Policy Direction

INTRODUCTION

How and where Arnold wants to grow is defined by the Policy Direction chapter. **Policy Direction** identifies policies that, along with other framework elements of this Plan, describe the City's policies for physical development and places an emphasis on the "form and character" of development.

The purpose of Policies is to guide future growth patterns through not only the traditional methods of land use and density, but also to provide design guidance on how to preserve community character and create a sense of place through directing future building form and character to create special places.

The policies that follow apply to future development within Arnold today and should be used as a guide for determining "how," "when," and "where" future development should occur. A policy is defined as a definite course or method of action selected to guide and determine present and future decisions.

This chapter includes a Policy Direction that applies to future development within Arnold today and should be used as a guide for determining "how," "when," and "where" future development should occur.

POLICY CATEGORIES

Policies define ways to make Arnold's desired future happen. Specifically, the Plan should be used by the City to implement stated community goals and help make decisions about land use, proposed ordinances, and programs.

- **Land Use**
- **Economic Development**
- **Transportation (mobility or connections)**
- **Neighborhoods and Housing**
- **Open Space and Natural Resources**
- **Infrastructure and City Services**
- **Sustainability**

Many of the policies use words like "should" and so forth. In general, these words should be read to describe the relative degree of emphasis to be given the policy, but not to establish a specific legal requirement. Because of the often general nature of the policies, some policies within this Plan may appear to conflict. Exercise of judgment is critical to a comprehensive policy plan, which seeks to provide general direction regarding the myriad of factors affecting growth and development in a community setting.
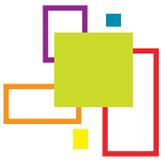
Land Use Policies

Land Use composition should contribute to achieving the New Direction of the City while providing a broad range of housing options, commercial and employment opportunities, and enhancing community character and overall quality of life. It represents the City's official policy for land use, development, and growth, and shall be the basis for recommendations on future zoning requests and requests for use of other implementation tools, and shall guide interjurisdictional coordination.

Policy LU-1: Growth within Arnold should promote a compact development pattern. Concentrate growth and development in areas where housing, employment, shopping and cultural assets form special places.

Policy LU- 1.1: Create Special Places. The City should maintain and enhance its character and sense of place by creating special places as defined by open space, neighborhoods, Centers, connecting corridors, and districts.

Policy LU- 1.2: Well-defined Edge. Arnold should retain a clear and well-defined edge where growth and development in-and -around the City ends and rural areas begin, utilizing various measures for managing growth at its edges.

Policy LU- 1.3: Encourage Design Guidelines. Encourage design guidelines that successfully enhance quality of life in a manner that is economically viable and sustainable for the City and private sector.

Policy LU-2: Promote housing choices for all ages and life stages for existing and future population needs.

Policy LU- 2.1: Target Townhouse/Townhome Developments. Encourage and target placement of townhouse/townhome developments near Centers and along corridors to create activity areas that add to the community's quality of life.

Policy LU- 2.2: Balance Housing Mix. Achieve a balanced mix of residential and nonresidential development throughout the city.

Policy LU- 2.3: Promote New "Downtown". The City should promote development of Arnold's new "Downtown" place as the primary civic activity center for finance, culture, and government.

Policy LU-3: Encourage, facilitate, and target development in existing water and sewer service areas and on vacant and underutilized parcels through innovation, flexibility, and streamlining.
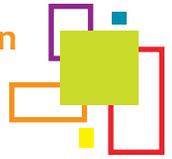
Policy LU- 3.1: Target Development. Infrastructure upgrades and new infrastructure should be considered for its impact as a possible catalyst for new development and should in some cases be used as a growth management tool to guide the timing and locations of new development.

Policy LU- 3.2: Review Investments. Future growth necessitating investment in capital facilities and services should be reviewed comprehensively and made within a framework that balances and evaluates the costs and relative importance of competing needs.

Policy LU- 3.3: Voluntary Annexation. The City should consider voluntary annexation of new territory into the City limits when the annexation of such property conforms to the goals and polices of the City.

Policy LU- 3.4: Upgrading Public Facilities. The cost and feasibility of upgrading public facilities to meet current City standards should be evaluated by City staff and/or the developer prior to voluntary annexation. The provision of adequate public facilities and the phasing of infrastructure improvements should be important considerations in the timing and location of development.

Policy LU- 3.5: Pay Fair Share. Development should pay its share of the cost of providing needed public facilities and services.

Centers: The intent of investing in Centers is to meet existing and future market demands by focusing land use patterns in compact development that targets jobs, shopping and services near neighborhoods and along major roadways as shown on the Proposed Land Use Map.

Policy LU-4: Promote the development of a New Downtown Mixed Use Center and Neighborhood Commercial Centers, identified on the New Directions Plan Map, in order to improve delivery of public and private services, reduce vehicle trips and create inviting places to live, work and play.

Policy LU- 4.1: Create Identity. Centers should be distinct and identifiable places. The streets, blocks, landscape, site furnishings, materials and the architectural character of buildings, should contribute to the identity and sense of place.

Policy LU-5: Reinvest in existing centers by encouraging targeted development, redevelopment and infill at existing locations so as to channel growth where it will contribute to existing investment and leverage existing infrastructure investments.

Policy LU-6: Develop an Arnold "Downtown Center" as the new mixed-use hub of the City, with a new downtown and a gathering area integrating retail sites, commercial uses, entertainment opportunities, community activity center, public buildings and institutional uses along or adjacent to Jeffco Blvd, as shown on the New Directions Plan Map.
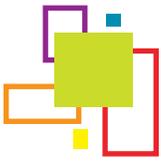
Policy LU- 6.1: Unique Mixed Use. The Downtown Center should be a unique mixed use destination that is market responsive and flexible to achieve a desirable combination of uses and activities that will enliven the Center throughout the year.

Policy LU- 6.2: Provide Housing Choice. The Downtown Center should include housing as one of the uses in and adjacent to the Center to provide activity, vitality and housing choice.

Policy LU- 6.3: Be Walkable. The Downtown Center should be pedestrian-oriented with shaded wide sidewalks, seating opportunities, on-street parking, public open spaces, and other traffic calming features.

Policy LU- 6.4: Concentrate Building Mass. Downtown Center buildings should be concentrated to create a district and be designed to relate to each other within the district.

Policy LU- 6.5: Receive Top Priority. The Downtown Center should receive priority for land use, streetscape, and urban design improvements to promote transition to a mixed-use commercial center.

Policy LU- 6.6: Future Transit. The Downtown Center should accommodate future opportunities for transit.

Connecting Corridors: Corridors should be developed to provide efficient mobility and transport of people and goods between the various areas of the City as shown on the Proposed Street Map.

Policy LU-7: Emphasize Connecting Corridors through public improvements and application of Complete Streets guidelines.

Policy LU-8: Promote land use, transportation, and urban design improvements that would link major destinations.

Policy LU-9: Where feasible, commercial development, specifically retail, should not be spread out along major arterials but should be grouped in nodes to share parking and access.

Policy LU- 9.1: Apply Compatible Uses. Commercial development should be compatible with nearby development and adequately buffered to mitigate adverse impacts on residential neighborhoods.

Policy LU- 9.2: Encourage Quality Design. The size and scale of commercial development should vary, but new development should be encouraged to locate and design buildings that provide pedestrian-oriented site design, and convenient, safe, and attractive parking that is shaded and buffered from street views with landscape.

Policy LU-10: Encourage the gradual evolution of existing, auto-dominated strip commercial areas to compact commercial places with enhanced walking connections and pedestrian amenities.
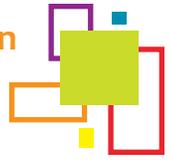
Economic Development Policies

Economic development plays a vital role in improving the quality of life of the City. To encourage economic development opportunities, Arnold should encourage private investment within the community, provide employment that offers quality jobs, provide employment centers and improve the quality of life for its' citizens.

Policy ED-1: Utilize Arnold's strengths of affordability, access, family-friendly environment, and other quality of life amenities as a tool to attract quality jobs.

Policy ED-2: Achieve a balanced mix of commercial and residential development to promote fiscal sustainability and ensure that tax revenues are sufficient to support public services provided to the residents of Arnold.

Policy ED-3: Strengthen and reinvest in existing commercial and industrial areas in order to create greater vitality.

Policy ED-4: Reinforce existing employment districts to ensure Arnold's strong economy.

Policy ED- 4.1: Promote Districts. Promote Districts that will contribute to Arnolds' overall economic vitality, environmental quality, and community character.

Policy ED- 4.2: Promote Clean Industries. Encourage the establishment of District clean industries that have little or no negative impact on the area's environment.

Policy ED- 4.3: Target District Placement. Promote opportunities for District development in locations served by existing infrastructure when appropriate design elements or land use transitions of lower intensity land uses can be utilized to mitigate incompatible impacts on adjacent neighborhoods.

- **ED- 4.3.1:** Districts are best suited in areas where there is existing zoning for it and where there is or should be adequate infrastructure to support it.
- **ED- 4.3.2:** The size and scale of uses within Districts should vary, but new development should be encouraged to locate and design buildings that provide pedestrian-oriented site design, and convenient, safe, and attractive parking.
- **ED- 4.3.3:** Districts with high intensity uses, such as heavy industrial, should have easy access to shipping, rail, and highways that provide efficient trucking access.
- **ED- 4.3.4:** Direct the clustering of District uses toward strategic intersections, corridors, and areas adjacent to compatible uses.
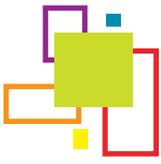
Housing & Neighborhood Policies

Neighborhood policies are intended to create residential neighborhoods that provide residents a place to live, work and play. They foster a sense of community and promote housing choices for residents of all ages and incomes.

Policy NH-1: Foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, encourage community interaction, and offer amenities.

Policy NH- 1.1: Promote Walking. The size, layout, and design of neighborhoods should make them conducive to walking, with all residences sharing the sidewalk, trails, and street system and area parks.

Policy NH- 1.2: Access to Facilities. New community facilities such as schools, parks, and libraries should be located within or immediately adjacent to residential areas and linked with sidewalks to promote walking.

Policy NH- 1.3: Promote Green Elements. Small parks, greenways, preserved and restored natural areas and other outdoor spaces should be elements of existing and future neighborhoods.

Policy NH- 1.4: Compatible Infill. Promote compatible residential infill in a range of prices and products to accommodate changing family demographics and market.

- **NH- 1.4.1:** Medium and higher density areas should be designed with a scale and style compatible with existing residential uses.

Policy NH- 1.5: Affordable Housing. The City should encourage the creation and expansion of affordable housing opportunities and preservation of existing housing stock.

Policy NH- 1.6: Commit to Maintain. Existing and future neighborhoods should be maintained and enhanced through planning, assistance, and supportive regulatory techniques.

Policy NH-2: New neighborhoods should be an integral part of the broader community. A variety of housing types and densities should be available throughout the City for all income levels.

Policy NH- 2.1: Contiguous Development. To the extent practical, new neighborhoods should be contiguous to existing residential development, and isolated sub-divisions should be avoided.

Policy NH-3: In existing neighborhoods, a mixture of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Require careful design wherever land uses are mixed in order to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

Policy NH- 3.1: Provide Transitions. Design infill and redevelopment to avoid negative impacts and ensure compatibility and appropriate transitions between land uses.

Policy NH- 3.2: Mitigate Impacts. Protect the character and livability of established residential neighborhoods by minimizing spill-over impacts from adjacent commercial areas and incremental expansion of business activities into residential areas.

Policy NH- 3.3: Housing Rehab. Improve and maintain the quality of existing housing stock through public and private sector investment and contribution to housing rehabilitation. Support community organizations and activities that encourage and provide housing rehabilitation and neighborhood improvements.

Policy NH- 3.4: Housing Maintenance. Ensure that housing meets all applicable zoning and building code requirements.

Policy NH- 3.5: Property Maintenance. Continue to support adopted exterior building maintenance standards ensuring the up-keep of existing neighborhoods.

Policy NH- 3.6: Rental Housing. Continue to seek creative solutions to protect and promote the public health of all citizens, and to encourage owners and occupants of rental properties to maintain and improve the quality of rental housing within the community.

Policy NH- 3.7: Compatible Infill. Encourage infill housing in older residential neighborhoods that is architecturally compatible with surrounding properties.

Suburban Neighborhood.
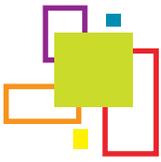
Transportation Policies

A community must be accessible to people of all ages and abilities through a variety of transportation modes to sustain its economic position in the region. Promoting the development of an effective multi-modal transportation system will provide greater opportunities for residents and visitors to move throughout the community, while sustaining the small town atmosphere that gives Arnold its identity.

Policy T-1: Provide a safe, convenient, and efficient transportation system incorporating and integrating many modes of travel including bicycles, pedestrians, and recreational trails.

Policy T-2: Provide safe and comfortable shaded routes for walking, bicycling, and public transportation to increase use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the streets, including children, families, older adults, and people with disabilities.

> **Policy T- 2.1: Complete Streets.** Integrate Complete Streets infrastructure, landscape and design features strategically into street design and construction to create safe and inviting environments for all users to walk, bicycle, and use public transportation.
>
> **Policy T- 2.2: Bicycle & Pedestrian Plan.** Develop a long-term plan for a bicycle and pedestrian transportation network in strategic locations to better leverage connections and meets the needs of users.
>
> **Policy T- 2.3: Future Transit.** Long-term, partner with local transit agencies to enhance and expand public transportation services and infrastructure throughout Arnold and the surrounding region; encourage the development of a public transportation system that increases personal mobility and travel choices, conserves energy resources, preserves air quality, and fosters economic growth.

Policy T-3: Build a "just right" roadway system of a minimum size to serve projected uses and intensity of development.

> **Policy T- 3.1: Projected Traffic Volumes.** Improve and maintain the existing street network to accommodate projected traffic volumes.
>
> **Policy T- 3.2: Preserve Rural Character.** Preserve rural and scenic character of roads by avoiding capacity expansions and minimize traffic through rural areas by promoting targeted growth areas.

Policy T- 3.3: Street Hierarchy. Establish a street classification hierarchy, which identifies the function of all streets and intersections and ensures development of an efficient street system by proactively planning to preserve future rights-of-way through dedication or acquisition.

Policy T- 3.4: Level of Service. Adopt and refine level of service standards to encourage use of alternative modes of transportation while meeting state requirements.

Policy T- 3.5: Access Standards. Implement access control standards to increase efficiency and safety and adopt access management guidelines to reduce conflict between highway traffic and adjacent land uses.

Policy T-3.6: Fair Share. Roadways and right-of-ways along property frontages that serve a development should be improved by the developer and/or complete development. Improvements may consist of driveway improvements, transitional right-of-way expansions, turn lanes, signalized intersections, center turn lanes, lane widening, lane tapers off-site, medians, shoulders, sidewalks, lighting, street lighting, street trees, landscaping, utility modifications, utility relocations, and overhead utility line burials. The improvements may be identified, shown or noted on the adopted City Transportation Master Plan, Improvement District Plan, Development Plan, Preliminary Plat or may be required by condition by city staff, Planning Commission or City Council.

Policy T-4: Identify and prioritize future roadway improvements through development of a Capital Improvement Program.

Policy T-5: Coordinate with nearby counties, regional, state, and national systems for the extension of existing and planned roadways.

Policy T-6: Subdivision applications and other development approvals should be reviewed for adequacy of streets and roadways. Approval may be different, phased in, or conditioned upon the availability of adequate capacity.

Connecting Corridor.
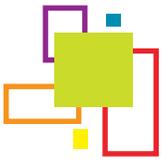
Open Space & Natural Resources

Open space and natural resources are essential elements to the community's quality of life. A well-planned parks and open space system enriches people's lives and helps to attract new residents and businesses by positively impacting community character, real estate values and land development patterns.

Policy OPNR-1: Implement and enforce the goals, policies, and recommendations of the existing Arnold Meramec River Greenway Master Plan and Hometown Revitalization Plan.

Policy OPNR-2: Protect natural resources from the adverse effect of development and the improper management of resource lands. Avoid natural resource areas, or protect them as public open space with innovative and flexible development regulations. Supplement and enhance natural areas.

Policy OSNR- 2.1: Protect Resources. New development and economic growth should be directed to lands away from natural resource areas and served by or programmed for water and sewer service.

Policy OSNR- 2.2: Flexible Zoning. Development should avoid natural resource areas. Flexibility in lot size standards and setbacks should be considered so that developers can protect and expand natural areas.

Policy OSNR- 2.3: Minimize Impacts. When it is not possible for development to avoid natural resource areas, such as road crossings over stream corridors, development should use development techniques that minimize impacts and that supplement and expand natural resource areas.

Policy OSNR- 2.4: Premature Conversion. Reserve and protect vital land areas for future development through the prevention of random, premature conversion of agriculture or undeveloped lands to isolated residential, commercial, or industrial uses.

Policy OSNR- 2.5: Timing of City Services. In open space areas, public infrastructure improvements should be timed and designed to accommodate existing needs and not become an incentive for new subdivisions that might conflict with the growth management polices of this plan.

Policy OSNR- 2.6: Principles and Guidelines. Future development should be designed using the Open Space and Public Places Principles and Guidelines outlined in this plan.

Policy OSNR- 2.7: Site Plan Review. Review of site plans for proposed development should ensure that all reasonable measures are taken to protect and expand natural resources.
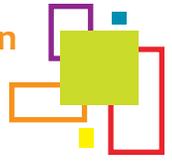
Policy OPNR- 3: Create a comprehensive system of open lands, parks and trails that provides passive and active facilities and recreational linkages between the City's neighborhoods, Centers, districts, parks and community facilities.

Policy OSNR- 3.1: Promote Connections. Promote greenway preservation and expansion as a contributor to quality of life for citizens of Arnold by connecting people and neighborhoods to businesses, schools, shopping, and parks.

Policy OSNR- 3.2: Utilize Stream Corridors. Protect, enhance, and utilize stream corridors by developing trails and bikeways through these corridors and other scenic areas.

Policy OSNR- 3.3: Identify Areas. Preserve other natural corridors for both resource and recreational value and combine with greenway development to identify those natural areas that does have significant aesthetic value.

Policy OSNR- 3.4: County Coordination. Coordinate Greenway Framework planning and development with the County to provide overlapping and connecting parks, connections and recreation opportunities in the region.

Policy OSNR- 3.5: Mobility Linkages. Provide shaded and lighted on-and-off-street trails that link sidewalks with community parks, activity centers, and regional trail system.

Policy OSNR- 3.6: Identify Alignments. Identify trail alignments and necessary right-of-way, and require, if appropriate, rights-of-way to be set aside for new developments.

Policy OSNR- 3.7: Natural Resource Inventory. Identify and designate specific boundaries of all natural resource areas through a natural resource inventory and acquire natural resources when it is in the public interest to ensure their protection from degradation and assure their availability to the public as environmental assets.

Policy OSNR- 3.8: Stormwater Opportunities. Coordinate park development with regional stormwater efforts, including detention facilities to provide linear parks and recreation opportunities.

Open Space, Natural Resources and Greenway System.
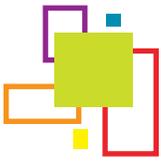
Infrastructure & City Services

Public facilities and infrastructure are an important foundation of quality of life in Arnold. Efficient public facilities are vital to most daily activities and require regular maintenance and upgrading both to meet the demands of a growing population and to be sensitive to environmental resources. The quality and availability of these services influence the type, timing and density of development in the future.

Policy PICS- 1: Safeguard public health, well-being, and prosperity by providing and maintaining facilities that enable the community to live in balance with the natural environment.

Policy PICS- 2: Maintain adequate police and fire services, identify, and reserve sites for future public safety services.

Policy PICS- 3: Adequately meet the City's current and future public service needs while assuring cost-effective public improvements.

Policy PICS- 3.1: Leverage Existing Facilities. Support development which utilizes existing facilities and which minimizes the need for additional public facilities.

Policy PICS- 3.2: Compact Development Pattern. Compact and denser development should help make the extension of utilities financially feasible. Where feasible, promote the maximum allowable densities within each land use category and educate the community on the effects of lower density development as not being cost supportive of City services.

Policy PICS- 3.3: Evaluate Extensions. Requests for extension of services to edge residential areas should be reevaluated regularly to determine whether rural residential areas can be served efficiently.

Policy PICS- 3.4: Septic Systems. Residential development proposed on individual septic systems in areas planned for future public sewer, and proposed as lower-than-zoned density, should be encouraged to use a design which provides subsequent opportunity for increased density, such as through infill development and re-subdivision, as such time that public sewer becomes available.

Policy PICS- 3.5: Upgrade Facilities. Identify areas where community facilities need upgrading, added capacity, or extensions. Priorities should be established according to need and recommendations of the Plan, and provided for as feasible in a new Capital Improvements Program.
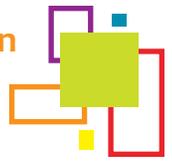
Policy PICS- 3.6: Prioritize Future Improvements. Phase the extension of utilities into new drainage basins based on projected plans and level of demand. Identify and prioritize future sanitary sewer improvements through any future Capital Improvements Program.

Policy PICS- 3.7: Plan Review. Subdivision applications and other development requests should be reviewed for adequacy of sewer and water infrastructure. Approvals may be deferred, phased in, or conditioned upon the availability of adequate infrastructure and treatment capacity.

Policy PICS- 4: Coordinate with federal, state, regional, and county authorities for maintenance and enhancement of the public water supply.

Policy PICS- 5: Coordinate with federal, state, regional, and county authorities for maintenance and enhancement of the public sanitary sewer system.

Policy PICS- 6: Coordinate with neighboring communities and rural service providers to proactively ensure implementation and cost effective improvements.

Infrastructure Best Management Practices.
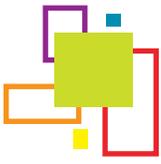
Sustainability Policies

This is a crucial time to rethink how Arnold meets our needs today to help to ensure a desirable future for following generations. Climate change threatens access to water, food production, health, use of land and the environment. The sustainability of the Arnold community depends on the innumerable decisions and actions of its' individuals.

Policy SP- 1: Use resources efficiently and reduce demand for natural resources (such as energy, land, and water) as a first alternate to expanding supply.

Policy SP- 2: The City shall encourage more energy-efficient development through the Comprehensive Plan Building Code, and other policy documents.

Policy SP- 3: The City shall encourage the investigation, development, and use of local, renewable energy, including solar, hydroelectric, thermoelectric, wind, wave, heat pumps, and other sources.

Policy SP- 4: The City will consider strategies, such as incentives, to encourage the use of green building construction methods and materials in private construction.

Policy SP- 5: The City shall encourage land use patterns and development that promote clustering and multiple stories, take advantage of energy-efficient designs.