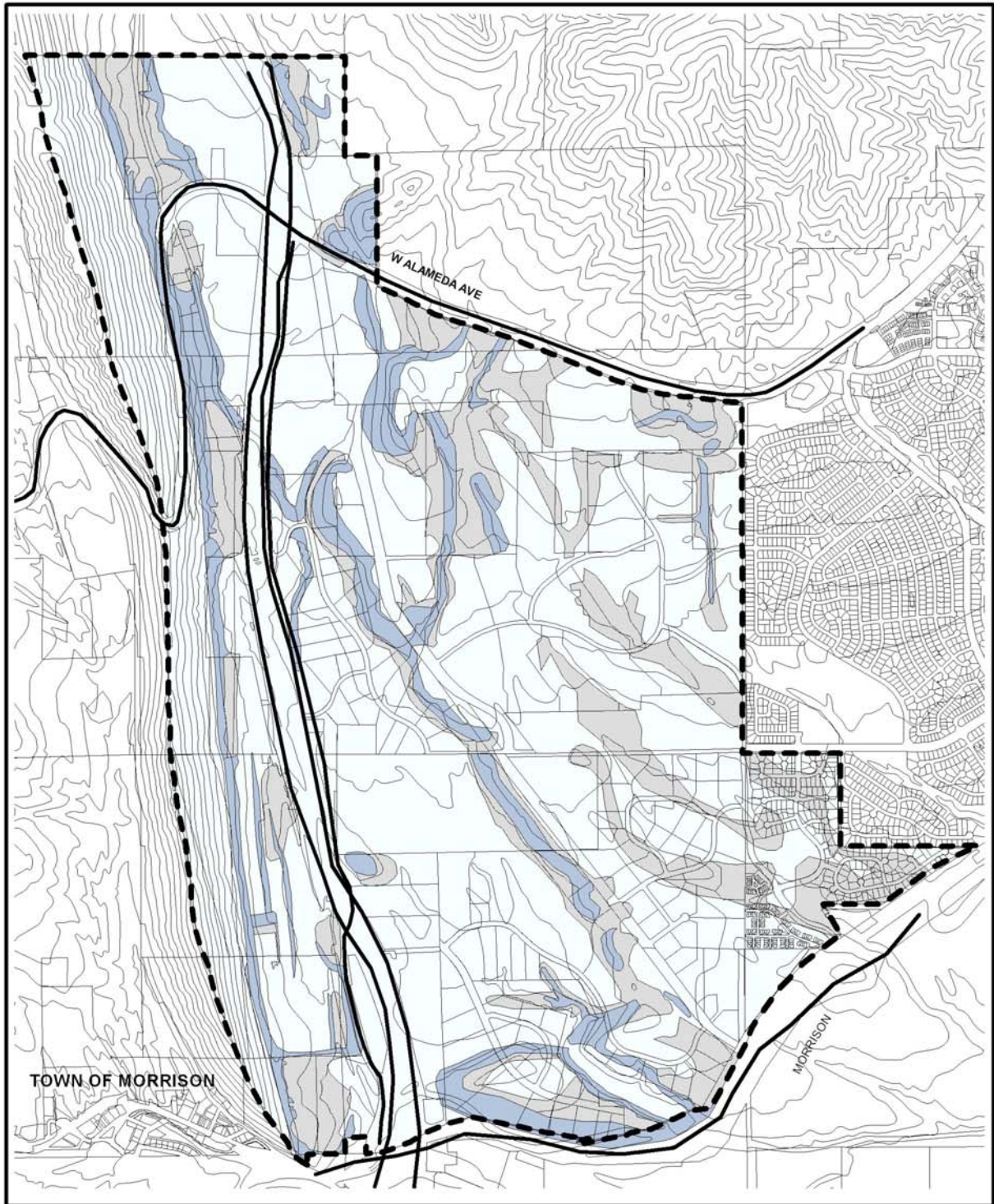
Another important consideration related to the topography of the area is the orientation of the hillsides with respect to the sun. Colorado's dry climate and elevation combine to create intense solar energy that needs to be considered in development planning. Generally, slopes facing the southern spectrum from east to west are considered favorable, northern orientations are less desirable.

Geology and Soils

The soils of the Rooney Valley generally have constraints for development purposes (refer to Map 7). This does not mean that the soils make the land not developable. However, special care must be taken to mitigate the effects of this area's high

Table 2. Development Implications of Slopes





| Percent Slope | IMPLICATIONS |
|---------------|---|
| <4% | Flat land, accommodates most uses. |
| 4% to 10% | Suitable for intense activity and easily developed for urban uses. Some restrictions for street construction. |
| 11% to 20% | Grades are manageable for a variety of uses. Certain engineering adjustments need to be made to accommodate grades for utilities and streets. |
| >20% | Slopes considered to be too great for construction without higher costs or adverse visual impacts. |



Slope Analysis

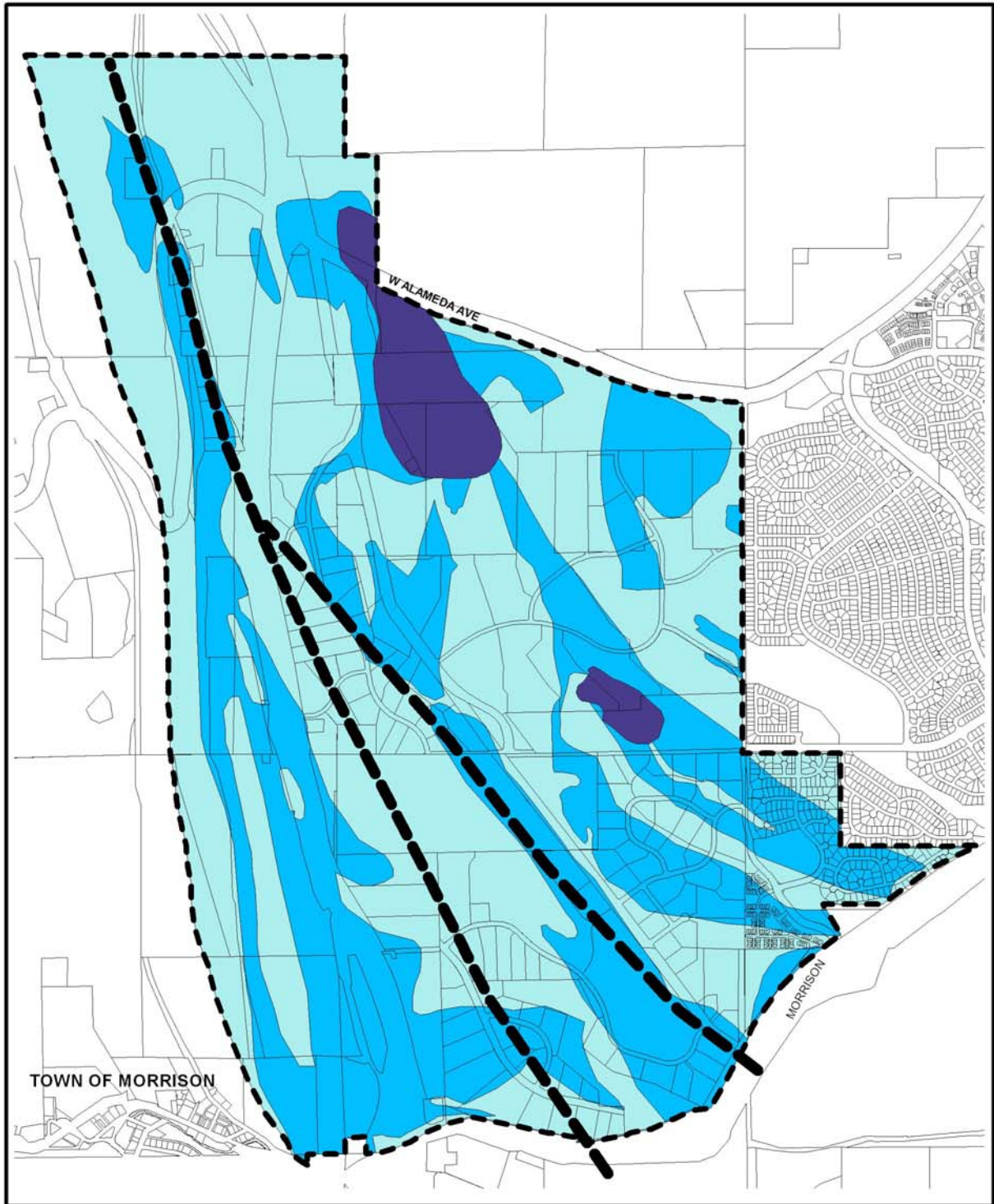
Map 6

Rooney Valley
Master Plan

-  ROONEY VALLEY MASTER PLAN AREA
-  0% TO 10% SLOPES
-  11% TO 20% SLOPES
-  ABOVE 21% SLOPES

0.1 0 0.1 0.2 0.3 0.4 0.5 Miles









Soils and Faults

Map 7

Rooney Valley
Master Plan

-  GOLDEN FAULT
-  LOW SWELLING POTENTIAL
-  MODERATE TO HIGH SWELL POTENTIAL
-  SUBSIDENCE HAZARD AREA

0.1 0 0.1 0.2 0.3 0.4 0.5 Miles



II EXISTING CONDITIONS & ANALYSIS OF ISSUES

shrink/swell soils. The moderate to high swell potential soils are found in bands running parallel to The Hogback and C-470. The remainder of the Rooney Valley soils are classified as having low potential for shrinking and swelling. This does not suggest that there is no chance for the soil to swell when wet and shrink when dry.

An area in the northern portion of the Rooney Valley has a high potential for subsidence due to abandoned mines. This area continues to be mined by Robinson Brick Company for material used in the manufacture of bricks. The Golden Fault runs parallel to the Hogback and creates minor concern for damage due to shifting and earthquake activity. The last activity of this “suspect fault” was approximately 150,000 to 150,000 million years ago.

Due to the numerous soil and geologic conditions that may adversely affect development, all preliminary maps and final plats in Rooney Valley will require greater site specific geotechnical foundation investigations to evaluate and remediate: shrink and swell potential, subsidence, fault areas, soil strength, compressibility, liquefaction and dipping bedrock.

Open Space

There are five types of potential open space resources within the Rooney Valley that are assets of value for park and open space uses. These five potential open space resources offer multiple types of outdoor experiences and provide a framework for an enhanced open lands system. The five types are:

1. *Natural Drainage Corridors* - These are the creeks that drain toward Bear Creek to the southeast. Most of these are intermittent. They can provide natural connections through the project area, and offer opportunities for wildlife and

pedestrian movement through the project area in a natural setting and connect major open space areas to the north and south.

2. *Visually Sensitive Hillsides* - The Rooney Valley contains two hillsides running in a southeasterly direction that separates the Valley into several topographical bench areas. These hillsides are visually prominent, naturally separate areas of the Valley and link the open lands to the north and south. Retaining these hillsides will help define and give identity to the individual neighborhoods and create connections to adjacent public open lands.

3. *Dinosaur Ridge Area* - This is a 1.3-acre parcel next to Dinosaur Ridge consisting of a house and barn and is bounded by open land. The area around the site is owned primarily by the Rooney Family. Consistent with recommendations of the Rooney Valley Task Force, the Dinosaur Ridge Interpretive Center was developed and is in operation.

4. *Active Open Lands* - These lands consist of existing park sites and future active recreation areas such as neighborhood parks, ball fields and the identifying entryways into the area for residential, commercial, and office purposes.

5. *Buffer Areas* - These lands are passive open space areas that could serve to mitigate the impact of adjacent land uses.

Watershed/Drainage

Generally, the Rooney Valley slopes from northwest to southeast, toward Bear Creek. Rooney Creek, Drainage J2, and several unnamed streams found within the Rooney Valley contain seasonal flows. As development occurs, increasing amounts of runoff are created. This transforms the historically intermittent streams into year round watercourses. These flows create

II EXISTING CONDITIONS & ANALYSIS OF ISSUES

downstream flooding concerns and alter the ecosystem in the Valley. Storm water management techniques can develop projects that minimize downstream flooding. Multi-use drainage corridors that can appear either natural or manicured are possible by using a combination of storm water management techniques.

Visual Resources

Views of and within the Rooney Valley are significant. The combination of elevation and openness within the Valley allows for expansive views. Southwest Denver is visible from site, while the Hogback and Front Range provide a backdrop to the site on the west. Looking south, Pikes Peak can be seen.

Historical/Archeological

The Rooney Valley is historically and paleontologically rich. Dinosaur Ridge on the west edge of the area contains fossilized dinosaur remains. The Hogback is an example of geologic action that raised the rock to expose the sedimentary layers to view.

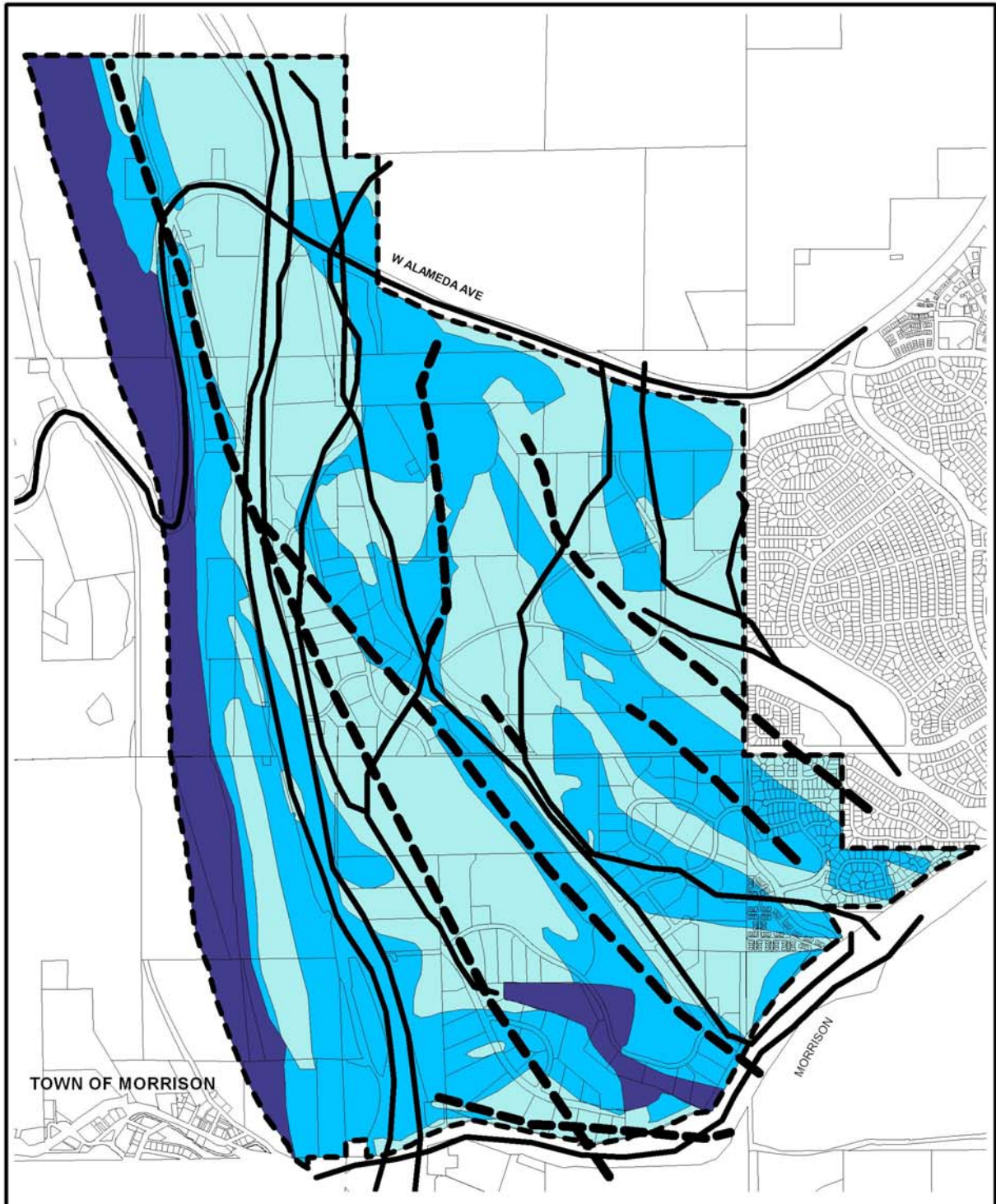
The Rooney Family homesteaded in this area in the early 1860's. The Rooney Ranch at one time was more than 4,500 acres. Today, the Rooney Ranch consists of some 200 acres and contains family houses, barns, and other utility buildings used in the operation of the ranch over the last 130 years. The earliest structure is the Main House built between 1860 and 1865. Buildings were added through the years, including the barn built in 1890, with a major addition in 1936, the granary built in 1939, the blacksmith shop built in 1940, and several additional houses built in the 1940s and 1950s. These are historically significant structures that need to be preserved.

Opportunities and Constraints

Physical aspects of the Rooney Valley were evaluated to determine the extent to which they constrain the development ability of the Valley. An Opportunities/Constraints map identifies Highly Constrained Areas, Moderately Constrained Areas, and Opportunity Areas. This map was developed by identifying site development constraints, mapping them considering their severity and overlaying them (refer to Map 8). Highly Constrained Areas are within steep slopes, where soils are expansive and there is subsidence potential, next to the electric power line corridor and adjacent to the C-470 corridor. Moderately Constrained Areas are affected by the same influences as the Highly Constrained Areas, however, to a lesser degree or extent. Opportunity Areas are affected but not constrained by physical features.

The Rooney Valley is bounded on three sides by open space areas. Bear Creek Lake Park to the south is developed for active and passive recreation use. The Hogback area on the west is owned for open space purposes. William Frederick Hayden Green Mountain Park, on the north, is publicly used for passive recreation purposes such as hiking and biking.




Area residents have become accustomed to the vacant landscape of the Rooney Valley and some have expressed their desire that this status remain. Under current zoning, however, property owners have the right to develop their property. Property can remain as open space if property owners are compensated by purchase of their land or the owners voluntarily preserve their lands for public use. Land trade can be considered compensation.



Opportunities/ Constraints

Map 8

Rooney Valley
Master Plan

-  HIGHLY CONSTRAINED
-  MODERATELY CONSTRAINED
-  OPPORTUNITY AREA

0.1 0 0.1 0.2 0.3 0.4 0.5 Miles



II EXISTING CONDITIONS & ANALYSIS OF ISSUES

The vacant status exists due to a combination of factors. First, there was a failure of lending institutions at the national level that led to the acquisition by agencies of the federal government of mortgaged properties in default. Second, the Denver real estate economy was affected by a surplus of commercial and residential zoned property and a lack of buyers and growth to absorb the properties in the 1980s. Third, there remains uncertainty about availability of adequate water to provide water service to all properties within and around the Rooney Valley.

The Jefferson County Open Space Advisory Committee has been approached by private citizens and by the local governments involved in the Rooney Valley Task Force to explore the likelihood of purchasing additional land within the Rooney Valley. Jefferson County stated, in May 1997: "It is clear that it is not realistic to expect open space acquisition of major parcels in this (Rooney Valley) area," because of the amount of open space immediately adjacent to the Valley. The City of Lakewood also submitted a proposal in 1995 to Great Outdoors Colorado to acquire some of the Rooney Valley for open space. This proposal was unsuccessful.

Residents of the area, primarily on the east side of Rooney Valley, also advised the Task Force that they were interested in preserving open corridors along the drainage ways in the Valley. These corridors would serve as buffers, pathways for pedestrians, and migration routes for wildlife in the area. The citizens have suggested that the corridors should vary in width to provide a natural appearance and visual interest for the corridor edges. The corridors link key parcels in the Valley's park and open space network, and connect to adjacent residential neighborhood open space systems.

Neighbors on the east side of the Rooney Valley are concerned with preserving their views to the west. At a minimum, they want to prohibit development activity on the ridgelines and limit the height of buildings in other areas.

D. Transportation

The Rooney Valley Task Force learned early in the planning process that citizens were concerned about traffic circulation and congestion. The Task Force retained Felsburg, Holt, & Ullevig, a transportation consulting firm, to analyze the Rooney Valley traffic system at a conceptual planning level. The conceptual transportation network analysis prepared for this Plan amendment started with the question of how much development will a reasonably upgraded transportation network support before the Level of Service (LOS) is reduced to an unacceptable level, which was defined by the Task Force as Level of Service "F."

Calculations were developed for three scenarios. Alternative A assumed the existing roadway system plus the development of South McIntyre Street. Alternative B assumed Alternative A improvements plus a new interchange at C-470 and Alameda Parkway. Alternative C assumed Alternative A and B improvements plus roadway widening along Alameda Parkway from Bear Creek Boulevard to C-470 and on Morrison Road from C-470 to McIntyre Street.

The transportation analysis, illustrated in Table 3, developed for Level of Service "E" indicate that development to the intensity allowed under the zoning currently in place for the Rooney Valley properties would generate traffic far greater than the roadway system capacity of Alternative C.

II EXISTING CONDITIONS & ANALYSIS OF ISSUES

Table 3

Development Potential by Transportation Network Alternatives

| MAXIMUM DEVELOPMENT POTENTIAL | | | | | |
|-------------------------------|---|----------------------------|----------------------|------------------------------|----------------------|
| Alt | Key Features | Residential Dwelling Units | % of Existing Zoning | Commercial Floor Area (S.F.) | % of Existing Zoning |
| A | Existing and Planned Roadways | 2060 | 82.4% | 875,000 | 3.1% |
| B | Alternative A plus Alameda Interchange | 2500 | 100% | 1,965,000 | 6.9% |
| C | Alternative A & B plus Roadway Widening | 2500 | 100% | 3,745,000 | 13.1% |

II EXISTING CONDITIONS & ANALYSIS OF ISSUES

E. Water And Utilities

Table 4 indicates the utility, identifies the service provider, and states whether there is a service limitation for the utility.

Table 4

| Provider | Comments |
|------------------------------------|---|
| WATER | |
| Mt. Carbon Metropolitan District | Mt. Carbon District serves property between Alameda and Morrison Road. Some water lines are in place. District limited to approximately 400-500 single-family equivalents until additional storage and diversion facilities are available. Water for irrigation purposes is limited. The District is currently in financial restructuring. This issue must be resolved before the District can provide services. |
| Lakewood | Lakewood does not have service lines or the ability to serve water within the Rooney Valley area except as a Denver distributor. |
| Morrison | Morrison has limited supply lines in the Rooney Valley. The Town would need additional treatment capacity and treated water storage to serve the Valley but has adequate raw water storage and water rights to provide 800 - 1,000 EQR. |
| Consolidated Mutual Water Co. | No water lines in Valley, storage improvements are needed, may be initially available for the Rooney Valley upon construction of a C-470 pipeline from the north. |
| Denver Water Department | Has completed an Integrated Resource Plan which has determine no water is available for supply to areas outside the Department's Combined Service Area. Denver has declined service to the Valley. |
| Green Mountain Water & Sanitation | See Denver Water Department Comments. |
| SEWER | |
| Mount Carbon Metropolitan District | The water supply plan for the Mount Carbon Metropolitan District provides specifically that some return flows from Mount Carbon's water supply must be discharged to Bear Creek through the Town of Morrison's sewage treatment plant. Some sewer lines are in place. If water supplies were obtained from other sources sewage flows could go either to the Town of Morrison or to the Metro Wastewater Reclamation District, the regional sewage agency. Within Lakewood, an exclusion waiver must be approved by Metro to send flows to treatment plants other than Metro. |
| Lakewood | Must send sewage flows to Metro Wastewater Reclamation District unless an exclusion agreement is approved by Metro. |
| Morrison | See Mount Carbon notes. |

The Rooney Valley Task Force felt that special attention should be directed to the issue of water for the Valley and therefore created the Rooney Valley Water Committee. This committee was composed of individuals who were familiar with the nature and extent of water service constraints in the area. The committee issued a report in February of 1995 that described the existing situation and recommended

areas for further study and possible cooperation.

The ability of the water utility companies to provide service within the Rooney Valley has been a major limiting factor for development of the area. The Mt. Carbon Metropolitan District was created, in part, to provide domestic water within the Valley. A real estate economic downturn in the 1980s,

II EXISTING CONDITIONS & ANALYSIS OF ISSUES

coupled with unrealized revenue projections by the District, created severe financial problems for the District. The Mount Carbon Metropolitan District filed for Chapter 9 reorganization in July 1997.

III PLAN PRINCIPLES & STRATEGIES

A. Vision

Rooney Valley Task Force

The Rooney Valley Task Force was created to explore the range of reasonable land use alternatives available for the project area. The Task Force members created a Mission Statement that served to direct their efforts and guide the public process.

Rooney Valley Task Force Understandings

The Task Force also negotiated statements of “Understandings” that would guide the interaction among various jurisdictions. They are:

1. The Town of Morrison, Jefferson County, and the City of Lakewood will not be precluded from accepting legitimate development proposals during the planning process.
2. Development should be non-residential in Morrison.
3. Revenue may be shared in exchange for services.
4. Work toward developing a referral system where Morrison, Jefferson County, and Lakewood can comment on all of development proposals in the Rooney Valley.
5. Morrison, Jefferson County and Lakewood will work to amend their respective Comprehensive Plans to incorporate major principles developed by the Task Force.

6. No provision of the Plan will entail surrender of autonomy by one jurisdiction to others.

Rooney Valley Master Plan Principles

The City of Lakewood and the Town of Morrison have articulated principles that will apply to the Rooney Valley. They are:

1. Create a common land development vision that will enhance the value of the properties in and adjacent to the Valley and provide a high quality integrated design.
2. Develop a plan that includes income-producing uses.
3. Develop and implement a comprehensive open space system that will:
 - a. Protect sensitive environmental and scenic resources including ridgelines and drainage areas.
 - b. Reserve and develop lands for public uses.
 - c. Create a trail system for hiking, biking and equestrian uses.
 - d. Buffer future neighborhoods, and to the extent possible, existing neighborhoods.
 - e. Set priorities for acquisition or protection of open lands.
4. Develop and implement a plan that will promote compatibility between traffic impacts and needed transportation facilities.
5. Incorporate and integrate existing features including Rooney Ranch

III PLAN PRINCIPLES & STRATEGIES

and Dinosaur Ridge in the development vision.

6. Work cooperatively to deliver sufficient high quality water and other utilities to the project efficiently and economically.
7. Promote development that is responsible in the use of water.
8. Develop detailed design standards that will be used to review development proposals in the Rooney Valley.
9. Develop a process for reviewing development proposals that will include a referral system incorporating Morrison, Jefferson County and Lakewood.

Many of these understandings and principles have been incorporated in the Intergovernmental Agreement between the Town of Morrison and the City of Lakewood

B. Land Use

Development Framework Description

A Development Framework map, (refer to Map 9) identifies development patterns that incorporate concerns of property owners and adjacent residents while acknowledging existing development patterns; site conditions and existing approved zoning.

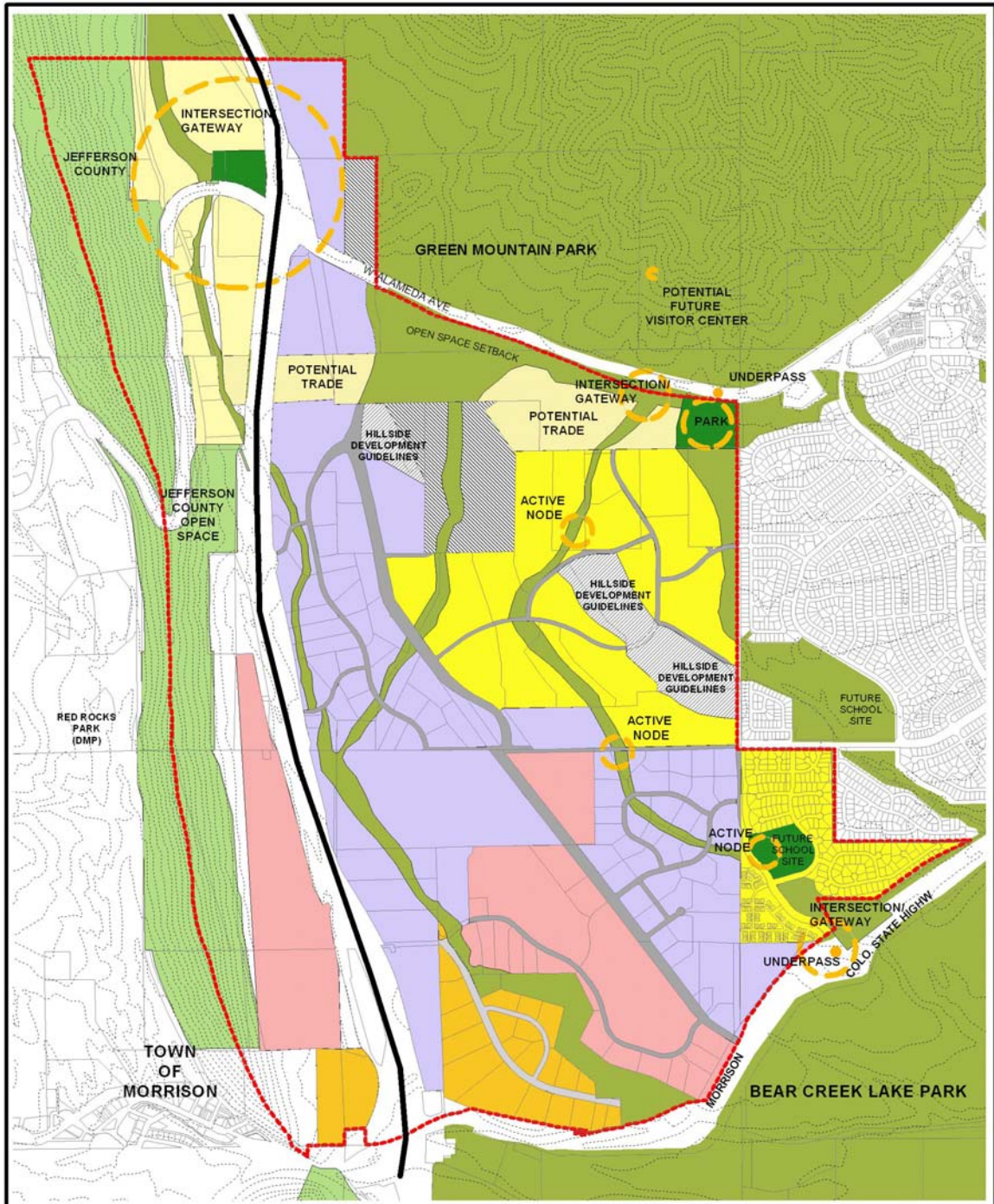
Open space and park uses are proposed to abut the south side of Alameda Parkway, across from Green Mountain Park. This active park area is proposed to be in the northeast corner of the project area and becomes a buffer area as it runs along the eastern boundary of

the project area. West of the park/open space corridor is a proposed band of single-family homes. South McIntyre Street is proposed as a north-south arterial spine and would connect Morrison Road and Alameda Parkway. The non-residential corridor along C-470 provides for continuation of Bandimere Speedway, office/commercial uses in the northern three-quarters of the corridor, and mixed use and corporate headquarters uses for the area along Morrison Road. The Hogback is open space, in keeping with the Jefferson County Open Space ownership.

Implementation Strategies

The Rooney Valley is proposed to be developed as a balanced community with retail, office, open space and residential uses. An important step in implementing the Rooney Valley Master Plan will be developing and using design standards specific to the Rooney Valley. These standards will be used in the development review process. The standards will describe the desired character of residential, office, and retail development within the Valley. Implementation strategies include:

1. Review all development proposals for conformance with this Master Plan.
2. Create a development checklist to review development proposals in the Rooney Valley to clarify and streamline the development review process.
3. Solicit collaborative public input early and continuously in the process.



**Development
Framework Plan**
MAP 9
**ROONEY VALLEY
MASTER PLAN**

- | | | | |
|---------------------------------|--------------------------------|-----------------------------|---------------------------|
| Parcel | ROONEY VALLEY MASTER PLAN AREA | UNDERPASS | OFFICE/COMMERCIAL |
| HILLSIDE DEVELOPMENT GUIDELINES | AGRICULTURE | CITY LIMITS | OPEN SPACE |
| ACTIVE NODE | COMMERCIAL | EXISTING/PROPOSED ROAD | PARK |
| INTERSECTION GATEWAY | FUTURE SCHOOL SITE | MIXED USE COMMERCIAL/OFFICE | POTENTIAL TRADE |
| PARK | ROBINSON BRICK COMPANY | LAKEWOOD PARKS | RESIDENTIAL SINGLE FAMILY |
| POTENTIAL FUTURE VISITOR CENTER | JEFFERSON COUNTY OPEN SPACE | | |

This map is intended for conceptual purposes only and is not intended for legal descriptions. Land use patterns and uses are generalized and not intended for parcel specific accuracy.

0.1 0 0.1 0.2 0.3 0.4 0.5 Miles



4. Create incentives within the Rooney Valley development review process that will reward development plan submittals determined to be in conformance with this Master Plan. Possibilities include:
 - a. Develop policies that provide development fee reimbursement incentives where plan submittals require no more than two plan reviews
 - b. A shortened plan review process. Adopt policies to shorten response time to plan submittals and re-submittals for both planning and engineering review.
5. Due to soil and geologic conditions, all preliminary maps and final plats in the Rooney Valley will require greater site specific geotechnical foundation investigation to evaluate and remediate: shrink and swell potential, subsidence, fault areas, soil strength, compressibility, liquefaction and dipping bedrock.

significant portions of it, be preserved as open space and added to the existing inventory. (Refer to Map 10)

The Open Space Map, (refer to Map 11) illustrates how the open lands within the Rooney Valley may be protected and used. The map illustrates several general open space patterns for the Rooney Valley and identifies four geographic areas. The four areas are the Dinosaur Ridge/Rooney Ranch area on Alameda Parkway, the Forsberg Park area, Coyote Canyon Open Space area, and the Central Corridor area.

As is illustrated on the Open Space map, the Rooney Valley is nearly surrounded by open space on the south, north, and west. Through the Rooney Valley Master Plan, it is being recommended that a system of corridors be developed along the drainage ways to facilitate the connection of parks and open spaces, connections among existing and new neighborhoods and the movement of wildlife in the area. This Master Plan recommends that the central drainage way corridor have three activity nodes located along its length. The activity nodes would widen the corridor and could include a park, entry feature, play fields, natural areas, or water features.

C. Open Space

Open Space Description

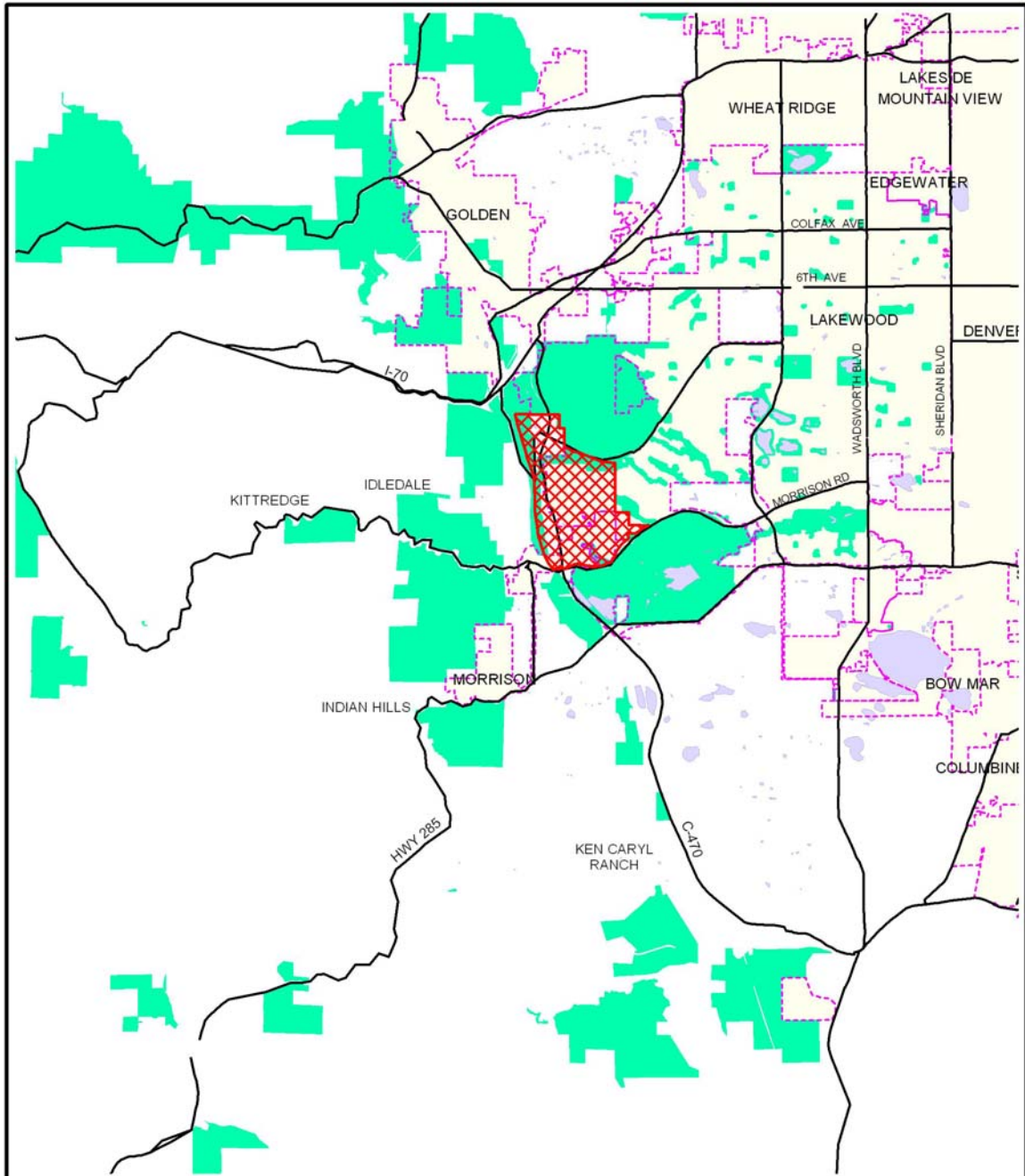
Open space in the Rooney Valley is highly valued by the residents surrounding the area, and by the visitors who come to take advantage of parks that adjoin the Valley. There is a ring of open space and parkland resources, held by state and local governments, which surround the Rooney Valley. Several Rooney Valley neighbors have expressed their desire that the Valley, or

Dinosaur Ridge

The interests of affected parties including the Rooney family and the Friends of Dinosaur Ridge should be considered for the Rooney Ranch/Dinosaur Ridge area in focused discussions. It is important to create a mechanism to preserve and protect Dinosaur Ridge.

Forsberg Park






The Forsberg Park area is the focus of special attention in this Plan, to promote reshaping the publicly owned area. This



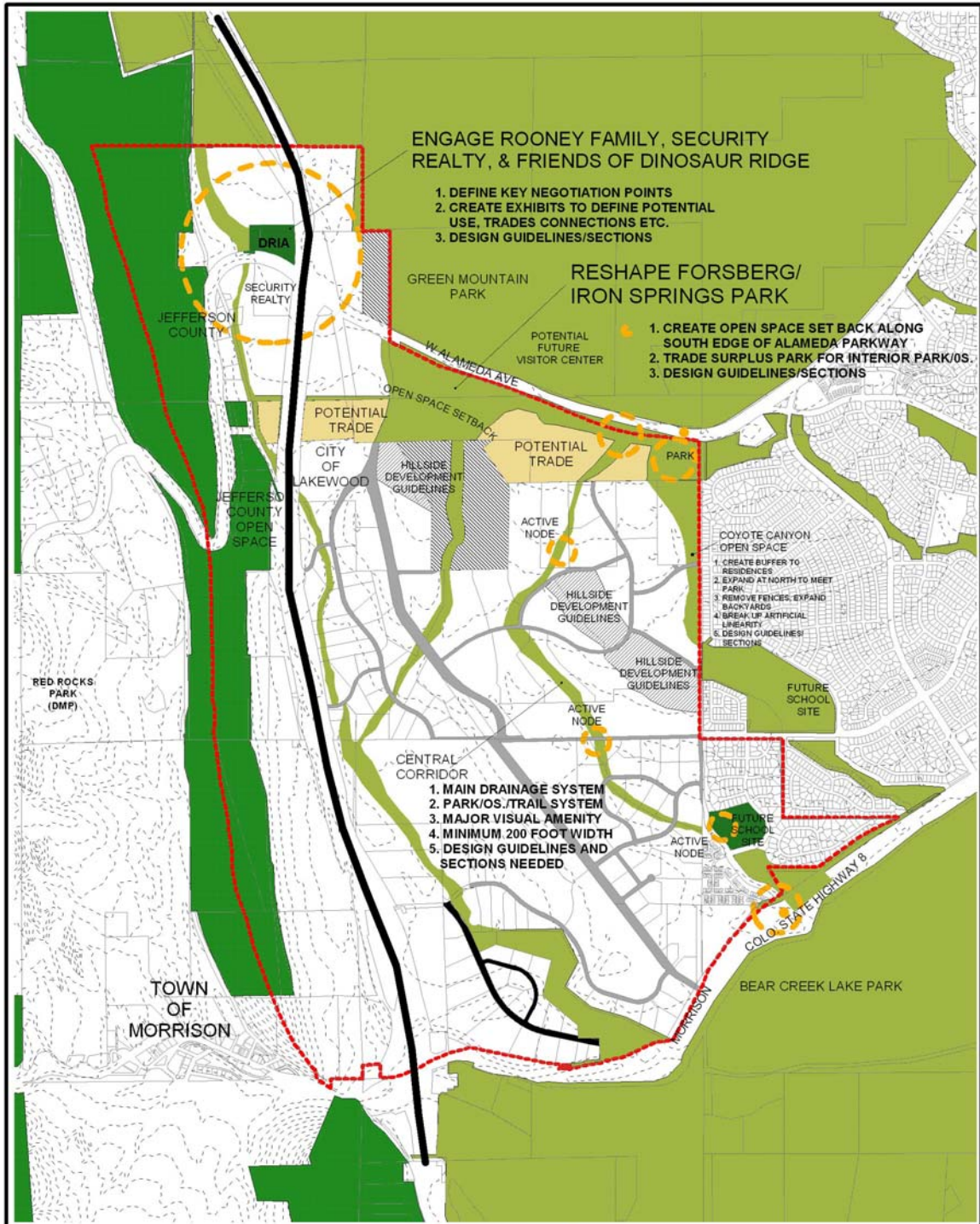
Regional Open Space Context

Map 10

Rooney Valley Master Plan

-  ROONEY VALLEY MASTER PLAN AREA
-  Major Roads and Highways
-  City Limits
-  Parks
-  Lakes





Open Space Framework

MAP 11

ROONEY VALLEY MASTER PLAN

| | | | |
|--|--------------------------------|--|---------------------------------|
| | PARCELS | | OPENS SPACE |
| | ROONEY VALLEY MASTER PLAN AREA | | HILLSIDE DEVELOPMENT GUIDELINES |
| | ROBINSON BRICK COMPANY | | ACTIVE NODE |
| | POTENTIAL TRADE | | INTERSECTION/GATEWAY |
| | FUTURE SCHOOL SITE | | PARK |
| | EXISTING/PROPOSED ROAD | | POTENTIAL FUTURE VISITOR CENTER |
| | OPEN SPACE | | UNDERPASS |
| | PARKS | | |

This map is intended for conceptual purposes only and is not intended for legal descriptions. Land use patterns and uses are generalized and not intended for parcel specific accuracy.



III PLAN PRINCIPLES & STRATEGIES

Master Plan recommends that the southern edge of Alameda Parkway and a portion of Forsberg Park be used for parks and open space and that excess land adjacent to the Parkway be used for potential trades to create open areas within the interior of the Rooney Valley. Further, to protect the intended use of the open space corridor, the Plan recommends that design standards be developed. It is also important to incorporate a trail connection across Alameda Parkway.

Coyote Canyon

This Master Plan recommends that an open space area be preserved along the northeastern edge of the Rooney Valley Plan area. This open space area is intended to serve as a buffer between existing residential development on the east and future development on the west. The buffer should be shaped in a way that joins with the Alameda Parkway Park and open space edge for Forsberg Park. Design standards should address ways to reduce the perception of a linear corridor along the eastern edge of the valley along the existing fence lines. The Plan recommends that existing fences and other man-made obstructions be removed, or that different types of non-linear fencing be used, creating the opportunity for backyards to blend into the open space corridor and be visually accessible from the street system.

Central Corridor

The Plan recommends that portions of the existing drainage ways running the entire length of the Valley be used as the Central Corridor Open Space system. The Central Corridor is potentially a major visual amenity. The central corridor functions as a wildlife corridor, as it connects two main open space areas, should be no narrower than 200 feet and have sufficient street frontage to be visible from the street. The

Plan includes an undulating and less “linear” corridor system based upon input from the public. The Plan suggests the development of design standards for the Central Corridor to ensure that the intended effect be realized.

Implementation Strategies

Implementation Strategies for Open Space are:

1. Encourage the historical preservation of the Rooney Ranch.
2. Create a mechanism for the cooperation of property owners in the Rooney Valley and Friends of Dinosaur Ridge to discuss and resolve open space concerns including the preservation of Dinosaur Ridge area.
3. Actively pursue the land trades necessary to create the unique park and open space configuration shown in the Plan.
4. Develop and use design standards that address preservation of appropriate development along the open land systems. These systems include ridges and drainage/wildlife corridors.
5. Work to provide responsible consistent stewardship of the open land resources and wildlife and engage residents in the process.

D. Transportation

The Rooney Valley is surrounded by a peripheral roadway network consisting of limited access highways, arterial and collector roads. The C-470 highway is a limited access road that connects I-25 to the south and east of the site with I-70 to the north of the site. Within the Rooney Valley project area, C-470 and Rooney

III PLAN PRINCIPLES & STRATEGIES

Road are the only existing continuous north-south roadways. The only existing interchange on C-470 within the Rooney Valley is at Morrison Road, on the southwestern border of the area.

Significant noise levels are generated by traffic on C-470, noise that can be heard by neighbors in the housing on the east edge of the Rooney Valley. Morrison Road (State Highway 8) is an arterial roadway that connects the Town of Morrison with Lakewood and Denver to the east.

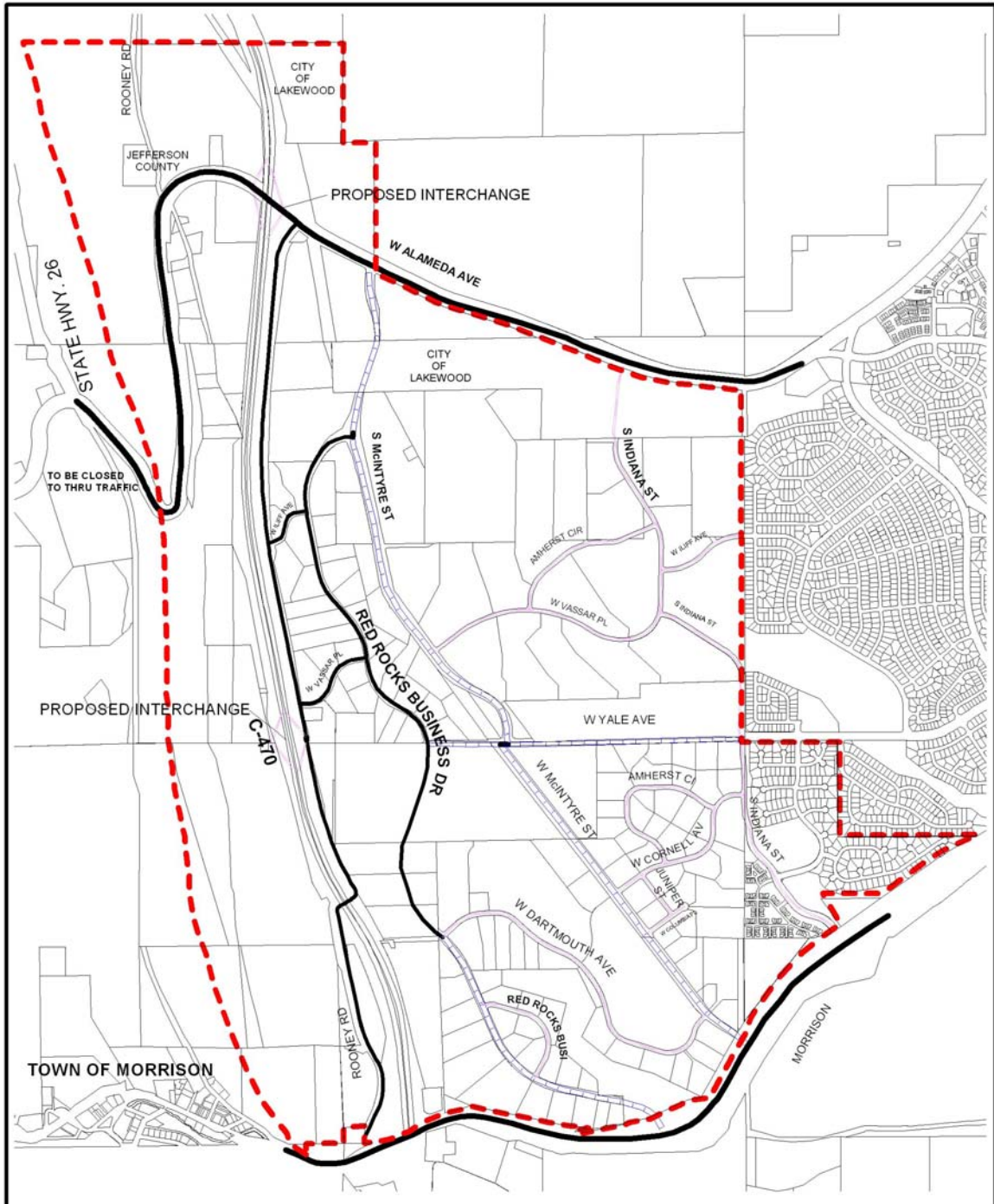
Alameda Parkway is an arterial road that defines a portion of the northern boundary of the project area. An interchange, proposed for C-470 and Alameda Parkway, was designed as part of the original C-470 Plan. The interchange has not been constructed due to a lack of funding. During the planning process for the Rooney Valley, the interchange issue was raised and discussed by the Task Force and residents. The proposed interchange caused concern among some Green Mountain residents who felt that their quality of life would be downgraded upon completion of the roadway connection, while other residents felt it would provide better access to C-470. The interchange is not funded for construction at this time. However, the transportation analysis completed to date indicates the need for this when development occurs in the Rooney Valley.

Any large commercial development in the center of the Valley may require another interchange at C-470 at about Yale Avenue. The ability to construct an interchange at this location is subject to completion of a number of state and federal processes. These processes are complex and may change with time.

Such approval is not certain or guaranteed.

The service capacity of some existing and planned infrastructure is short of being able to meet the needs of the development possible under the terms of the existing zoning for the various parcels. Local governments must work with property owners to develop strategies to match actual development densities with future roadway capacities.

With development of the Valley, a roadway network to service the area will need to be constructed. Map 12 shows the proposed street network that will include the development of McIntyre Street as an arterial street and Indiana Street as a collector street.



**Conceptual
Transportation
Map 12**
Rooney Valley
Master Plan

- ROONEY VALLEY MASTER PLAN AREA
 - EXISTING FREEWAY
 - EXISTING ROADS
 - FUTURE ROADWAY NETWORKS
 - MORRISON ROAD
 - PROPOSED MAJOR ROADWAY
 - WEST ALAMEDA AVENUE
- 0.1 0 0.1 0.2 0.3 0.4 0.5 Miles

N