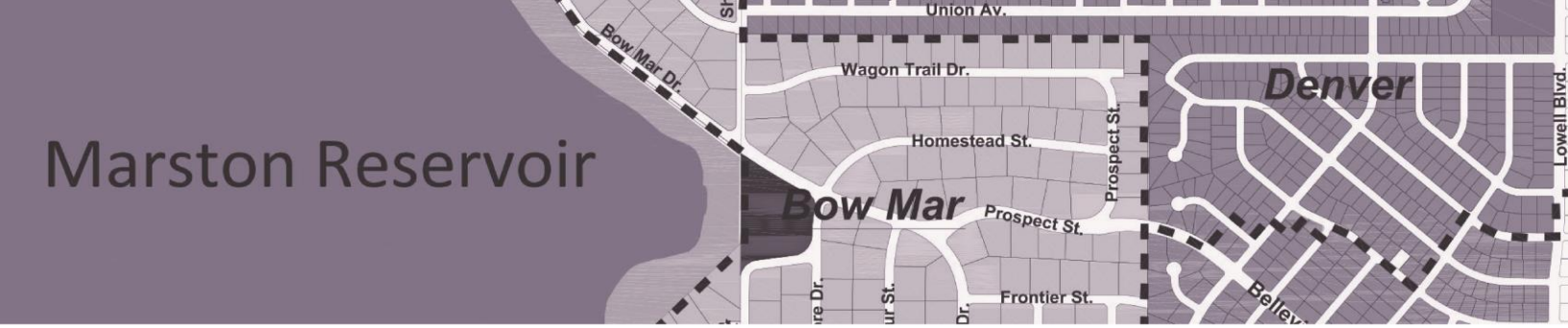
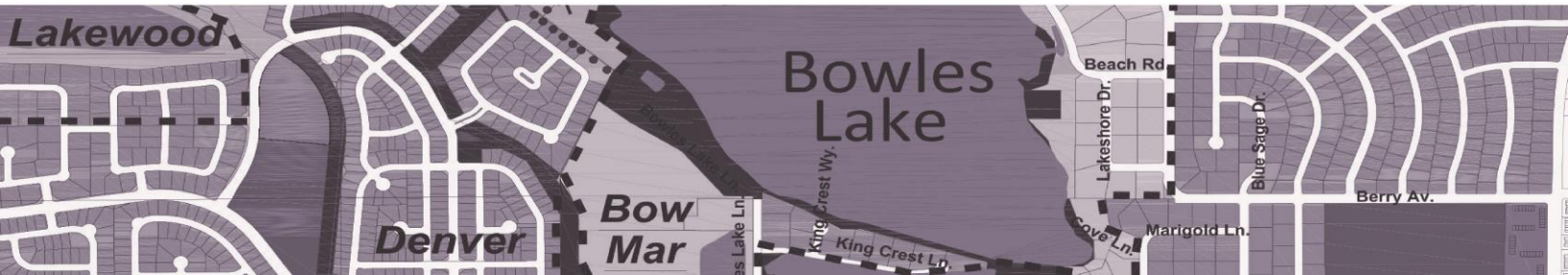


Community Plan
Town of Bow Mar, Colorado

September, 2015



Drafting Note: Cover will be changed to appropriate month upon adoption.

Bow Mar Community Plan
October 2015

Prepared for:
Town of Bow Mar
Board of Trustees
Bow Mar, Colorado

Prepared by:
Community Matters Inc.
5601 South Nevada Street
Littleton, CO 80120

RESOLUTION ADOPTING COMPREHENSIVE PLAN
TOWN OF BOW MAR
County of Arapahoe, State of Colorado
Resolution No. 2015 - _

A RESOLUTION ADOPTING THE TOWN OF BOW MAR COMPREHENSIVE PLAN

WHEREAS, the Town of Bow Mar, Colorado, ("Town") acting through its Town Board who sits as the Town's Planning Commission, is empowered pursuant to Section 31-23-201, *et. seq*., C.R.S. to make and adopt a master (or comprehensive) plan; and

WHEREAS, the Town created its first Town Plan pursuant to Section 30 of Article II of the Colorado Constitution, and the Colorado Revised Statutes Section 31-12-101 *et. seq*., and

WHEREAS, the Board of Trustees, acting as the Planning Commission, recognized the need for a Comprehensive Plan that complies with the requirements of Section 31-23-201, *et. seq*., C.R.S.; and

WHEREAS, the Board of Trustees, acting as the Planning Commission, has considered the comments of staff and the public regarding the Comprehensive Plan as presented, and

WHEREAS, the Board of Trustees, acting as the Planning Commission, makes the following findings based on the matters presented to it:

A. The Comprehensive Plan is in the best interests of the Town; and

B. The Comprehensive Plan correctly categorizes land uses and proactively prepares and protects the Town for future growth in and surrounding the Town; and

WHEREAS, the Board of Trustees, acting as the Planning Commission, conducted a public hearing on the Town of Bow Mar Comprehensive Plan on _____ 2015; and

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR, COLORADO:

Section 1. The Town of Bow Mar Comprehensive Plan dated _____ 2015 is hereby adopted.

Section 2. The Town of Bow Mar Comprehensive Plan as adopted hereby, expressly includes maps and other matters, intended by the Board of Trustees acting as the Planning Commission to form the whole of the Town of Bow Mar Comprehensive Plan, all of which materials are contained within the plan document itself, and which plan document is hereby declared to be a part of the Plan.

Section 3. The action of the Board of Trustees acting as the Planning Commission adopting the Town of Bow Mar Comprehensive Plan shall be recorded on the Town of Bow Mar Comprehensive Plan by the identifying signature of the Secretary to the Commission.

Section 4. A copy of this Resolution shall be attached to each copy of the Town of Bow Mar Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

Section 5. An attested copy of the Town of Bow Mar Comprehensive Plan shall be and hereby is certified to the Town of Bow Mar Board of Trustees and the Arapahoe and Jefferson County Board of County Commissioners pursuant to Section 31-23-208, C.R.S.

Section 6. This Resolution shall be effective upon adoption by the Board of Trustees acting as the Planning Commission.

ADOPTED AND APPROVED this ___day of _____, 2015

TOWN OF BOW MAR
Board of Trustees acting as Planning Commission

_____
Rick Pilgrim, Mayor
ATTEST:

_____
Karen Reutzel, Secretary, Commission/Board of Trustees

CERTIFIED COPY RECEIVED AND APPROVED this ___ day of _____, 2015.

TOWN OF BOW MAR
BOARD OF TRUSTEES

_____
Rick Pilgrim, Mayor

ATTEST: _____
Karen Reutzel, Town Clerk

CERTIFIED COPY RECEIVED AND APPROVED this ___ day of _____, 2015.

COUNTY OF ARAPAHOE AND JEFFERSONBOARD OF COUNTY COMMISSIONERS
Chairperson: _____

ATTEST: _____

COUNTY OF JEFFERSON
BOARD OF COUNTY COMMISSIONERS
Chairperson: _____

ATTEST: _____

Bow Mar is a tranquil oasis in the middle of maddening development; a place of rich diversity and a dazzling accumulation of talent; a small town where everyone knows your name; where the stars shine brighter at night and where the blue lake and sandy beach make every day seem like a vacation. We are a community of doers, rather than spectators in the governance of our community.

From 1997 50th Birthday Ceremony,
Mostly penned by Judge David Ebel

TOWN OF BOW MAR, COLORADO
2015 COMMUNITY PLAN

This Plan was prepared by:
Michael Davenport, Barbara Cole, Allen Gerstenberger, and Ann Pitinga. The latter three volunteered their time.

Community Matters, Inc.
5601 South Nevada St.
Littleton, Colorado 80120
cmi@commat.com

Acknowledgements
We would like to thank the following for their support and assistance in the creation of this plan:

Town of Bow Mar Trustees
Mayor Rick Pilgrim
Jane Carlson
Marsha Dennis
Gary Guilford
Anne Justen
Merle McKittrick
Carrie McLaughlin

Town of Bow Mar Contract Staff
Town Clerk: Karen Reutzel
Town Attorney: Jack Reutzel
Columbine Valley Police Chief: Bret Cottrell
Building Inspector: Terry Weis
Bowman Engineering Group Ltd.

A special thanks to the following individuals:

Ted Baer and Kristi Lucas for statistics on home sales
Dave Irey for amazing photographs
Jim McFall for his historical slideshow presentation
Anne Justen for her assistance in tabulating building permit data--it was a two-person job

All the citizens of Bow Mar that participated in confidential interviews and focus groups
The 199 (out of a possible 295) households who completed the Resident Survey
DRCOG, Arapahoe County, and Jefferson County staff who provided government information and base maps

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Section 1: OVERALL GOALS, PRINCIPLES, POLICIES AND ACTIONS

Development of the Plan

In 2015, Bow Mar's Board of Trustees initiated the development of a Comprehensive Plan. A plan is required of all municipalities with more than 2,000 people, and for any Colorado municipality wishing to annex land. The plan was prepared by a local firm, Community Matters Inc. that was hired by the Town.

The Town recognized that citizen involvement was critical to the success of the Plan. The Community Matters Team conducted 17 confidential reconnaissance interviews representing a cross section of the community, six focus group meetings involving more than 50 residents, and a work session with the Trustees and BMOI (Bow Mar Owners, Inc.) Board. In addition, a mail survey was delivered to every home in the community, and 199 households responded--an outstanding 67% response rate. Citizens were also afforded the opportunity to learn about the Plan at Beach Cleanup in May, 2015, and the Team received an additional 34 comment cards regarding valued aspects of the community. The draft Plan was presented at an Open House on June 15, 2015 and adopted in _____of 2015 after the requisite public hearings.

CRS 31-23-206. MASTER PLAN.
THE MASTER PLAN OF A MUNICIPALITY SHALL CONSTITUTE AN ADVISORY DOCUMENT TO GUIDE LAND DEVELOPMENT DECISIONS UNLESS THE PLAN, OR ANY PART OF THE PLAN, IS MADE ENFORCEABLE THROUGH THE MUNICIPALITY'S ZONING, SUBDIVISION, OR OTHER LAND DEVELOPMENT REGULATIONS IN ACCORDANCE WITH APPLICABLE PROCEDURES GOVERNING SUCH REGULATIONS.

Using the Plan

The idea behind planning is simple: People in a community reach agreement on goals and policies to guide decisions, development, and growth in the place where they live. The Comprehensive Plan is an important tool to be used by a community to guide decision-making. It serves as a road map to help the community ensure that any development impacting the community occurs in a manner supported by the community.

Plan Distribution & Use

- The Plan should be used by Town Trustees, Town contract staff, and other organizations that have a stake in the future of Bow Mar, including BMOI and the Bow Mar Water and Sanitation District, to determine annual work programs and budgets.
- The Plan should be used to guide decision-making with regard to community character, infrastructure improvements, land use, and in the review of any development proposals within Town or within the defined 3-mile planning area.
- The Town Board and Town staff should review the Plan on an annual basis. The intent of the review is to determine whether the critical action items have been met, completed on schedule, are no longer valid, and whether new actions need to be added. The Town Board may amend the Comprehensive Plan as needed due to changing conditions, changes in policy, or requests by property owners, specific interest groups, or the general public.

- The Town should alert community service groups, local agencies, and those that care about the community that the Plan is available to aid in their short- and long-term goal setting and investment decisions.
- The Plan should prove useful to Bow Mar residents, the real estate community, and private property owners. The Plan provides information, policies, and guidance on several community topics, including land use, community character, and the availability of public services and facilities.
- The Plan should be made available to all residents and those wishing to relocate to Bow Mar. It will help them understand the unique attributes of the community and extraordinary level of community involvement.

Legal Status

The Comprehensive Plan is a framework and guide for accomplishing community aspirations and intentions. It states goals and recommends a course of action for future growth and development of land, public amenities, services, and needed infrastructure. As specified by Colorado law, the Plan sets forth the Town's recommendations for the most desirable use of land and provision of facilities and services from the community's perspective.

Colorado case law further provides that adopted land use plans are advisory only. Zoning provides the detailed means for giving legal effect to the plan's goals and policies. C.R.S. § 31-23-303 states that zoning regulations "shall be made in accordance with a Comprehensive Plan." Recent legislation provides communities with a mechanism to make the Comprehensive Plan more than advisory. However, the Town of Bow Mar has determined that the Plan shall be advisory, only, and as provided for in State Statute, shall be further implemented by amending the Town's zoning ordinance. [C.R.S. 31-23-206]

Overall Community Goals

The "Overall Community Goals" represent a vision for the future of Bow Mar. These goals are general and provide residents with a "snapshot" of how citizens wish to see the Town manage the community. These community goals are further discussed in the principles and policies that follow.

Goal # 1 Preserve and enhance the ethic of community participation and the small town sense of place that is a part of our daily lives.

Goal #2 Continue to operate as a small town government utilizing limited contract employees to oversee the four main functions of governance in town--administration, public safety, building and zoning compliance, and road maintenance.

Goal #3 Foster community ties and reinforce the interrelationship and consistency between the Town and its contract employees, BMOI, Bow Mar Water and & Sanitation District, the Patrick/Bennett Reservoir Company, Littleton Fire Department, and Columbine Valley Police Department, Arapahoe County, Denver County and Jefferson County which the Town relies on for municipal services.

Goal #4 Appreciate and preserve open space, both communal and private.

Goal #5 Retain the large lot, small-town atmosphere that affords a sense of peace and quiet cherished by the residents of Bow Mar.

Goal #6 Ensure the Town revenue is adequate to provide the limited municipal services afforded Bow Mar residents.

Goals #7 Adequately maintain Town-owned property and infrastructure through appropriate capital improvement outlays.

Community Principles & Policies

Community Principles represent a vision for the future of the Town. These Principles are general and provide a "snapshot" of how Bow Mar citizens want to manage change in the community. These overall principles are further explained by specific policies. Policies should be used to guide the efforts of the Board of Trustees as they establish their annual goals and work program.

These Principles and Policies are a result of seventeen confidential interviews which included a cross section of the community, six focus groups that included children growing up in Bow Mar, Blackouts, a Gardening Club, the Monday Club, the Yacht Club, the Trustees and BMOI directors, an open meeting at the spring cleanup, and the response from 199 surveys (a 67% response).

Community Character

Principle: Overall Image (IM). **Community pride and a strong sense of belonging are what makes Bow Mar a special place and defines its image.**

- Policy IM-1. Community atmosphere. Preserve the semi-rural, residential atmosphere that includes walking to community amenities, abundant open land, knowing your neighbors, and an approachable Town government.
- Policy IM-2: Entryways. Maintain the four entrances to Town to create a strong visual impression and community identity through well-designed signs and landscaping.
- Policy IM-3: Nuisances. Enforce nuisance regulations and control weeds, debris, and dust with particular attention to areas that are visible from local streets.
- Policy IM-4: Vehicles. Work with homeowners to ensure large vehicles, RV's, campers, boats, trailers, and recreational equipment are properly stored off the street and screened from view.
- Policy IM-5: Lighting. Protect the night sky. No lights should extend beyond the property lines.

Principle: Traditions (TR). **Celebrate and preserve Bow Mar traditions.**

- Policy TR-1: Natural features. Preserve and protect Bow Mar's natural assets –- the lake, open space, mountain views, and the canopy of trees throughout the Town.
- Policy TR-2: Traditions. Preserve Bow Mar traditions as well as any identified historic and cultural resources.
- Policy TR-3: Involvement. Foster the community's interest in and support of Bow Mar's traditions.

Principle: <u>Building and Site Design</u> (BU)**. Ensure new development and redevelopment is harmonious with the Town's desired image of "ranch style homes" on large lots."**[1]

- Policy BU-1: Lots. Maintain the historic lot coverage limits which were recognized in 2008 and now regulated by building envelope requirements that ensure the size and scale of new construction and additions are in keeping with Bow Mar's rural, residential character.
- Policy BU-2: Site design. New construction and additions should be within the defined building envelope and strive to protect as many mature trees and vegetation as possible to preserve Bow Mar's character and avoid adverse impacts to adjacent properties.
- Policy BU-3: Building scale. New construction and additions should be compatible with the Town building requirements.
- Policy BU-4: Review. The Town is responsible for ensuring that all structures meet the Zoning Ordinance that controls size of structure, height of structure, and setbacks while the ACC controls the design of structures.

<u>Community Facilities</u>

Principle: <u>Infrastructure</u> (IN)**. Maintain adequate facilities within the Town.**

- Policy IN-1: Utilities. Coordinate with the Bow Mar Water and Sanitation District and the Patrick/Bennett Reservoir Company to ensure that existing and newly constructed facilities are not compromised.
- Policy IN-2: Streets. Maintain the existing local street system.
- Policy IN-3: Through traffic. Discourage non-Bow Mar related traffic driving through Bow Mar.
- Policy IN-4: Sidewalks and lighting. Maintain the existing street character–- with no sidewalks and no street lighting.
- Policy IN-5: Water rights. Protect existing water rights.
- Policy IN-6: Natural hazards. Support development and use of regional warning systems for hazards such as floods and tornados.
- Policy IN-7: Storm Drainage: Assess potentials for a change of water runoff from a property undergoing redevelopment onto adjacent property or public right-of-way, and address to maintain historic flow patterns and amounts.

Principle: <u>Recreation and open space</u> (RO)**. Provide a coordinated system of open space, trails, and recreation facilities to serve the present and future needs of Bow Mar residents.**

- Policy RO-1: Parks and recreation facilities. The Town should continue to maintain and improve recreational facilities and services as appropriate.
- Policy RO-2: Watershed preservation. The Town should foster watershed preservation of Bowles Lake and Patrick/ Bennett Reservoir Company.

---

[1] From ACC adopted Design Guidelines, page 8.

- Policy RO-3: Open space. Preserve Town open space in its natural and undeveloped state, and work cooperatively to maintain open space acquired by the Town.
- Policy RO-4: Activities. Multi-generational involvement is a cornerstone of the community. Continue to encourage participation by all ages in all community groups and activities.

Community Services

Principle: Public Safety (PS)**. Protect the safety of citizens and visitors within the Town of Bow Mar.**

- Policy PS-1: Services. Provide law enforcement and emergency services at a level commensurate with local needs and circumstances.
- Policy PS-2: Education. Educate residents on methods that have been proven to deter crime such as neighborhood watch groups and use of appropriate windows and locks on homes.
- Policy PS-3. Cooperation. Continue established mutual-aid agreements and other cooperative efforts for police, fire, and emergency services.

Principle: Finance (FI)**. Ensure that Town revenue is adequate to provide municipal services and to maintain roads and Mary's Meadow.**

- Policy FI-1: Revenues. Continue to examine all reasonable sources of revenue available to and controlled by the municipality.
- Policy FI-2: Expenses. Ensure that all expenses are reasonable and commensurate with their benefits.
- Policy FI-3: Capital Improvement Program (CIP). Develop and update a five-year CIP to address needed improvements of community facilities.

Principle: Administration (AD)**: Foster community ties and reinforce the relationships among the Town, BMOI, Bow Mar Water and Sanitation District, and other governmental institutions that provide contractual services to the Town.**

- Policy AD-1: Participation. Encourage active participation in Town government and community traditions.
- Policy AD-2: Communications. Continue communication between the Town and residents.
- Policy AD-3: Existing providers. Understand and continue to coordinate with the Special Districts, such as water and sanitation districts, that provide essential services to the residents of Bow Mar.
- Policy AD-4: BMOI: Clearly delineate Town functions and responsibilities as appropriate to support BMOI activities.

Land Use and Growth

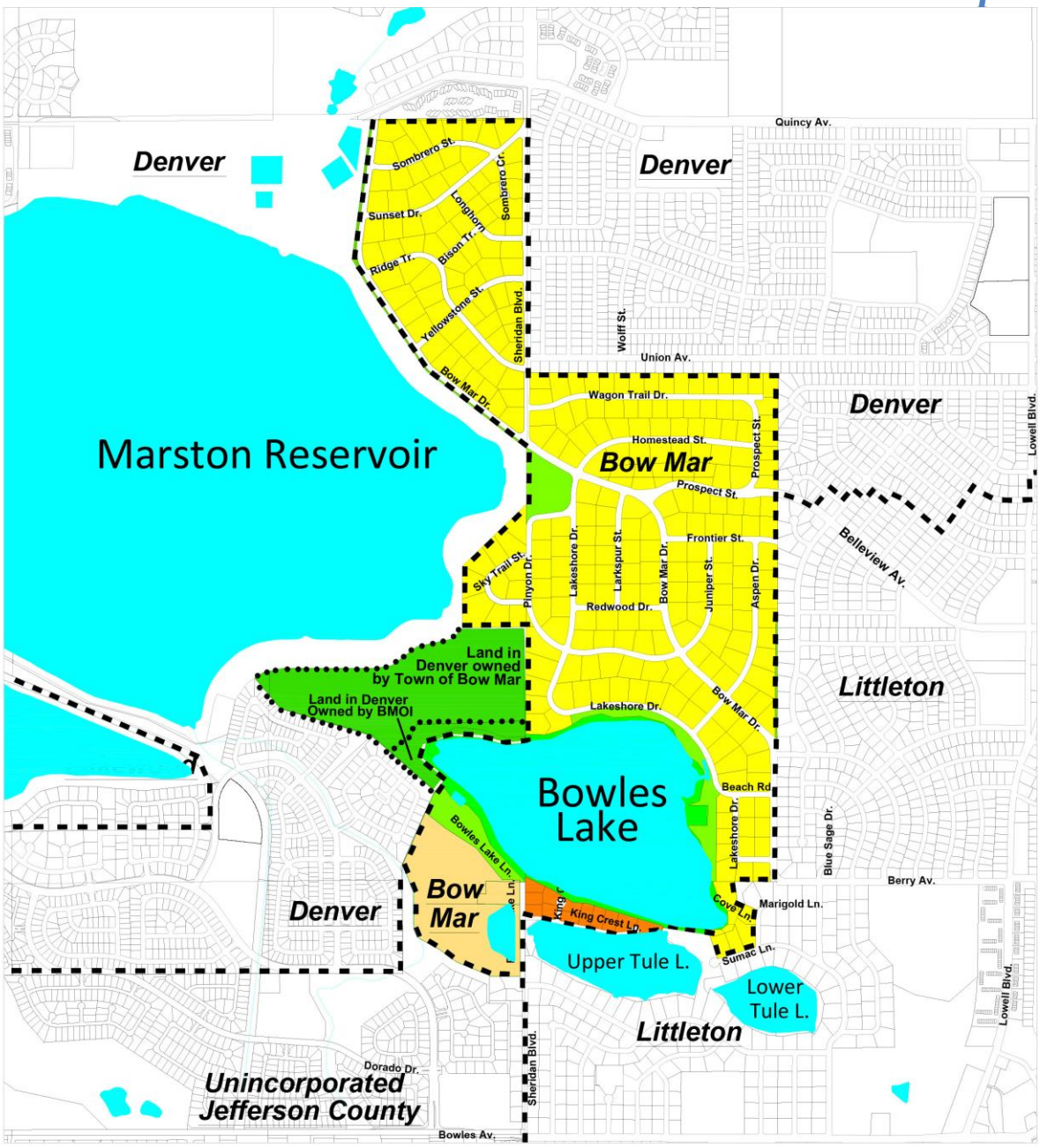
Principle: Land Use (LU)**. Remain a community of large lots and open space.**

- Policy LU-1: Open Areas. Preserve and enhance open lands and water features, both public and private, for active and passive recreational use to ensure the sense of openness in the community.
- Policy LU-2: Land use districts. The Land Use Map and the Zoning Map described in the Community Plan are incorporated as part of the Town's Zoning Ordinance.
- Policy LU-3: Regulations. Strive to balance public interest and the rights of property owners.

Principle: Growth (GR)**. Influence development outside of the existing Town boundaries that will be beneficial and not detrimental to the Town of Bow Mar.**

- Policy GR-1: Adjacent Town and BMOI property. Pursue annexation of adjacent land owned by the Town (Mary's Meadow) and BMOI (Bowles Lake LLC parcel) but not within the current Town limits.
- Policy GR-2: Other adjacent lands. Encourage adjacent jurisdictions to preserve and maintain existing open land, such as Marston Reservoir, or if developed, encourage low density homes with open space along the edge of the Town.
- Policy GR-3: Annexation –- Community Plan. Annexations should be consistent with the Community Plan and Three-Mile Plan, as may be amended.. Annexations should be subject to an independent analysis of the costs and benefits to the community.

Future Land Use Map



Town of Bow Mar Community Plan

- Agricultural
- Residential R-1
- Residential R-2
- Recreation
- Open Space
- Water

North

0' 1000'

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- - - Municipal boundary • • • • Town and BMOI parcels outside of Bow Mar

Community Matters, Inc.

Future Land Use

Section 2: THE COMMUNITY PLAN FRAMEWORK

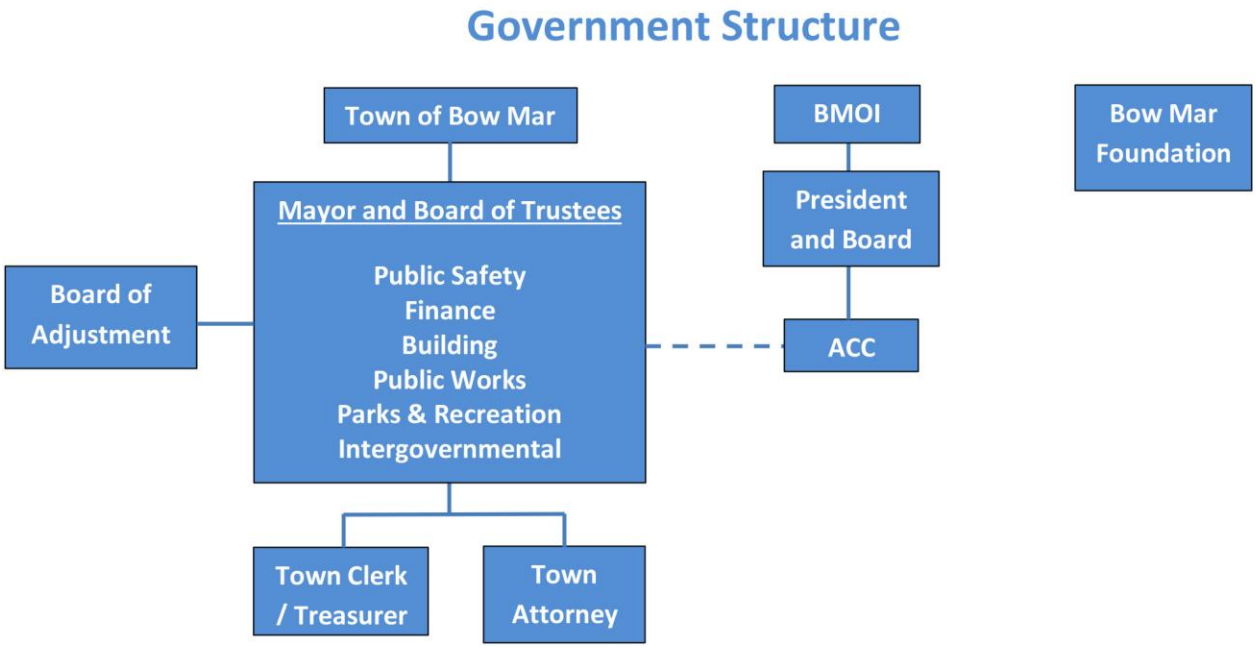
Brief History, Heritage and Governance Structure

In 1946, Lloyd and Eleanor King wanted a site to build a new home. They purchased a 95-acre farm overlooking Marston Lake and then acquired several other parcels, including Bowles Lake. A year later, King began selling lots in the new subdivision named Bow Mar. Covenants were established that run with the land to ensure that the characteristics of place envisioned by King were maintained. BMOI was established in 1947 with a prime responsibility of ensuring that the community's recreational assets were maintained and enhanced and that the covenants were followed[2].

Organizations & Events Important in Bow Mar's Past	
Year	
1930	Virgie & Dan Gallagher purchase Bowles Lake
1946	Lloyd King purchased about 600 acres, including Bowles Lake
1947	1st lot sold in Bow Mar (Gladys & Charlie Lamb, 5255 Sky Trail)
1947	1st home completed (Paul & Marion Ambrose, 5171 Juniper, 11/18/47)
1947	BMOI formed to manage lake, beach, and quasi-governmental services
1948	1st beach clean up
1949	Lloyd King sells balance of his holdings to Denver Realty Assoc. (DRA) with about 25% of the Bow Mar land remaining. (He lived in Bow Mar for the rest of his life.)
1951	Bow Mar Water & Sanitation District formed
1954	Bow Mar Directory published
1954	Bowles Lake established and formally transferred to BMOI from DRA
1956	1st Bow Mar Bulletin published
1957	Proposed inclusion of Bow Mar South into BMOI was rejected
1958	Town of Bow Mar incorporated by vote of residents
1958	Lloyd King elected first mayor of Bow Mar
1958	"Plans Approval Committee" (forerunner of ACC) appointed by Mayor King
1958	Garden clubs formed
1960	Town annexed the Isthmus, 12 lots owned by King on the south side of the Lake
1960	Monday Club formed
1961	Bow Mar Tennis Club formed
1966	Acquisition of State Land Board "school land" by BMOI, now known as Marston Meadows
1967	1st presentation of Blackouts performance at the Winter Dance
1970	Marston Meadows purchased from Littleton School Board for $10,000
1984, 2000	7.8 acre Audubon Property acquired when Virgie Gallagher donated land to the Audubon Society in a staged process through which BMOI received title in 2000; protective covenants ensure it will forever be a wild bird sanctuary.
1994	BMOI acquired about 7.5 acres west of Lake from Denver Water Board
1994	Town issued debt and acquired Mary's Meadow (50 plus acres) from the Denver Water Board
2008	Upon approval by Bow Mar voters, ordinance modified to define permissible house size

[2] Both the Town Board and BMOI have done an exceptional job maintaining the qualities of place envisioned by early residents. On the resident survey conducted for this Plan, 100% of the residents rated Bow Mar as an excellent/good place to live; 98% would recommend it to others.

The Town of Bow Mar was incorporated by a vote of the people in 1958. The Mayor and Trustees are elected for 2 year terms with the election occurring In April. There is no term limit. The following organizational chart depicts the unique governance structure of this statutory municipality[3].



The Town of Bow Mar governs municipal functions, while BMOI, with its lake and sand beach ensures that the special community assets--the lake, beach and open spaces--are maintained and enhanced. BMOI was formed in 1947 as the organization responsible to "…maintain [Bow Mar] as a desirable residential district, to develop and control all recreational facilities, to supervise and manage all land and water areas dedicated to the use of this organization, and to provide for all services necessary to promote and advance the health and social welfare of the residents…"[4] For the first decade, BMOI was the pseudo-government, responsible for everything in the community from lake security to managing the roads.

BMOI owns land, water rights, and recreational amenities. It is funded by its members through annual dues and initiation fees. All residents of Bow Mar may join, and in 2015, 97% of households were members. In addition, there are alumni memberships for people who were members for more than 15 years. BMOI is led by a volunteer Board of Directors who are elected by BMOI membership to a three-year term. All BMOI Board activities and decisions are guided by the BMOI Bylaws.

BMOI's crown jewels, Bow Mar lake and beach, are the "heart and soul" of Bow Mar. The beach is more than just a fun place for people to meet and play; it is the catalyst that provides the energy for the community. Bow Mar's beach is a unique gathering spot, a location that focuses activities, brings people together and,

While no larger than a neighborhood, Bow Mar is a community that is fearful of losing the "Mayberry" like qualities of place, but it is a community that has done a stellar job at preserving those qualities of place that make this a unique community.

[3] See the Bow Mar Municipal Code, Chapter 2 "Administration and Personnel", Article II and Article III.
[4] Articles of Incorporation Bow Mar Owners, Inc., 12/31/1947.

surprisingly important, provides the positive “image” in everyone’s minds of Bow Mar.

The role that the beach plays in Bow Mar’s past, present and future cannot be overstated. It is not just a physical place. It is the catalyst that makes life in Bow Mar a unique experience.

Property Ownership

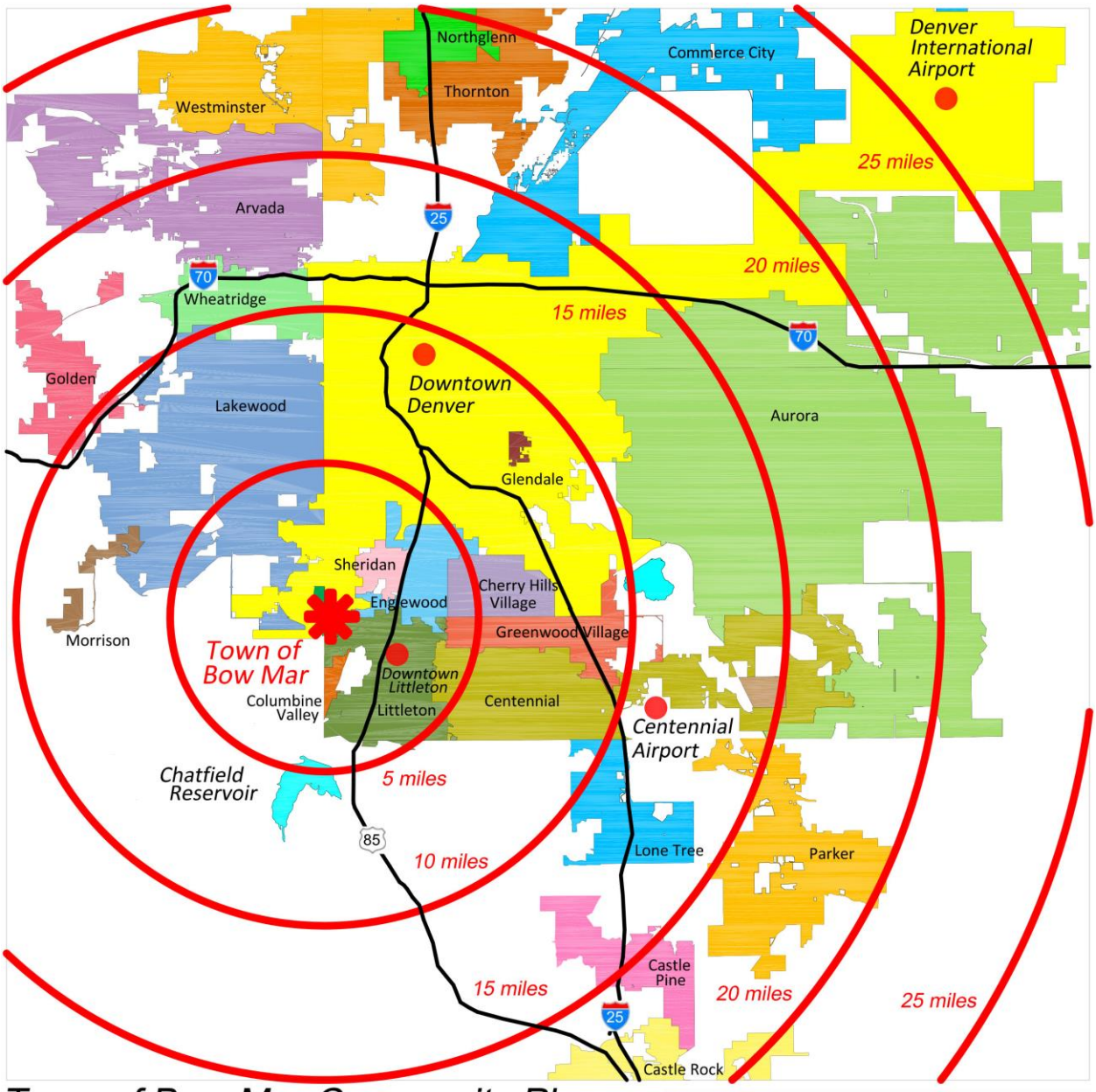
BMOI is the largest private landowner with the lake and recreation land. Most of Bow Mar consists of large residential lots, with smaller residential lots on the south side of Bowles Lake and a larger parcel southwest of Bowles Lake. The Town owns Mary’s Meadow, the road rights-of-way, and several small parcels along the roads.

Community Character & Profile

The people of Bow Mar are well-educated homeowners. Many people--forty percent--have lived here for more than 20 years. People who were raised in Bow Mar sometimes return to raise their own children. It is a community with a “Mayberry” feel that is also an inner ring suburb to a major city, thereby providing the best of both worlds. Children are valued and an integral part of the neighborhood. Word of mouth and the monthly *Bow Mar Bulletin* celebrate achievements. Bow Mar is a great place to grow up.

The people define Bow Mar, as much as it is defined by its location or lot size. Everyone knows their neighbors, which are not necessarily just the people living adjacent. They are volunteering to manage the Town, BMOI, the town gardens, the schools, and the service projects. They ensure community traditions continue: Blackouts at the Winter Dance, Easter Egg Hunts, Beach Spring Cleanup, Carp Day, Father’s Day Brunch, Fourth of July picnic, Bow Mar Anniversary, Turkey Bowl, and Santa at the Beach. They foster youth activities such as tennis team, swim team, sailing races, and weekly summer crafts at the beach.

Vicinity Map



Town of Bow Mar Community Plan

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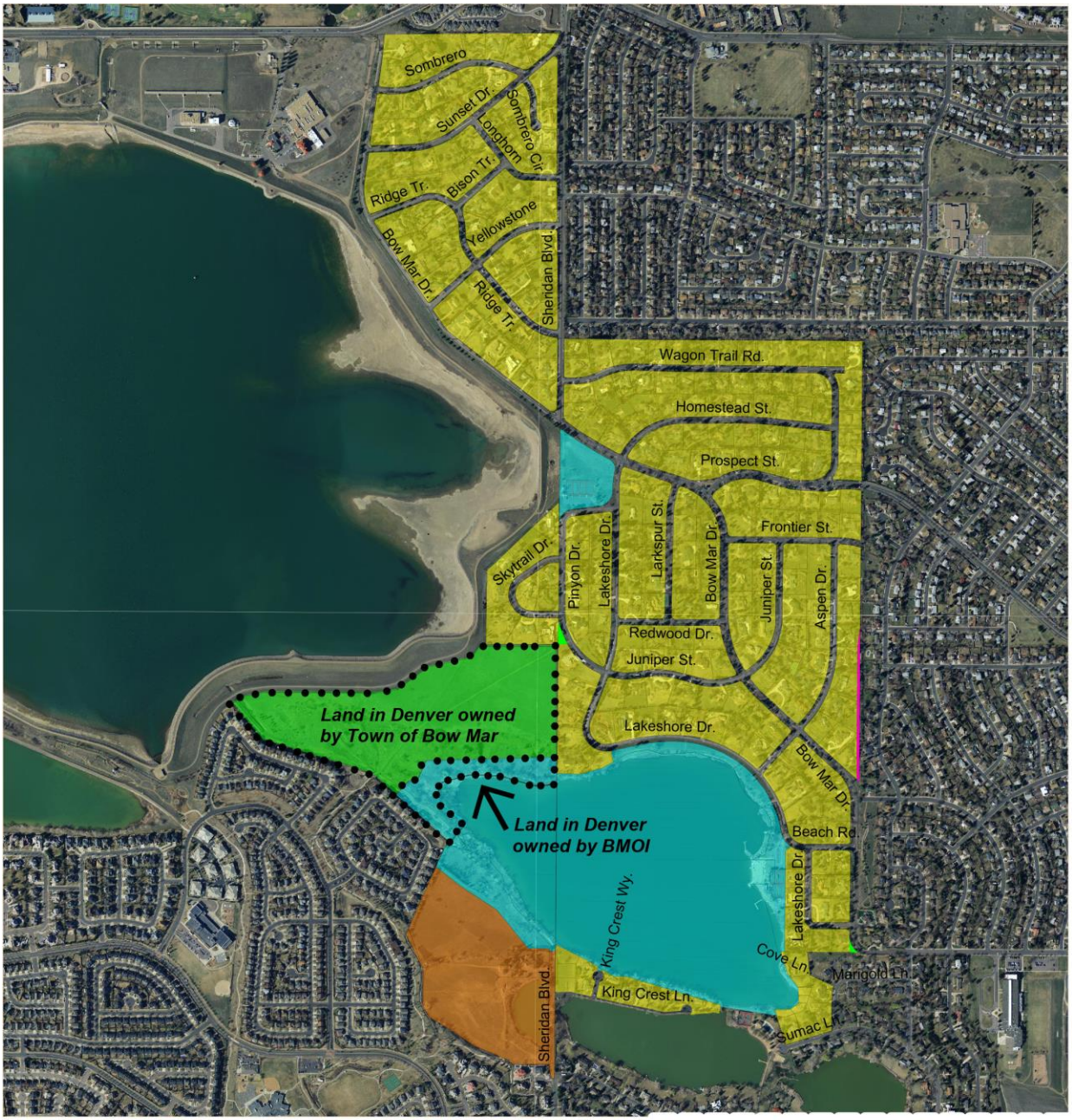
North

Community Matters, Inc.

Located in Historic Downtown
5601 South Nevada Street
Littleton, Colorado 80120

Ownership Map



Property Ownership

- Individual lots
- McLish strip
- Historic King Farm
- BMOI (land and lake)
- Town of Bow Mar property
- Parcels in City and County of Denver

North

September 20, 2015

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Community Matters, Inc.

Located in Historic Downtown
5601 South Nevada Street
Littleton, Colorado 80120

Town of Bow Mar Community Plan

The people of Bow Mar value their large lots, with associated privacy. Setbacks are 40 feet on all sides, and all homes must be no more than sixteen feet tall. All homes must be proportional in size to the lot. Any variance from the Town's Zoning ordinance must be granted by the Town. The Architectural Control Committee (ACC) is charged with ensuring that construction is in keeping with the covenants of BMOI. The committee utilizes its adopted architectural design guidelines to ensure that the architecture is in keeping with the traditional Bow Mar design features.

Bow Mar has a variety of characteristics that were mentioned frequently by residents; although none is unique, the combination of attributes results in a special setting for the community:

- Limited in size and opportunity to expand because it's mostly surrounded by other cities;
- Part of the urban network, but separate–-there are no major roads through the community;
- Semi-rural in character without street lights or sidewalks;
- Low profile homes on large lots providing a sense of privacy;
- Land use homogeneity–-limited to residential use and open spaces;
- Island, enclave, isolated;
- Shared community;
- Small, stable population with several 2nd and 3rd generation families;
- Long tenure of families;
- Respect for others-- sense that neighbors care about others, even if they don't always agree;
- Limited government services, with lots of volunteers doing the work and limited paid staff;
- Volunteers staff the boards and chair the events; and
- Town government responsible for limited municipal services.

Home grown gardens - vegetable, fruit and flower--can be found at almost every home in town; we continue our tradition of being a hardy bunch and curse the hail, snow and cold that can occur at the most inopportune times. Some even curse the rabbits and foxes that make gardening ever so challenging.

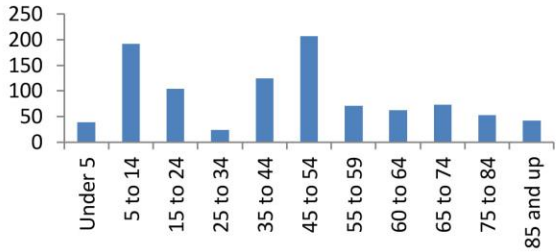
Town of Bow Mar – Community Profile

Interesting Facts about the Town of Bow Mar

- The population is aging. In the year 2000, the median age was 44.3 years. Latest census figures show a median age of 45.5 years.
- 95% of Bow Mar households own their home, compared to 68% for the Denver region.
- Median household income in Bow Mar is $168,750 compared to $56,360 for the Denver region.
- Bow Mar residents are well educated, with 80% of those over age 25 having a Bachelor's Degree or higher, compared to 41% in the Denver area.

	Bow Mar	Denver Region
General		
Population[1]	866	2,798,757
Employment[2]	426	1,433,095
Households[1]	290	1,108,442
Income		
Mean Earnings[2]	$194,307	$82,986
Median Household Income[2]	$168,750	$56,360
Education		
Percent of Population Over Age 25 With Bachelor's Degree or Higher[2]	80%	41%
Percent of Population With High School Diploma only[2]	3%	21%
Median Age[1]	45.5	38
Median Age Projection	**2010**	**2040**
Colorado[4]	36.1	39.4

Population by Age of Residents[2]

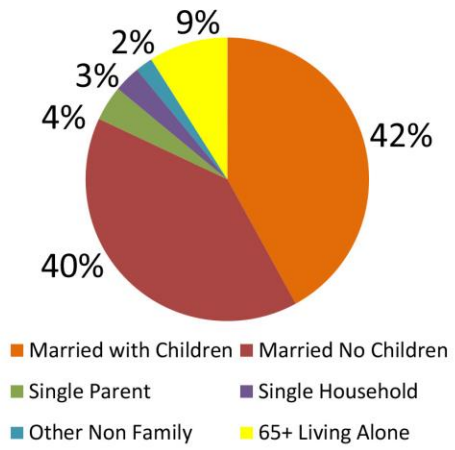


Bow Mar Survey results (67% response rate)

- 67% of the families in Bow Mar have lived in town at least 10 years, 40% of the residents have lived in town over 20 years.
- Over 200 citizens are involved in community organizations including volunteer boards, special districts, and commissions.
- 59% of the citizens support the current level of government based on volunteers and part-time contract staff.

	Bow Mar	Denver Region
Housing		
Percent of Housing Built Prior to 1980[2]	88%	48%
Average Household Size[1]	2.99	2.46
Home Ownership[2]	95%	69%

Household Types[2]



Data Sources: [1]2010 Census. [2]American Community Survey (ACS) 5 year estimate (2007-2011). [3]American Community Survey (ACS) 5 year estimate (2009-2013). [4]Colorado Department of Local Affairs Population Data.

Data Disclaimer: The data in this profile are compiled from multiple sources and are intended for informational purposes only. CMI assumes no responsibility or legal liability for the accuracy, completeness or usefulness of any information in this profile.

Physical Attributes of the Community

The Community Plan includes a number of maps that show the existing physical characteristics of the community--Existing Land Use Map, Existing Zoning, and Existing Utilities and then provides a Future Land Use plan indicating no change in land use in visual form. In addition, the one page overview of the Town's socio-demographics can be found on page 14. Unlike many Colorado municipalities there are no plans to extend the existing street system, and there are no plans to create additional residential areas.

Land Use and Zoning

Simple is the word that best describes the land use and zoning for Bow Mar. The functional land uses include single-family residences on large lots, recreation and open space, and public rights-of-way. There is no land in Town that can be developed for anything other than single-family homes with large open yards. There are no alternative land uses to be considered. It is one of the few incorporated municipalities in Colorado with no business land uses. Government functions are limited.

The Town of Bow Mar is adjacent to the City and County of Denver, City of Littleton, and unincorporated Jefferson County. The Town currently has no plans to grow beyond its current borders with the exception of the possible annexation of adjacent Town and BMOI land currently in the City and Country of Denver.

There are no business uses or business-zoned properties in the Town. Bow Mar currently includes only three types of zoning districts: single family residential (large and small lots), recreational land, and agricultural.

Population Growth

As shown in more detail on page 14, the projected aging of the Colorado population will likely contribute to small population decrease over time in Bow Mar. The likelihood of low density development on the Historic King's Farm property will not offset this small decline in population.

Tourism and Recreation

By statute, a comprehensive plan in Colorado must contain a recreational and tourism uses element. The Town of Bow Mar's recreational activities are noted throughout the Plan but are private recreational facilities owned and maintained by BMOI. There are no commercial land uses in the Town, and therefore no tourism activities are possible. The extent of the lands zoned recreational are shown on the included zoning map.

Transportation

Road classification. Almost all roads within Bow Mar function as local streets, serving the adjacent residential lots. One route through Bow Mar is classified as a collector:

- Prospect Drive, from the end of Belleview Avenue west to Bow Mar Drive,
- Bow Mar Drive, from Prospect Drive northwest to Sheridan Boulevard, and
- Sheridan Boulevard, from Bow Mar Drive north to the north boundary of Bow Mar.

Public access. All roads are public, except Bowles Lake Lane north of King's Crest Lane where it is gated at the Historic King's Farm property. From the gate, Bowles Lake Lane is paved to within 500 feet of Bowles Lake, at which point it changes to gravel that goes north to the lake and then northwest along the side of the lake until it reaches the west boundary of Bow Mar.

Public transportation. The Regional Transportation District provides local bus service north-south along Lowell Boulevard and east-west along Bowles Avenue. The Bowles Avenue route connects to a Park-n-Ride facility to the west at Wadsworth Boulevard and to a light rail station to the east in downtown Littleton.

Future improvements. Currently there is a single dwelling on the Historic King's Farm property. If further development occurs on this large site, Bowles Lake Lane may need to be upgraded.

Water and Sewer

As described in more detail below, water and sewer, including water supply are provided through Bow Mar Water and Sanitation, and through a contract with Denver Water.

Bow Mar Water and Sanitation District (BMWS) is a special district organized and created pursuant to Colorado enabling legislation on December 22, 1951. It is a quasi-municipal corporation with the right to levy property taxes and user fees. The boundaries of the District encompass approximately 0.56 square miles located entirely within the Town of Bow Mar. A small part of the Town of Bow Mar at its south end is served by the Platte Canyon Water and Sanitation District.

BMWS is governed by a five member Board of Directors, who are taxpayers and/or residents of the District. They are elected by the property owners and residents of the District to serve four-year terms.

On July 20, 1961, BMWS signed a Master Meter Water Supply Agreement with Denver Water. Through this agreement, Denver Water is obligated to sell, and the District is obligated to purchase, potable water for distribution to the District's customers. Denver Water delivers potable water to the District through five master meters. Once the water reaches the District boundaries, the District becomes responsible for distribution to its customers.

The District is responsible for reading meters and billing all of its customers on a bi-monthly basis for water consumed. The BMWS Board of Directors establishes water rates. BMWS contracts with the City of Littleton, City of Englewood, and Metro Wastewater Reclamation District for wastewater treatment services.

When BMWS initially contracted for wastewater treatment with the City of Littleton, the City owned a wastewater treatment plant at the northwest corner of West Belleview Avenue and South Santa Fe Drive. When the plant reached capacity in 1979, the City of Littleton contracted with the City of Englewood to build a joint plant rather than expand its existing facility. The new plant was constructed near the South Platte River and West Dartmouth Avenue. BMWS agreed to continue to contract for treatment services with Littleton and signed a new agreement on July 26, 1983 to help pay for the new treatment plant and a large 54-inch pipeline to transport wastewater from Littleton, Bow Mar, and surrounding areas to the new plant.

BMWS also entered into a separate wastewater treatment agreement with the City of Englewood in 1985 because a portion of the District connected to a sewer main that ultimately connected to the

Englewood Wastewater Treatment Plant. That plant was abandoned when Englewood agreed to build a jointly owned and operated treatment plant with the City of Littleton in 1979.

Wastewater from another part of Bow Mar flows to the Metro Wastewater Reclamation District, the largest wastewater treatment agency in Colorado.

Each of the three treatment agencies bills BMWS for the customers it serves. BMWS then bills its customers in accordance with a uniform fixed rate schedule established by the BMWS Board of Directors. (Bow Mar Water and Sanitation District, www.**bowmarwater**.org/page.cfm/ID/ June 7, 2015)

Future development. The Historic King's Farm property is the only piece of property in Bow Mar that has not been fully developed. The property is within the Platte Canyon Water and Sanitation District, which already serves Bow Mar homes along the south side of Bowles Lake.

Other Utilities

The following companies also provide services in Bow Mar.

- Gas and electric: Xcel Energy
- Landline phone: CenturyLink
- Cable/internet provider: Comcast

Drainage Facilities and Services

There is no storm water drainage system in town with the exception of the planned burrow ditches on each side of the paved ROW. While on Town owned property, maintenance responsibility falls on each property owner. Maintenance has been sporadic. Many homeowners are unclear as to who is responsible for maintenance of the drainage swales and culverts that are within the Town right-of-way. Many swales have been filled, and many culverts have collapsed or have been removed.

Schools

Jefferson County Public Schools and Littleton Public Schools in Arapahoe County serve Bow Mar. Residents also send their children to private schools including Colorado Academy, Aspen Academy, Regis, Denver Christian and Mullen.

Public Places

The Town of Bow Mar owns and maintains the Mary's Meadow open space area, on the west side of the Town within the City and County of Denver. Other "community" spaces are owned and maintained by BMOI:

- Bowles Lake (Patrick/Bennett Reservoir) facilities (including the lake, lake trail, dock facilities, and tennis courts) and
- The tennis courts and the Marston meadows open space at Bow Mar Drive and Pinyon Drive. The Town seeks to annex Marys' Meadow as well as an adjacent BMOI parcel also within the City and County of Denver.

Mineral Deposits

There are no recoverable mineral deposits within Bow Mar. Jefferson County Mineral Resource map shows high and moderate quality sand and gravel resources lying under the land between Marston Reservoir and the east boundary of the County. This area is already fully developed with roads and houses, making recovery of these resources unlikely. The Arapahoe County soil report shows the soils being of poor quality for gravel and fill as well as being expansive.

Sense of Community[5]

While the physical attributes of place are one component of a Comprehensive Plan, most Colorado Plans also address the concept of sense of community. Sense of Community is a key attribute cherished by Bow Mar residents as reflected by the citizen input undertaken to inform this Plan[6]. Sense of Community has five (5) factors:

Bow Mar is a Town where neighbors are always welcome in each other's home, no matter how large the celebration may get.

1. **Membership:** Membership is the feeling of belonging.
2. **Influence:** Influence works both ways, with members feeling they have influence over the community and the community having influence over the members.
3. **Integration and Fulfillment of Needs:** This is why in Bow Mar, the Trustees continue to make efforts and stay in contact with their constituents so as to understand the needs of citizens and how the community can best serve them.
4. **Shared Emotional Connection:** All healthy communities have a story. Members will have a history of experiences together and the belief that there will be more experiences together in the future.
5. **Volunteerism:** Sense of Community in Bow Mar is reinforced through the high level of volunteerism, the many traditions that continue after half a century and the feeling of belonging to a community. Appendix C: Volunteerism, Communications and Traditions a more in depth summary of these aspects of community.

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[5] "Sense of community is a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together (McMillan, 1976).

[6] Citizen input included: 17 Confidential Reconnaissance Interviews with residents selected by affiliation by the Board of Trustees, six (6) Focus Group Meeting involving more than 50 residents, a community wide survey with a 67% response rate, an opportunity to discuss the Plan and provide comments at Spring Beach Cleanup, and a Public Open House.

Existing Land Use Map

Town of Bow Mar Community Plan

- Residential - large lot
- Residential - single family
- Residential - multifamily
- Residential - care
- General business
- Public/Institutional
- Warehouse/Industry
- Parks/Recreation
- Open Space
- Water

North

0' 1000'

Municipal boundary

Town and BMOI parcels outside of Bow Mar

Existing Land Use

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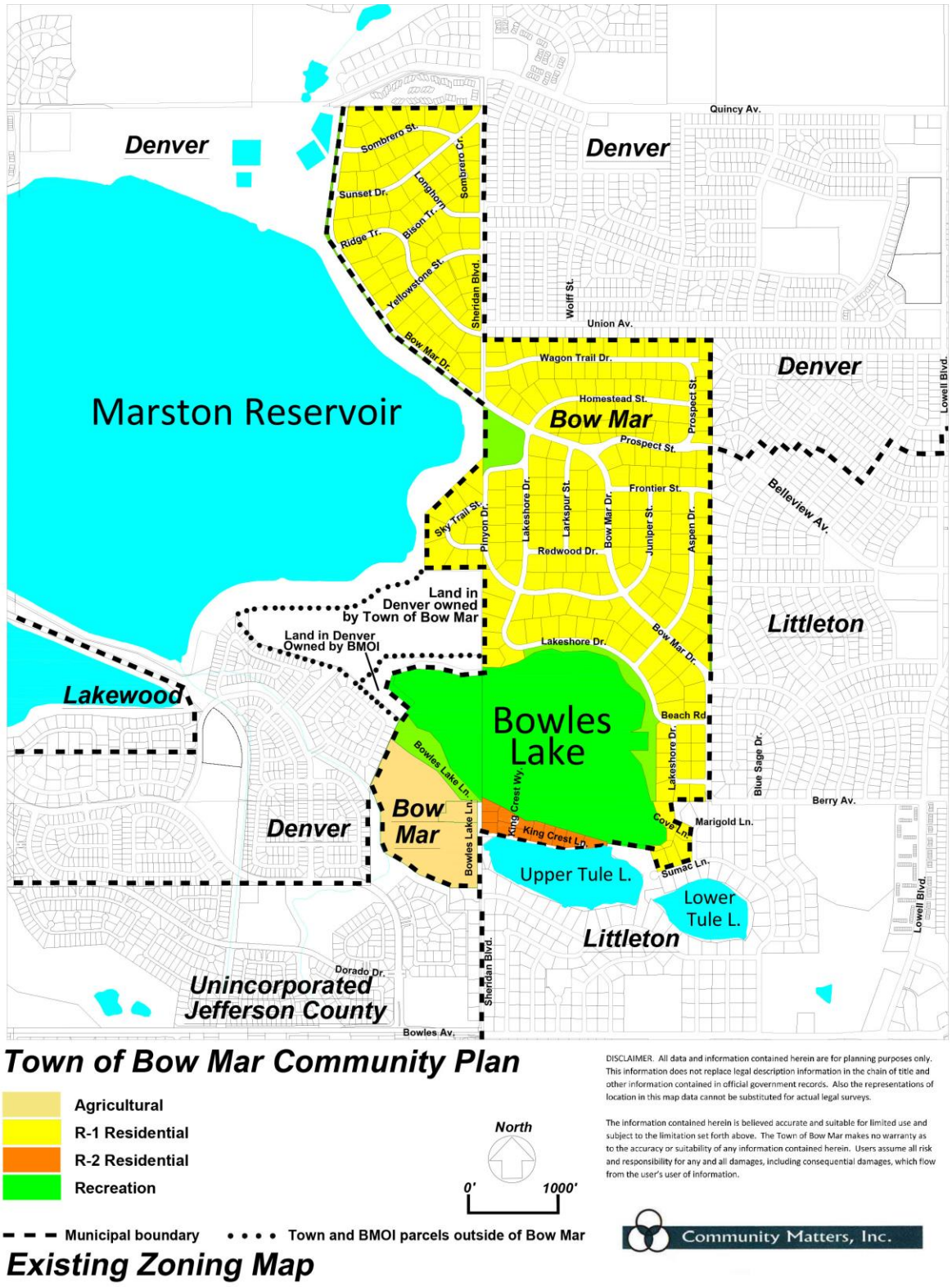
The information contained herein is believed accurate and suitable for limited use and subject to the limitation set forth above. The Town of Bow Mar makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which flow from the user's user of information.

Community Matters, Inc.

Existing Zoning Map



Town of Bow Mar Community Plan

- Agricultural
- R-1 Residential
- R-2 Residential
- Recreation

North

0' 1000'

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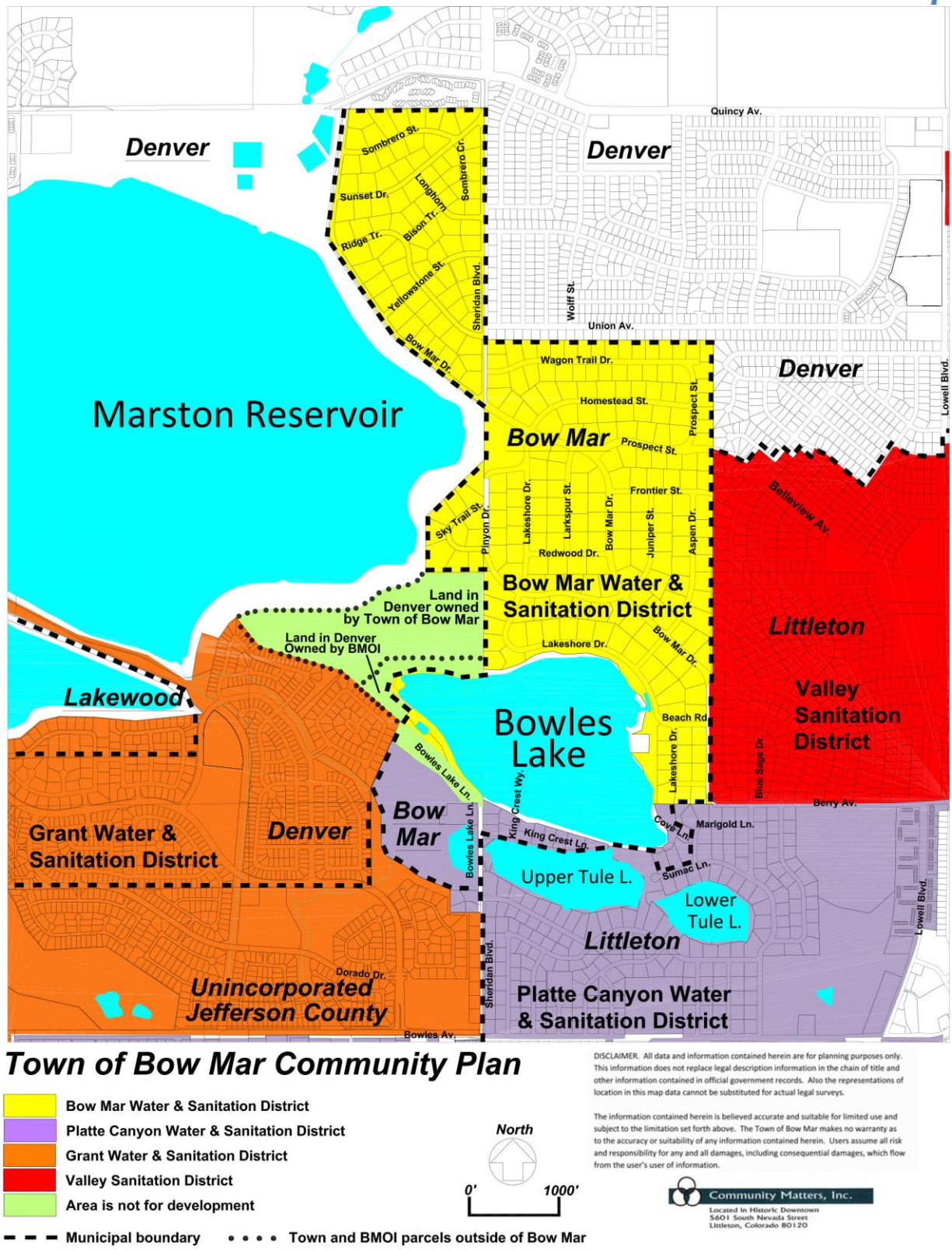
Municipal boundary • • • • Town and BMOI parcels outside of Bow Mar

Community Matters, Inc.

Existing Zoning Map

Water & Sewer Districts Map



Town of Bow Mar Community Plan

- Bow Mar Water & Sanitation District
- Platte Canyon Water & Sanitation District
- Grant Water & Sanitation District
- Valley Sanitation District
- Area is not for development

North

0' 1000'

- - - Municipal boundary • • • • Town and BMOI parcels outside of Bow Mar

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Community Matters, Inc.
Located in Historic Downtown
5601 South Nevada Street
Littleton, Colorado 80120

School Districts Map

Town of Bow Mar Community Plan

- Jefferson County Public School District
- Littleton Public School District
- Denver Public School District

North

0' 1000'

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Community Matters, Inc.
Located in Historic Downtown
5601 South Nevada Street
Littleton, Colorado 80120

- - - Municipal boundary • • • • Town and BMOI parcels outside of Bow Mar

Financial Management

The Town of Bow Mar is financially sound. The main source of revenue is property taxes. Building permit fees can be a significant portion of the town's income and is considered non-recurring revenue because these fees fluctuate from year to year. In 2014, building activity was high so permit fees accounted for 20% of the Town's total revenue. Other sources of revenue include intergovernmental taxes and franchise fees. Sources of revenue in order of revenue derived are listed below.

	Actual 2013	Actual 2014	Budget 2015
Property Tax	63%	65%	49%
Property Tax Roads	0	0	12%
Building Permit Fees including Road Impact Fee	21%	21%	12%
Franchise Fees and Taxes	8%	8%	6%
HUTF[7]	6%	6%	4%
Other	1%	1%	1%

Most municipalities in the State of Colorado also rely on sales and use tax. Sales tax has limited availability as a source of revenue because there are no sales tax-generating uses allowed under the Town of Bow Mar Zoning Ordinance. The Town of Bow Mar could add other sources of revenue, subject to the Tabor Constitutional Amendment, which would require approval by voters of a new tax[8].

In 2014, the voters of Bow Mar authorized the continued collection of 10 mills for the improvement of roads for 10 years. It is anticipated that in 2015 the new mills will generate at least $224,000 annually over the next 10 years.

Along with revenues, the financial management of the Town is defined by expenses which are primarily fixed. The Town Trustees are fiscally conservative, and spending is adjusted based on revenue. They have contracted some of the functions of the Town to other governmental agencies as follows indicated in the table below.

[7] HUTF means Highway User Tax Fund. This tax is derived from motor fuel excise tax, annual vehicle license and registration fees, and passenger-mile taxes on vehicles. Over time additional revenue sources have been credited to the fund. (Source: Colorado Department of the Treasury)

[8] See Actions in Chapter 1.

Bow Mar Municipal Government

Task	Done by	Cost
Legislative	Mayor and Trustees[9]	volunteer
Quasi – Judicial	Mayor and Trustees	volunteer
Intergovernmental	Mayor, Trustees	volunteer
Legal	Town Attorney	contract
Town Clerk	Contract Town Clerk/Treasurer	paid
Administrative tasks	Contract Clerk/Treasurer	paid
Preparation of Records	Contract Clerk/Treasurer	paid
Record maintenance	Contract Clerk/Treasurer	paid
Elections	Contract Town Clerk, Arapahoe County, and/or Jefferson County	paid and/or contract
Police	Columbine Valley, Arapahoe Count	contract
Fire	Littleton	contract
Public Works	Trustee, Bow Mar Water & Sanitation	volunteer
- Roads/maintenance	Contract	paid
Parks and Recreation	BMOI, Town	volunteer
Variances	Trustees	volunteer
Building Inspection/Review	Contract Inspector	paid
Code enforcement	Police for Nuisance	volunteer/police

Because of the IGAs, BMOI, and Bow Mar Water and Sanitation District, the Town is providing services similar to a rural county: administration, (town record keeping), road maintenance, and zoning, building permits, and inspection.

Residential Building Permit and Home Sales[10]

One of the most important statistics about Bow Mar is the tenure of the residents–-when people move to Bow Mar, they not only tend to stay a long time, but frequently their children return to raise their families. Currently at least 46% of households in town are multi-generational; at least 7% of households include one adult who grew up in Bow Mar; and about 40% of the residents have lived in town for over 20 years. It is the stability of the town's population and their commitment to the values of the community that makes Bow Mar a special and unique place to live.

Residential Sales

- Since 2008, there have been 89 home sales with a combined market value of just under $100 million.
- An average of 12.7 homes were sold each year since 2008, representing 4.2% of all homes.
- Based on the recent sales data, the average Bow Mar home would sell once every 24 years. This is more than 2 to 2 ½ times the average tenure in homes.[11]

[9] See Organization Chart on page 3 for a list of Trustee responsibilities.
[10] Building Permit data for the Town of Bow Mar is only available from 2008 to date.
[11] Source: Realtor.org/topics/homebuyers_sellers_profile

The following table summarizes homes sales since 2008:

Home Sales in Bow Mar by Year			
Year	**# Transactions**	**Total Value**	**Average Value per Home**
2008	12	$14,628,745	$1,219,062
2009	8	$7,897,275	$987,159
2010	8	$8,265,040	$1,033,130
2011	14	$15,246,250	$1,089,018
2012	17	$15,067,800	$886,341
2013	15	$16,352,200	$1,090,147
2014	15	$20,126,000	$1,341,733
Total	**89**	**$97,583,310**	**$1,096,442**

Building Permit Data

Community Matters, Inc. tabulated all available building permit data from 2008 through June 30th of 2015. The following summary tables provide an overview of change in the Town's housing stock.

- The Town has issued 405 building permits since 2008, including everything from new homes to maintenance.
- 18 new homes were constructed in the last eight years (4.2% of all permits issued). Of the 18 new homes constructed, four of the homes remained under the same ownership.
- 55 major remodels, defined as an increase in the footprint of the structure, were undertaken since 2008, representing 13.6% of the total permits issued.
- 52 minor remodels (no increase in the footprint regardless of cost) since 2008 represented 12.8% of the building activity.
- In the last eight years, replacement of roofs or maintenance items including replacement of heating and cooling systems represented over 50% of the building permits in the community.
- Of the 18 new home permits, 12 resulted from the sale of property. This equates to 13.5% of sold homes.

	2008		2009		2010		2011		2012		2013		2014		2015	
Type	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
New Homes	4	19.0%	1	6.7%	1	2.2%	2	4.2%	0	0.0%	2	2.4%	4	5.6%	3	14.3%
Major Remodel	2	9.5%	3	20.0%	5	10.9%	4	8.3%	14	14.1%	14	17.1%	10	13.9%	3	14.3%
Minor Remodel	1	4.8%	1	6.7%	6	13.0%	6	12.5%	9	9.1%	15	18.3%	11	15.3%	3	14.3%
Maintenance	3	14.3%	1	6.7%	12	26.1%	9	18.8%	9	9.1%	8	9.8%	13	18.1%	3	14.3%
Heating/Cooling/Water Heater	2	9.5%	3	20.0%	4	8.7%	5	10.4%	9	9.1%	15	18.3%	10	13.9%	6	28.6%
Roof	1	4.8%	5	33.3%	13	28.3%	10	20.8%	45	45.5%	14	17.1%	8	11.1%	2	9.5%
Landscape	3	14.3%	1	6.7%	5	10.9%	9	18.8%	13	12.1%	13	15.9%	11	15.3%	0	0.0%
Demo	5	23.8%	0	0.0%	0	0.0%	3	6.3%	1	1.0%	1	1.2%	5	6.9%	1	4.8%
Total	21	100.0%	15	100.0%	46	100.0%	48	100.0%	100	100.0%	82	100.0%	72	100.0%	21	100.0%

Additional building permit data, including detailed data by address can be found in Appendix E. We recommend that this database be kept up to date for purposes of revenue projections as well as to monitor change within the community.

APPENDICES

Appendix A: Process, Citizen Participation and Information Collected

Start of the Process

In 2015, the Bow Mar Board of Trustees initiated the process to develop a Comprehensive Plan. State law requires all municipalities over 2,000 people and any Colorado municipality wishing to annex land to have a plan. In February 2015, the Town selected Community Matters Inc. (CMI), located in downtown Littleton, to aid in the development of the Plan. Bow Mar residents Barb Cole (CMI president), Ann Pitinga, and Allen Gerstenberger volunteered their time working on the plan prepared by CMI.

Kick-off Meeting (March 1, 2015)

At a joint meeting of the Town of Bow Mar Board of Trustees (BOT) and the Board of Bow Mar Owners Incorporated (BMOI), CMI presented an overview of the planning process. The session also included two worksheets.

Worksheet 1: Measures of Success. CMI presented the results of a survey sent to both boards in advance of the meeting concerning (1) measures of success for the plan, (2) past planning efforts by the Town, and (3) how to provide a variety of ways for Bow Mar residents to participate in the process. This worksheet also requested the Trustees and BMOI to suggest the names of persons for in depth interviews related to the plans. Together the boards suggested approximately 100 names.

Worksheet 2: Framework. With the assistance of CMI, the boards developed a list of community problems, needs, assets, and opportunities.

Interviews

From the list of names provided by the Boards, CMI and the volunteers listed above conducted 17 confidential reconnaissance interviews. CMI developed the following list representing a broad cross section of the community, with the persons selected to fill all of the categories, and if possible two or more categories for each person interviewed. The CMI team assigned one of the four team members to persons unfamiliar with the selected interviewee. Interviews on average lasted 45 minutes to an hour concerning issues and priorities of Bow Mar residents. The interviews took place over several months. The categories included:

- Resident of Bow Mar 5 years of less
- Resident of Bow Mar 5 to 20 years
- Resident of Bow Mar more than 20 years
- 2nd generation resident
- Resident in the Arapahoe County portion of Bow Mar
- Resident in the Jefferson County portion of Bow Mar
- Student(s) in the household attending a private school
- Prior Trustee or BMOI board member
- Not active in the community
- Participates in community activities
- Vocal on community matters/Not vocal
- Renters
- Non-BMOI member
- Real estate professional

Focus Groups

Overlapping the period of conducting interviews, CMI staff conducted focus group discussions of community concerns and priorities with several groups. Again, the groups were selected to represent a broad cross section of the community. Several groups like ACC were contacted several times but could not come up with a time to meet with CMI. Ultimately, CMI met with the following groups:

- Blackouts
- Lakes O' Bow Mar Garden Club
- Beach Cleanup in lieu of ACC
- Youth
- Monday Club
- Yacht Club

Survey

CMI developed and tested a survey during April and May. The survey was hand delivered to every home in the community, and 199 households responded--an outstanding 67% response rate. The survey results are included in the appendix.

Beach Cleanup

At the Beach Cleanup this spring, the CMI team received an additional 34 comment cards regarding valued aspects of the community.

Open House

On June 15, 2015 the CMI team staffed an Open House at the Columbine Valley Town Hall from 4 to 7 pm. The Open House included results of the survey as well as maps that have been prepared for the plan. CMI also recorded comments received at the Open House.

Bow Mar Bulletin and Blast

Throughout the process, the CMI staff utilized both the *Bulletin* and the Blast as ways to help keep the community informed about the development of the plan.

Map and Data Collection

Appendix I "Research Documents" include a list of maps and reports collected as part of the development of the plan. The items have been grouped by topic in this appendix. The maps prepared for the plan were developed with a widely used program referred to as a Geographic Information System (GIS). In addition to the documents listed in Appendix I, CMI also collected more than 50 digital maps called "layers" or "shapefiles" (SHP). Most of the layers are from Arapahoe County, Jefferson County, DRCOG, and the City and County of Denver which borders on the east, north, and west sides of Bow Mar. For the vicinity map, several layers were also collected from Douglas County and Adams County.

Public Hearings

The first of two planned public hearings were held as required by State statute in _____ 2015.

Appendix B: Audited Financial Statement for the Town of Bow Mar

The table below summarizes Town of Bow Mar costs and revenues, based on the Town Budget and Audited Financial.

TOWN OF BOW MAR
BUDGET & AUDITED FINANCIALS
2014 Budget & Actual, 2015 Budget

	ACTUAL 1/1/2013 - 12/31/2013	BUDGET 1/1/2014 - 12/31/2014	*Adjusted Budget 2014*	ACTUAL *2014*	*Difference*	BUDGET 1/1/2015 - 12/31/2015
REVENUE						
Arapahoe County Taxes						
Arap. Co. - Prop. Tax Inc.	218,978	236,846				250,548
Arap Co. - Prop Tax - Roads			-			162,806
Arap Co - Motor Veh	2,543	2,400				2,400
Arap Co. - Road & Bridge	6,544	6,000				6,000
Arap Co. - Spec. Own	19,370	16,000				16,000
Subtotal	**247,795**	**261,246**				**437,754**
Jefferson County						
Jeff. Co. - Prop. Tax Inc.	88,874	89,560				94,810
Jeff Co. - Prop Tax - Roads			-			61,608
Jeff Co - Motor Veh	961	950				700
Jeff Co. - Road & Bridge	4,498	6,000				6,000
Jeff Co. - Spec. Own	8,657	7,000				7,000
Subtotal	**102,990**	**103,510**				**170,118**
Combined property tax			*326,406*	307,852	*18,554*	
Combined spec. ownership tax			*23,000*	28,387	*(5,387)*	
Miscellaneous Taxes						
Cable TV Franchise Tax	14,031	12,000				12,000
Cigarette Tax	816	100				100
Highway Users Tax	32,395	31,245				31,656
Subtotal	**47,242**	**43,345**				**43,756**
Fees						
Xcel Franchise	29,434	30,000				30,000
Qwest Franchise Tax	1,500	1,500				1,500
Subtotal	**30,934**	**31,500**				**31,500**
Combined franchise taxes			*43,500*	41,629	*(1,871)*	
Miscellaneous Income						
Lottery Income	6,251	5,000				5,000
Municipal Court		25				--
Interest Income	476	350				400
Contributions			-			--
Miscellaneous Income	1,236	400				400
General Fund Reserve-- Drawdown			-			2
Subtotal	**7,963**	**5,775**				**5,800**
			52,925	54,007	*(1,082)*	
			350	476	*(126)*	
			400	1,236	*(836)*	
TOTAL REVENUE	**$436,924**	**$445,376**				**$688,920**

EXPENDITURES						
GENERAL GOVERNMENT						
General						
Contract Services (town clerk)	55,960	57,638				60,000
Rent	6,000	6,000				5,472
Supplies	1,500	1,500				2,000
Telephone			-			528
Subtotal: General	**62,781**	**65,138**				**68,000**
Legal and Accounting						
Legal and Audit	11,900	12,600				12,600
Contract Services	10,223	8,000				8,000
Legal Notices	1,215	1,000				2,000
Subtotal: Legal & Accting	**23,338**	**21,600**				**22,600**

	ACTUAL 1/1/2013 - 12/31/2013	BUDGET 1/1/2014 - 12/31/2014	*Adjusted Budget 2014*	ACTUAL *2014*	*Difference*	BUDGET 1/1/2015 - 12/31/2015
Other						
Co. Treas. Fees	3,140	3,264				5,697
Dues and Subscriptions	1,500	1,500				1,500
Election Expense		2,500				2,000
Mayoral Expense	85	400				400
Liability Insurance	5,768	6,600				6,600
Comprehensive Plan			-			30,000
Contributions	264	500				500
Telephone - Building Comm			-			600
Website	2,872	3,000				3,000
Miscellaneous Expense	5,323	5,300				2,600
Subtotal: Other	**18,961**	**23,064**				**52,897**
TOTAL GENERAL GOV'T	**105,080**	**109,802**		**132,267**	***22,465***	**143,497**
PUBLIC SAFETY						
IGA - Columbine Valley	245,863	250,780				255,795
FPPA Expense	4,590	4,590				1,500
Miscellaneous	130	1,200				1,200
TOTAL: PUBLIC SAFETY	**251,753**	**256,570**		**251,753**	***4,817***	**258,495**
PARKS AND RECREATION						
Capital Outlay		4,000				4,000
Conservation Expense (Lottery)			-			-
Maintenance	14,903	18,400				20,000
Supplies		400				400
Utilities	3,936	3,600				3,600
Miscellaneous		100				100
TOTAL: PARKS & REC	**18,839**	**26,500**		**21,349**	***5,151***	**28,100**
PUBLIC WORKS						
Maintenance	43,913	45,500				65,500
Town Drainage Plan			-			20,000
Road Repairs -- Spec Mill Levy			-			222,169
Salt and Sand	980	1,500				1,500
Snow Plowing	9,065	7,000				10,000
TOTAL: PUBLIC WORKS	**53,958**	**54,000**		**53,959**	***41***	**319,169**
TOTAL EXPENDITURES	**$429,630**	**$446,872**				**$749,261**
OPERATING SURPLUS (DEFICIT)	**$7,294**	**($1,496)**				**($60,333)**
NON-RECURRING INCOME/EXP						
Building Permits						
Building permits	86,708	30,000				57,333
Road Impact Fees	29,942	3,000				33,000
Less Bldg Inspections	27,186	9,000				30,000
Net Building Income	89,464	24,000				60,333
NET NON-RECURRING INC/EXP	**$89,464**	**$24,000**		**$116,650**	***($92,650)***	**$60,333**
Licensing and permits			*22,000*	116,650	*(94,650)*	
NET SURPLUS (DEFICIT)	**$96,758**	**$22,504**				**--**
ESTIMATED BEGINNING & ENDING FUND BALANCE						
Estimated Beginning Fund Balance						**$365,000**

Appendix C: What Makes Bow Mar Unique and Special

Bow Mar History and Heritage

In 1946, Lloyd and Eleanor King wanted a site to build a new home. They purchased a 95-acre farm overlooking Marston Lake and then acquired several other parcels, including Bowles Lake. A year later, King began selling lots in the new subdivision named Bow Mar. This was not a subdivision built by a real estate company; it was a subdivision developed by the person who resided in the community and loved the community.

The early residents were pioneers, living in a treeless farming county with unpaved roads, minimal utilities, and limited services. Wheat still was farmed on undeveloped lots in the early days. The residents enjoyed the views, their lake, and their new neighbors. On the resident survey conducted for this Plan, 100% of the residents rated Bow Mar as an excellent/good place to live; 98% would recommend it to others. Lloyd King's love of community continues.

Bow Mar became a unique development because of the King family's life-long commitment. They built five homes, they raised their family, and they volunteered to ensure Bow Mar remained a great place to live. Lloyd served on the first board of the Bow Mar Owners Inc. (BMOI) in 1947; and he served as the first mayor of the Town of Bow Mar after incorporation in 1958. Their intrinsic belief in volunteerism, preservation of the environment, and respect for their neighbors and friends became hallmarks of the Bow Mar community.

Volunteerism

The King's legacy in Bow Mar is reflected by the continued commitment to volunteerism in all aspects of community life. The Town of Bow Mar relies on residents to share their time and experiences, from the garden club members who tend the flower beds to the new residents who serve pancakes at the Beach and the members of the various governing boards, all volunteering for the benefit of others.

Every facet of life in Bow Mar is dependent on volunteers, from the legislative responsibilities of the Trustees to organizing free summer concerts at the Beach. A table in Appendix G summarizes many of the major organizations in Bow Mar and the number of volunteers that participate in each.

For a community dependent on volunteers for so many functions, Town leaders hope that the reservoir of volunteers will not dry up. Sometimes committees contract. Some events lose their following and disappear only to be replaced with new committees and different events. Discussions with residents reveal that Bow Martians want to continue to rely on the volunteer model for the community. If tasks currently done by volunteers–-e.g. Beach Cleanup, tending flower beds or reporting on building permit activity-–were performed by paid employees, the underpinning and social interaction of the community would weaken. This commitment to self-sufficiency and sharing appears to be enough of an incentive to give continued life to Bow Mar's volunteer approach.

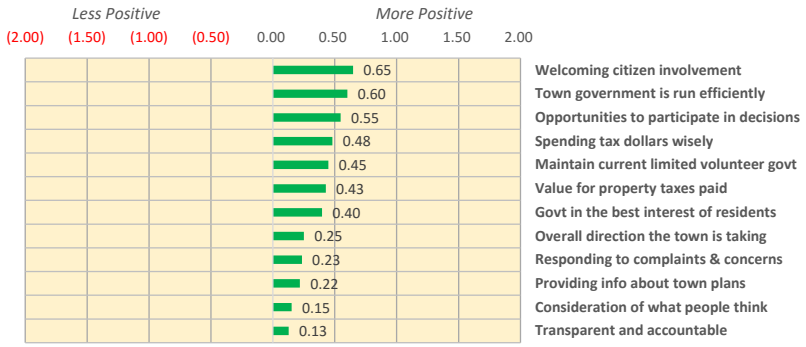
Traditions

Part of the power of the volunteer-based system in Bow Mar is the history of the organizations and events. For a community that is approaching its 70th year, there are an amazing number of groups that have long traditions.

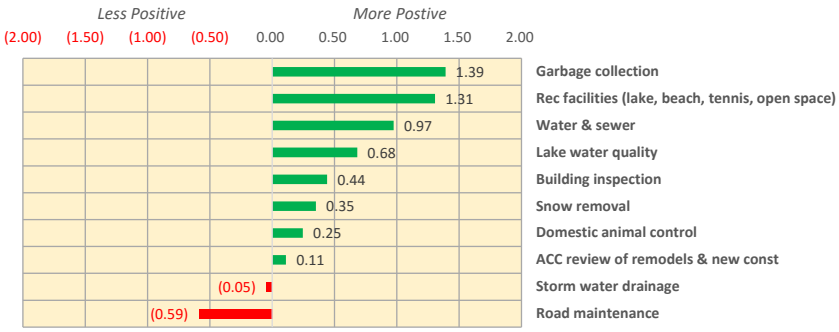
2015 BOW MAR RESIDENT SURVEY

Summary of Select Services & Projects Ranked by Scaled Value

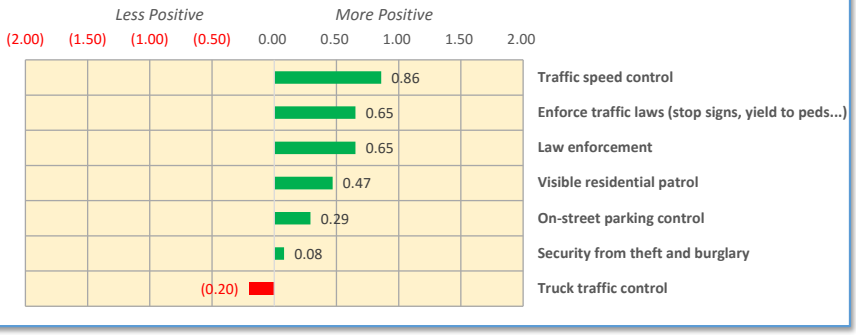
Town Goverment Performance *(Scaled Value rating)*



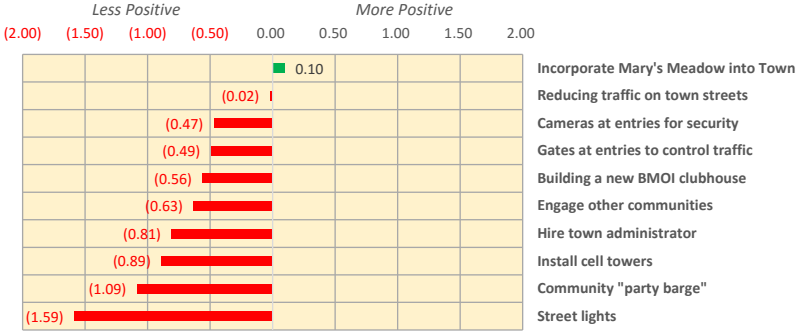
Community Services *(Scaled Value rating)*



Police Services *(Scaled Value rating)*



Possible Projects *(Scaled Value rating)*



2015 BOW MAR RESIDENT SURVEY

SUMMARY OF SELECT SERVICES & PROJECTS RANKED BY SCALED VALUE

				"Scaled Value" ranks responses on a scale from +2 to -2						
				Sort by		More Positive		More Negative		
Q#	**Cat**	**Topic**	**Issue**	**Scaled Value**	**N**	**Excellent**	**Good**	**Fair**	**Poor**	**?**
7.1	Police	Police:	**Traffic speed control**	**0.86**	192	29%	**51%**	15%	4%	2%
7.2	Police	Police:	**Enforce traffic laws** (stop signs, yield to peds...)	**0.65**	193	22%	**46%**	19%	3%	11%
6.1	Police	Police:	**Law enforcement**	**0.65**	193	19%	**55%**	20%	4%	2%
7.4	Police	Police:	**Visible residential patrol**	**0.47**	190	22%	**43%**	24%	8%	3%
7.3	Police	Police:	**On-street parking control**	**0.29**	192	12%	**42%**	18%	9%	19%
7.10	Police	Police:	**Security from theft and burglary**	**0.08**	191	11%	**36%**	34%	8%	12%
7.6	Police	Police:	**Truck traffic** control	**(0.20)**	194	8%	26%	29%	16%	21%
13.6	Project	BMOI:	**Control non-BMOI member access**	**0.69**	186	**37%**	33%	18%	10%	2%
13.2	Project	BMOI:	**Improve lake quality** (possible dredging)	**0.18**	185	12%	**42%**	31%	8%	6%
13.17	Project	Town govt:	**Incorporate Mary's Meadow** into Town	**0.10**	184	15%	**32%**	23%	15%	16%
13.1	Project	Town govt:	**Reducing traffic** on town streets	**(0.02)**	185	21%	29%	**30%**	21%	0%
13.9	Project	Town govt:	**Cameras** at entries for security	**(0.47)**	185	19%	16%	22%	**39%**	3%
13.8	Project	Town govt:	**Gates** at entries to control traffic	**(0.49)**	186	21%	16%	14%	**47%**	2%
13.5	Project	BMOI:	Building a new **BMOI clubhouse**	**(0.56)**	187	13%	21%	20%	**42%**	4%
13.14	Project	Town govt:	**Engage other communities**	**(0.63)**	180	4%	19%	**39%**	26%	11%
13.16	Project	Town govt:	Hire **town administrator**	**(0.81)**	183	3%	16%	20%	**41%**	20%
13.13	Project	Town govt:	Install **cell towers**	**(0.89)**	183	8%	15%	25%	**47%**	5%
13.10	Project	BMOI:	Community **"party barge"**	**(1.09)**	187	5%	13%	24%	**55%**	3%
13.11	Project	Project-Town:	**Street lights**	**(1.59)**	187	4%	4%	11%	**80%**	1%
6.5	Service	by Others	**Garbage collection**	**1.39**	197	**50%**	44%	5%	1%	1%
6.9	Service	BMOI:	**Rec facilities** (lake, beach, tennis, open space)	**1.31**	196	**47%**	44%	5%	2%	2%
6.8	Service	by Others	**Water & sewer**	**0.97**	195	29%	**55%**	12%	2%	1%
6.15	Service	BMOI:	**Lake water quality**	**0.68**	195	21%	**47%**	15%	3%	15%
6.14	Service	Town govt:	**Building inspection**	**0.44**	193	18%	**37%**	20%	4%	22%
6.7	Service	Town govt:	**Snow removal**	**0.35**	194	14%	**48%**	32%	5%	1%
6.11	Service	by Others	**Domestic animal control**	**0.25**	195	10%	**45%**	26%	8%	11%
10.12	Service	BMOI-Town	**ACC review** of remodels & new const	**0.11**	190	9%	**40%**	21%	13%	17%
6.13	Service	Town govt:	**Storm water drainage**	**(0.05)**	196	11%	**30%**	29%	14%	16%
6.6	Service	Town govt:	**Road maintenance**	**(0.59)**	192	5%	28%	**36%**	30%	2%
10.2	Trustees	Town govt:	Welcoming **citizen involvement**	**0.65**	190	22%	**48%**	17%	5%	8%
10.8	Trustees	Town govt:	**Town government is run efficiently**	**0.60**	191	16%	**54%**	16%	5%	9%
10.3	Trustees	Town govt:	**Opportunities to participate in decisions**	**0.55**	192	22%	**46%**	14%	11%	6%
10.6	Trustees	Town govt:	**Spending tax dollars wisely**	**0.48**	187	13%	**50%**	17%	5%	16%
13.15	Trustees	Town govt:	**Maintain current limited volunteer govt**	**0.45**	185	24%	**35%**	22%	8%	11%
10.7	Trustees	Town govt:	**Value for property taxes paid**	**0.43**	192	13%	**50%**	20%	7%	10%
10.9	Trustees	Town govt:	**Govt in the best interest of residents**	**0.40**	194	18%	**44%**	21%	10%	7%
10.13	Trustees	Town govt:	**Overall direction** the town is taking	**0.25**	191	8%	**49%**	24%	8%	10%
10.4	Trustees	Town govt:	**Responding to complaints** & concerns	**0.23**	192	8%	**45%**	22%	8%	16%
10.11	Trustees	Town govt:	Providing **info about town plans**	**0.22**	192	14%	**46%**	19%	17%	4%
10.5	Trustees	Town govt:	**Consideration of what people think**	**0.15**	192	13%	**40%**	21%	15%	11%
10.10	Trustees	Town govt:	**Transparent and accountable**	**0.13**	189	16%	**38%**	21%	19%	6%

Note: Response totals may not total 100% due to rounding errors.

Appendix D: What Citizens Want For Their Community

The Principles and Policies are a result of seventeen confidential interviews which included a cross section of the community, six focus groups that included children growing up in Bow Mar, Blackouts, a Gardening Club, the Monday Club, the Yacht Club and the Trustees and BMOI directors, an open meeting at the spring Beach Cleanup, and response from 199 surveys (a 67% response).

The majority response was to preserve "Mayberry." There was a definite preference for limited change and specifically preservation of the small town community. Citizens recognized the need for adaptation but not if it meant a fundamental adjustment to the Town.

Bow Mar is a community that is not afraid to speak its voice, but cherishes peace and quiet.

Note: Due to rounding some tables below may not total 100%.

As part of the Community Plan, a survey of residents was conducted. The survey form, a stamped return envelope, and a letter from the mayor explaining the purpose of the survey were hand delivered to all occupied homes in Bow Mar. A 67% response rate was achieved (95% confidence level, with 4% margin of error). The following chart compares select services and projects on a common scale. Subsequent pages present detailed responses to questions on the survey form, with answers sorted to facilitate review.

2015 BOW MAR RESIDENT SURVEY

SUMMARY OF SELECT SERVICES & PROJECTS RANKED BY SCALED VALUE

Q#	Cat	Topic	Issue	Sort by Scaled Value	N	Excellent	Good	Fair	Poor	?
				"Scaled Value" ranks responses on a scale from +2 to -2		More Positive		More Negative		
7.1	Police	Police:	**Traffic speed control**	**0.86**	192	29%	**51%**	15%	4%	2%
7.2	Police	Police:	**Enforce traffic laws** (stop signs, yield to peds...)	**0.65**	193	22%	**46%**	19%	3%	11%
6.1	Police	Police:	**Law enforcement**	**0.65**	193	19%	**55%**	20%	4%	2%
7.4	Police	Police:	**Visible residential patrol**	**0.47**	190	22%	**43%**	24%	8%	3%
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7.10	Police	Police:	**Security from theft and burglary**	**0.08**	191	11%	**36%**	34%	8%	12%
7.6	Police	Police:	**Truck traffic** control	**(0.20)**	194	8%	26%	29%	16%	21%
13.6	Project	BMOI:	**Control non-BMOI member access**	**0.69**	186	**37%**	33%	18%	10%	2%
13.2	Project	BMOI:	**Improve lake quality** (possible dredging)	**0.18**	185	12%	**42%**	31%	8%	6%
13.17	Project	Town govt:	**Incorporate Mary's Meadow** into Town	**0.10**	184	15%	**32%**	23%	15%	16%
13.1	Project	Town govt:	**Reducing traffic** on town streets	**(0.02)**	185	21%	29%	**30%**	21%	0%
13.9	Project	Town govt:	**Cameras** at entries for security	**(0.47)**	185	19%	16%	22%	**39%**	3%
13.8	Project	Town govt:	**Gates** at entries to control traffic	**(0.49)**	186	21%	16%	14%	**47%**	2%
13.5	Project	BMOI:	Building a new **BMOI clubhouse**	**(0.56)**	187	13%	21%	20%	**42%**	4%
13.14	Project	Town govt:	**Engage other communities**	**(0.63)**	180	4%	19%	**39%**	26%	11%
13.16	Project	Town govt:	Hire **town administrator**	**(0.81)**	183	3%	16%	20%	**41%**	20%
13.13	Project	Town govt:	Install **cell towers**	**(0.89)**	183	8%	15%	25%	**47%**	5%
13.10	Project	BMOI:	Community **"party barge"**	**(1.09)**	187	5%	13%	24%	**55%**	3%
13.11	Project	Project-Town:	**Street lights**	**(1.59)**	187	4%	4%	11%	**80%**	1%
6.5	Service	by Others	**Garbage collection**	**1.39**	197	**50%**	44%	5%	1%	1%
6.9	Service	BMOI:	**Rec facilities** (lake, beach, tennis, open space)	**1.31**	196	**47%**	44%	5%	2%	2%
6.8	Service	by Others	**Water & sewer**	**0.97**	195	29%	**55%**	12%	2%	1%
6.15	Service	BMOI:	**Lake water quality**	**0.68**	195	21%	**47%**	15%	3%	15%
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6.13	Service	Town govt:	**Storm water drainage**	**(0.05)**	196	11%	**30%**	29%	14%	16%
6.6	Service	Town govt:	**Road maintenance**	**(0.59)**	192	5%	28%	**36%**	30%	2%
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10.8	Trustees	Town govt:	**Town government is run efficiently**	**0.60**	191	16%	**54%**	16%	5%	9%
10.3	Trustees	Town govt:	**Opportunities to participate in decisions**	**0.55**	192	22%	**46%**	14%	11%	6%
10.6	Trustees	Town govt:	**Spending tax dollars wisely**	**0.48**	187	13%	**50%**	17%	5%	16%
13.15	Trustees	Town govt:	**Maintain current limited volunteer govt**	**0.45**	185	24%	**35%**	22%	8%	11%
10.7	Trustees	Town govt:	**Value for property taxes paid**	**0.43**	192	13%	**50%**	20%	7%	10%
10.9	Trustees	Town govt:	**Govt in the best interest of residents**	**0.40**	194	18%	**44%**	21%	10%	7%
10.13	Trustees	Town govt:	**Overall direction** the town is taking	**0.25**	191	8%	**49%**	24%	8%	10%
10.4	Trustees	Town govt:	**Responding to complaints** & concerns	**0.23**	192	8%	**45%**	22%	8%	16%
10.11	Trustees	Town govt:	Providing **info about town plans**	**0.22**	192	14%	**46%**	19%	17%	4%
10.5	Trustees	Town govt:	**Consideration of what people think**	**0.15**	192	13%	**40%**	21%	15%	11%
10.10	Trustees	Town govt:	**Transparent and accountable**	**0.13**	189	16%	**38%**	21%	19%	6%

Note: Response totals may not total 100% due to rounding errors.

TOWN OF BOW MAR 2015 RESIDENT SURVEY: SUMMARY

*As part of the **Town of Bow Mar Community Plan**, a mail survey was distributed to all occupied homes to collect resident opinions about a range of topics. This is a summary of the responses. The response rate was 67% and has a confidence level of 95% with a 4% margin of error.*

Note 1: The "Scaled Value" uses a scale of +2 to -2 to combine responses into a single value for comparison purposes.
Note 2: Question number (left column) indicates order on the original survey form and are the coding reference number. Questions have been sorted by Scaled Value so simplify review.

Response by County	Households		Responses	
Arapahoe	200	68%	134	67%
Jefferson	95	32%	62	31%
No response			*3*	*2%*
Total	295		199	
		Survey Response rate:		67%

Sort by Scaled Value	Excellent (X)	Good (G)	Fair (F)	Poor (P)	Don't know (?)	Responses (N)
Value:	+2	+1	-1	-2	0	

1	Please rate each of the following aspects of life in Bow Mar:	Value	X	G	F	P	?	N
1-2	Bow Mar as a place to raise children	**1.8**	82%	14%	1%	0%	3%	*196*
1-1	Bow Mar as a place to live	**1.8**	83%	17%	0%	0%	0%	*197*
1-5	Overall quality of life in Bow Mar	**1.7**	72%	27%	0%	0%	1%	*195*
1-4	My home in Bow Mar as a place to work from	**1.0**	30%	30%	11%	3%	26%	*185*
1-3	Bow Mar as a place to retire	**0.9**	33%	35%	14%	5%	14%	*195*

2	Please rate each of the following characteristics as it relates to Bow Mar as a whole:	Value	X	G	F	P	?	N
2-2	Quality of overall natural environment in Bow Mar	**1.5**	58%	39%	3%	1%	0%	*196*
2-6	Overall image or reputation of Bow Mar	**1.4**	54%	37%	7%	0%	3%	*194*
2-4	Sense of community	**1.3**	46%	43%	10%	0%	1%	*195*
2-5	Neighbors take care of neighbors	**1.1**	45%	41%	11%	3%	1%	*194*
2-1	Overall feeling of safety in Bow Mar	**1.1**	39%	48%	11%	2%	0%	*196*
2-3	Overall financial health of Bow Mar	**0.6**	19%	48%	21%	4%	9%	*195*

3	Please indicate how likely you are to do each of the following:	Value	Very likely	Likely	Unlikley	Very unlikely	?	N
3-1	Recommend living in Bow Mar to someone who asks	**1.8**	75%	23%	1%	0%	1%	*198*
3-2	Remain in Bow Mar for the next five years	**1.6**	69%	22%	4%	2%	4%	*197*

4	What are your reasons for living in Bow Mar? (top 3 reasons)	%	N
4-5	The lake, beach and recreational amenities	**70%**	*139*
4-7	Open space and large lots	**54%**	*107*
4-3	Sense of community	**42%**	*83*
4-9	Privacy between homes	**35%**	*70*
4-4	I like the location in general	**32%**	*63*
4-2	I like the school my children attend	**17%**	*33*
4-6	I have friends and family in the area	**16%**	*31*
4-8	Recreational and social activitives	**14%**	*27*
4-1	I feel safe here	**13%**	*26*

5	Please identify up to 3 issues you believe are the most pressing issues facing Bow Mar in the next 3 years:	%	N
5-13	Maintain Bow Mar assets (lake, open space, recreational amenities)	**65%**	*130*
5-2	Road maintenance	**43%**	*85*
5-12	Developments outside Bow Mar that might impact Bow Mar.	**30%**	*59*
5-11	Maintain current size of Bow Mar	**28%**	*56*
5-3	Water and lake resources	**25%**	*49*
5-1	Traffic in general	**21%**	*41*
5-6	Maintain/enhance property values	**15%**	*29*
5-10	Build a clubhouse at the Beach	**14%**	*27*
5-7	Crime reduction	**13%**	*25*
5-8	Vandalism at the Beach	**8%**	*16*
5-4	Recreational activities and facilities	**7%**	*14*
5-5	Open space	**6%**	*11*
5-9	Community image	**3%**	*6*

6	How would you rate each of the following services provided in Bow Mar?	*Value*	*X*	*G*	*F*	*P*	*?*	*N*
6-5	Garbage collection	**1.4**	50%	44%	5%	1%	1%	*197*
6-9	Recreational facilities (lake, beach, tennis, open space)	**1.3**	47%	44%	5%	2%	2%	*196*
6-3	Ambulance service	**1.1**	16%	35%	4%	1%	44%	*196*
6-8	Water and sewer	**1.0**	29%	55%	12%	2%	1%	*195*
6-2	Fire protection	**0.9**	14%	39%	6%	2%	40%	*194*
6-4	Emergency 911	**0.9**	15%	36%	6%	3%	39%	*194*
6-15	Lake water quality	**0.8**	21%	47%	15%	3%	15%	*195*
6-1	Law enforcement	**0.7**	19%	55%	20%	4%	2%	*193*
6-12	Pedestrian safety	**0.6**	19%	53%	22%	4%	3%	*194*
6-14	Building inspection	**0.6**	18%	37%	20%	4%	22%	*193*
6-10	Wildlife animal control	**0.4**	10%	40%	19%	6%	26%	*194*
6-7	Snow removal	**0.4**	14%	48%	32%	5%	1%	*194*
6-11	Domestic animal control	**0.3**	10%	45%	26%	8%	11%	*195*
6-13	Storm water drainage	**-0.1**	11%	30%	29%	14%	16%	*196*
6-6	Road maintenance	**-0.6**	5%	28%	36%	30%	2%	*192*

7	The Bow Mar/Columbine Police performs a variety of services. Rate effectiveness of the following:	*Value*	*X*	*G*	*F*	*P*	*?*	*N*
7-1	Traffic speed control	**0.9**	29%	51%	15%	4%	2%	*192*
7-2	Enforcement of other traffic laws (stop signs, yielding to pedestrians, etc)	**0.7**	22%	46%	19%	3%	11%	*192*
7-5	Bus stop safety	**0.7**	12%	32%	12%	2%	42%	*192*
7-8	Noise control	**0.6**	9%	43%	16%	3%	29%	*191*
7-4	Visible residential patrol	**0.5**	22%	43%	24%	8%	3%	*190*
7-3	On-street parking control	**0.4**	12%	42%	18%	9%	19%	*191*
7-7	Neighborhood watch	**0.2**	6%	37%	19%	9%	28%	*190*
7-10	Security from theft and burglary	**0.1**	11%	36%	34%	8%	12%	*191*
7-9	Interface between police and youth	**-0.1**	8%	17%	18%	8%	49%	*191*
7-6	Truck traffic control	**-0.3**	8%	26%	29%	16%	21%	*194*

8	Which, if any, are problems in Bow Mar?	Y	N	?	N
8-4	Vandalism at the Beach	50%	15%	35%	189
8-9	Underage driving of golf carts	49%	38%	13%	187
8-5	Burglaries	39%	30%	31%	188
8-7	Underage parties at the Beach after dark	38%	20%	43%	184
8-3	Too many variances for height and setbacks	36%	49%	15%	188
8-8	Dogs not under owner's control	34%	57%	9%	187
8-2	Homes too large	30%	63%	8%	186
8-1	Building code enforcement	29%	46%	25%	185
8-6	Recreational drug use	9%	36%	55%	185

9	How would you rate the enforcement of the following:	Too Lax	Good	Too Strict	?	N
9-3	Nuisance ordinance, such as yard junk, weeds, noise	29%	50%	2%	18%	191
9-6	Dog control	28%	55%	4%	14%	189
9-4	Regulations pertaining to accessory structures (sheds, play equipmt)	20%	51%	8%	20%	191
9-2	Building permits	15%	62%	4%	18%	190
9-5	Chicken coops	15%	45%	4%	37%	191
9-1	Zoning regulations	12%	59%	4%	26%	189

10	Please rate the following categories of Bow Mar government performance:	Value	X	G	F	P	?	N
10-1	The direction the town is taking with respect to open space	**1.0**	18%	48%	7%	2%	24%	188
10-2	The job the town government does at welcoming citizen involvement	**0.7**	22%	48%	17%	5%	8%	190
10-8	A town government that is run efficiently	**0.7**	16%	54%	16%	5%	9%	191
10-3	Opportunities to participate in town government decisions	**0.6**	22%	46%	14%	11%	6%	192
10-6	Spending tax dollars wisely	**0.6**	13%	50%	17%	5%	16%	187
10-7	Value of services for the property taxes paid to Bow Mar	**0.5**	13%	50%	20%	7%	10%	192
10-9	Running Bow Mar's government in the best interest of residents	**0.4**	18%	44%	21%	10%	7%	194
10-4	Responding to citizen complaints and concerns	**0.3**	8%	45%	22%	8%	16%	192
10-13	The overall direction the town is taking	**0.3**	8%	49%	24%	8%	10%	191
10-11	Providing information about town plans and programs	**0.2**	14%	46%	19%	17%	4%	192
10-5	Bow Mar's elected officials' consideration of what people like me think	**0.2**	13%	40%	21%	15%	11%	192
10-10	Being transparent and accountable to the public	**0.1**	16%	38%	21%	19%	6%	189
10-12	Architectural Control Committee (ACC) review of home remodels and new constructions.	**0.1**	9%	40%	21%	13%	17%	190

11	Thinking about what you currently know regarding each of the following Town goals, please indicate whether you feel the Town should appliy more effort, the current effort, or less effort toward each.	*More effort*	*Same effort*	*Less effort*	*?*	*N*
11-2	Develop and maintain the public infrastructure	40%	54%	1%	5%	*189*
11-6	Foster community involvement, communication, trust	39%	57%	1%	4%	*191*
11-1	Provide a safe community to live, work and play	28%	70%	1%	2%	*190*
11-3	Preserve and cultivate a quality community	26%	70%	2%	3%	*188*
11-5	Promote environmental sustainability	25%	59%	5%	10%	*189*
11-4	Assure a financially sound town government	22%	71%	2%	5%	*189*

12	In the past 2 years, have you or other household members attended or participated in:	*Y*	*N*	*?*	*N*
12-9	Attended other BMOI events *(such as Father's Day Brunch, Santa at the Beach, 4th of July events or others)*	88%	12%	0%	*189*
12-2	Attended a Summer Beach Concert	83%	17%	0%	*192*
12-5	Sailed or boated on the Lake	72%	28%	0%	*190*
12-4	Played tennis on Bow Mar courts	61%	39%	0%	*190*
12-8	Participated in a social club *(e.g., garden clubs, Monday Club, Scotch & Cigar, etc.)*	60%	40%	0%	*190*
12-6	Attended a Trustee meeting	53%	46%	1%	*190*
12-7	Attended a BMOI meeting	49%	51%	0%	*189*
12-3	Skated on the lake	48%	52%	1%	*189*
12-1	Attended the Winter Dance (aka, Black Outs)	46%	53%	1%	*191*

13	Thinking about the next five to eight years, how important is each of following potential projects in Bow Mar?	*Value*	*Essential*	*Very important*	*Somewhat*	*Not essential*	*?*	*N*
13-6	Control access to BMOI facilities by non-members	**0.7**	37%	33%	18%	10%	2%	*186*
13-15	Maintain current limited Town government based on volunteers and part-time or contract employees	**0.5**	24%	35%	22%	8%	11%	*185*
13-2	Improve lake quality (including possible dredging)	**0.2**	12%	42%	31%	8%	6%	*185*
13-17	Incorporate Mary's Meadow into Town of Bow Mar	**0.1**	15%	32%	23%	15%	16%	*184*
13-1	Reducing traffic on town streets	**0.0**	21%	29%	30%	21%	0%	*185*
13-12	Enforce "dark skies" ordinance	**-0.5**	17%	9%	22%	28%	24%	*180*
13-9	Cameras at entries for security	**-0.5**	19%	16%	22%	39%	3%	*185*
13-8	Gates at entries to control traffic	**-0.5**	21%	16%	14%	47%	2%	*186*
13-5	Building a new BMOI clubhouse	**-0.6**	13%	21%	20%	42%	4%	*187*
13-14	Engage other communities to resolve southwest area issues	**-0.7**	4%	19%	39%	26%	11%	*180*
13-13	Install cell towers for better cell phone service	**-0.9**	8%	15%	25%	47%	5%	*183*
13-16	Hire town administrator	**-1.0**	3%	16%	20%	41%	20%	*183*
13-3	Expanding programs for youth	**-1.1**	2%	13%	37%	40%	9%	*184*
13-10	Community owned "party barge"	**-1.1**	5%	13%	24%	55%	3%	*187*
13-4	New programs or services for seniors	**-1.3**	1%	9%	29%	46%	15%	*186*
13-7	Expanding the King Scholarship to provide more funds for student	**-1.5**	1%	5%	28%	57%	9%	*186*
13-11	Street lights	**-1.6**	4%	4%	11%	80%	1%	*187*

14	In the last 12 months, about how many times have you or other household members used the following sources of information about Bow Mar?	Frequently	Occasionaly	Never	?	N
14-1	Bow Mar Bulletin	89%	9%	2%	0%	191
14-2	Bow Mar Blast (email)	64%	13%	19%	4%	187
14-5	South Platte Independent (newspaper)	28%	43%	29%	1%	185
14-3	Bow Mar Facebook	15%	9%	73%	3%	182
14-4	Town website (www.BowMar.gov)	14%	55%	28%	3%	185

15	BMOI Spring Clean-up	Y	N	?	N
15-2	Should the BMOI Spring Clean-up be continued?	92%	2%	6%	189
15-1	Did you participate in the BMOI Spring Clean-up last year?	72%	27%	1%	191

16	How many years have you lived in Bow Mar?	Sort by	N
16-5	More than 20 years	40%	82
16-4	11-20 years	21%	42
16-3	6-10 years	15%	29
16-2	2-5 years	12%	23
16-6	I grew up here and returned to live here	7%	13
16-1	Less than 2 years	6%	11

17	How old are you?	Sort by	N
17-4	45-54 years	26%	49
17-5	55-64 years	26%	49
17-6	65-74 years	18%	35
17-7	75 years or older	15%	30
17-3	35-44 years	14%	27
17-2	25-34 years	1%	2
17-1	18-24 years	0%	0

18	In which county do you live in?	Sort by	N
18-1	Arapahoe County	69%	134
18-2	Jefferson County	31%	62

19	What is your sex?		N
19-1	Female	52%	100
19-2	Male	48%	90

20	What is your employment status?	Sort by	N
20-1	Working full time for pay	48%	92
20-6	Fully retired	21%	43
20-5	Semi-retired	11%	21
20-4	Unemployed, not looking for paid work	10%	20
20-2	Working part time for pay	9%	18
20-3	Unemployed, looking for paid work	0%	0
20-7	Student	0%	0

21	Do you work in Bow Mar?	Sort by	N
21-3	No	49	95
21-4	Not applicable because I don't have a job	20	40
21-1	Yes, I perform a majority of my job in Bow Mar	16	31
21-2	Yes, but I also have a work place out of Bow Mar	14	26

22	Is your family a member of BMOI?	Sort by	N
22-1	Yes	95	182
22-2	No	5	9
22-3	Don't know	0	0

23	In your household (HH)...	Avg/H	% HH	HH	Pop
23-1	How many people live in your household?	3.		189	566
23-2	How many children 12 or younger?	1.	28%	53	100
23-3	How many teenagers ages 13 to 17?	1.	24%	45	68
23-4	How many are 65 or older?	1.	32%	61	102

24	Other than BMOI, is your family a member of private club for swimming or tennis?	Sort by	N
24-2	No	69	133
24-1	Yes	29	57
24-3	Don't know	2	3

COMMENTS & OPEN-ENDED

Comments available upon request from the Town of Bow Mar Town

Appendix E: Building Permit Data

The following tables were developed based on a review of Town of Bow Mar building permits during the period of 2008 to 2015 (partial year).

Permits #

Type	2008	2009	2010	2011	2012	2013	2014	2015*	Total
New Homes	4	1	1	2	0	2	4	3	17
Major Remodel	2	3	5	4	14	14	10	3	55
Minor Remodel	1	1	6	6	9	15	11	3	52
Maintenance	3	1	12	9	9	8	13	3	58
Heating/Cooling/Water Heater	2	3	4	5	9	15	10	6	54
Roof	1	5	13	10	45	14	8	2	98
Landscape	3	1	5	9	13	13	11	0	55
Demo	5	0	0	3	1	1	5	1	16
Total	21	15	46	48	100	82	72	21	405

% Within Year

Type	2008	2009	2010	2011	2012	2013	2014	2015*	Total
New Homes	19.0%	6.7%	2.2%	4.2%	0.0%	2.4%	5.6%	14.3%	4.2%
Major Remodel	9.5%	20.0%	10.9%	8.3%	14.0%	17.1%	13.9%	14.3%	13.6%
Minor Remodel	4.8%	6.7%	13.0%	12.5%	9.0%	18.3%	15.3%	14.3%	12.8%
Maintenance	14.3%	6.7%	26.1%	18.8%	9.0%	9.8%	18.1%	14.3%	14.3%
Heating/Cooling/Water Heater	9.5%	20.0%	8.7%	10.4%	9.0%	18.3%	13.9%	28.6%	13.3%
Roof	4.8%	33.3%	28.3%	20.8%	45.0%	17.1%	11.1%	9.5%	24.2%
Landscape	14.3%	6.7%	10.9%	18.8%	13.0%	15.9%	15.3%	0.0%	13.6%
Demo	23.8%	0.0%	0.0%	6.3%	1.0%	1.2%	6.9%	4.8%	4.0%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

% Among Years

Type	2008	2009	2010	2011	2012	2013	2014	2015*	Total
New Homes	23.5%	5.9%	5.9%	11.8%	0.0%	11.8%	23.5%	17.6%	100.0%
Major Remodel	3.6%	5.5%	9.1%	7.3%	25.5%	25.5%	18.2%	5.5%	100.0%
Minor Remodel	1.9%	1.9%	11.5%	11.5%	17.3%	28.8%	21.2%	5.8%	100.0%
Maintenance	5.2%	1.7%	20.7%	15.5%	15.5%	13.8%	22.4%	5.2%	100.0%
Heating/Cooling/Water Heater	3.7%	5.6%	7.4%	9.3%	16.7%	27.8%	18.5%	11.1%	100.0%
Roof	1.0%	5.1%	13.3%	10.2%	45.9%	14.3%	8.2%	2.0%	100.0%
Landscape	5.5%	1.8%	9.1%	16.4%	23.6%	23.6%	20.0%	0.0%	100.0%
Demo	31.3%	0.0%	0.0%	18.8%	6.3%	6.3%	31.3%	6.3%	100.0%
Total	5.2%	3.7%	11.4%	11.9%	24.7%	20.2%	17.8%	5.2%	100.0%

*6 months, January-June 2015

Total of 13 “New Home” permits on sale of property. Only 13.5% of sold homes were demolished.

Building Permits Related to Houses Sold				
Type	**# Permits**	**% of Sales**	**Total Permits**	**% of Total Permits**
New Homes	12	13.5%	17	70.6%
Major Remodel	22	24.7%	53	41.5%
Minor Remodel	21	23.6%	49	42.9%
Maintenance	16	18.0%	41	39.0%
Heating/Cooling/Water Heater	20	22.5%	58	34.5%
Roof	27	30.3%	97	27.8%
Solar	2	2.2%	5	40.0%
Chicken Coop	0	0.0%	2	0.0%
Gas Line/Fire pit	7	7.9%	15	46.7%
Fence	8	9.0%	27	29.6%
Shed	5	5.6%	8	62.5%
Landscape	7	7.9%	20	35.0%
Demo	11	12.4%	16	68.8%
Other-Grading, Plan Review, Extensions	3	3.4%	6	50.0%
Total	161	-	414	38.9%

The analysis of building permits was developed through a sequence of tables and Excel worksheets. The tables and worksheets together are the equivalent of several hundred pages of data. The data are available from CMI as Excel spreadsheets.

- Original data
- Worksheets
- Clean data –- original data table is cleaned up
- Annual data – clean data is grouped by year
- Summary table – data is summarized

Table Fields. The tables included the following fields of information for each of the building permits.

- Reference number
- Street address
- County
- Year
- Description
- Total number of permits
- Name
- Permit number
- Construction or demolition specific category
- General category
- Job value
- Road impact
- Including road impact fee
- Net revenue
- Weis charges
- Percent RIF to job value
- Percent fee of job

Summary Tables. Following are tables that summarize the information from the analysis.

	2008		2009		2010		2011		2012		2013		2014		2015	
Type	Number	Per Cent	Number	Per Cent	Number	Per Cent	Number	Per Cent	Number	Per Cent	Number	Per Cent	Number	Per Cent	Number	Per Cent
New Homes	4	19.0%	1	6.7%	1	2.2%	2	4.2%	0	0.0%	2	2.4%	4	5.6%	3	14.3%
Major Remodel	2	9.5%	3	20.0%	5	10.9%	4	8.3%	14	14.1%	14	17.1%	10	13.9%	3	14.3%
Minor Remodel	1	4.8%	1	6.7%	6	13.0%	6	12.5%	9	9.1%	15	18.3%	11	15.3%	3	14.3%
Maintenance	3	14.3%	1	6.7%	12	26.1%	9	18.8%	9	9.1%	8	9.8%	13	18.1%	3	14.3%
Heating/Cooling/Water Heate	2	9.5%	3	20.0%	4	8.7%	5	10.4%	9	9.1%	15	18.3%	10	13.9%	6	28.6%
Roof	1	4.8%	5	33.3%	13	28.3%	10	20.8%	45	45.5%	14	17.1%	8	11.1%	2	9.5%
Landscape	3	14.3%	1	6.7%	5	10.9%	9	18.8%	13	12.1%	13	15.9%	11	15.3%	0	0.0%
Demo	5	23.8%	0	0.0%	0	0.0%	3	6.3%	1	1.0%	1	1.2%	5	6.9%	1	4.8%
Total	21	100.0%	15	100.0%	46	100.0%	48	100.0%	100	100.0%	82	100.0%	72	100.0%	21	100.0%

Permits #

Type	2008	2009	2010	2011	2012	2013	2014	2015	Total
New Homes	4	1	1	2	0	2	4	3	17
Major Remodel	2	3	5	4	14	14	10	3	55
Minor Remodel	1	1	6	6	9	15	11	3	52
Maintenance	3	1	12	9	9	8	13	3	58
Heating/Cooling/Water Heate	2	3	4	5	9	15	10	6	54
Roof	1	5	13	10	45	14	8	2	98
Fire pits, outdoor structures	3	1	5	9	13	13	11	0	55
Demo	5	0	0	3	1	1	5	1	16
Total	21	15	46	48	100	82	72	21	405

% Within Year

Type	2008	2009	2010	2011	2012	2013	2014	2015	Total
New Homes	19.0%	6.7%	2.2%	4.2%	0.0%	2.4%	5.6%	14.3%	4.2%
Major Remodel	9.5%	20.0%	10.9%	8.3%	14.0%	17.1%	13.9%	14.3%	13.6%
Minor Remodel	4.8%	6.7%	13.0%	12.5%	9.0%	18.3%	15.3%	14.3%	12.8%
Maintenance	14.3%	6.7%	26.1%	18.8%	9.0%	9.8%	18.1%	14.3%	14.3%
Heating/Cooling/Water Heate	9.5%	20.0%	8.7%	10.4%	9.0%	18.3%	13.9%	28.6%	13.3%
Roof	4.8%	33.3%	28.3%	20.8%	45.0%	17.1%	11.1%	9.5%	24.2%
Fire pits, outdoor structures	14.3%	6.7%	10.9%	18.8%	13.0%	15.9%	15.3%	0.0%	13.6%
Demo	23.8%	0.0%	0.0%	6.3%	1.0%	1.2%	6.9%	4.8%	4.0%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
									51.9%

% Among Years

Type	2008	2009	2010	2011	2012	2013	2014	2015	Total
New Homes	23.5%	5.9%	5.9%	11.8%	0.0%	11.8%	23.5%	17.6%	100.0%
Major Remodel	3.6%	5.5%	9.1%	7.3%	25.5%	25.5%	18.2%	5.5%	100.0%
Minor Remodel	1.9%	1.9%	11.5%	11.5%	17.3%	28.8%	21.2%	5.8%	100.0%
Maintenance	5.2%	1.7%	20.7%	15.5%	15.5%	13.8%	22.4%	5.2%	100.0%
Heating/Cooling/Water Heate	3.7%	5.6%	7.4%	9.3%	16.7%	27.8%	18.5%	11.1%	100.0%
Roof	1.0%	5.1%	13.3%	10.2%	45.9%	14.3%	8.2%	2.0%	100.0%
Fire pits, outdoor structures	5.5%	1.8%	9.1%	16.4%	23.6%	23.6%	20.0%	0.0%	100.0%
Demo	31.3%	0.0%	0.0%	18.8%	6.3%	6.3%	31.3%	6.3%	100.0%
Total	5.2%	3.7%	11.4%	11.9%	24.7%	20.2%	17.8%	5.2%	100.0%

Appendix F: Public Meeting Requirements

- All boards, committees, commissions, authorities or other advisory, policy-making, rule-making or other formally constituted bodies and any public or private entity which has been delegated a governmental decision-making function by a body or official are included under the law CRS 24.6.401 et seq.
- All meetings of three or more members, whichever is fewer, at which public business is discussed or formal action might be taken are subject to this requirement.
- SOCIAL GATHERINGS and chance meetings are exempt from open meetings regulations if discussion of public business is not the central purpose.
- E-MAIL exchanged between elected officials ON SUBJECTS OTHER THAN PUBLIC BUSINESS is not a "meeting."
- PUBLIC NOTICE is to be given prior to all meetings where the adoption of any proposed policy, position, resolution, rule, regulation or formal action occurs or at which a majority or quorum is expected to be in attendance.
- Notice must be "full and timely." No publication is required.
- Local Public Bodies may comply with "full and timely" by posting a notice in a formally designated public place at least 24 hours before a meeting.
- Posted notices must include a specific agenda if at all possible.
- Local Public Bodies must also maintain a list of persons who request to be notified of meetings or discussions on specific topics and provide reasonable advance notice. A request covers a two-year period.
- Local Public Bodies must keep minutes of meetings where formal action does or could occur.
- Workshops or committee meetings do not necessarily require minutes.

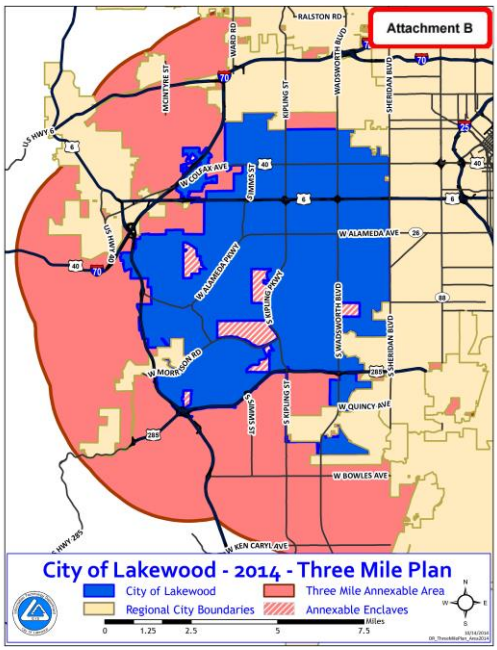
Appendix G: Volunteerism in Bow Mar

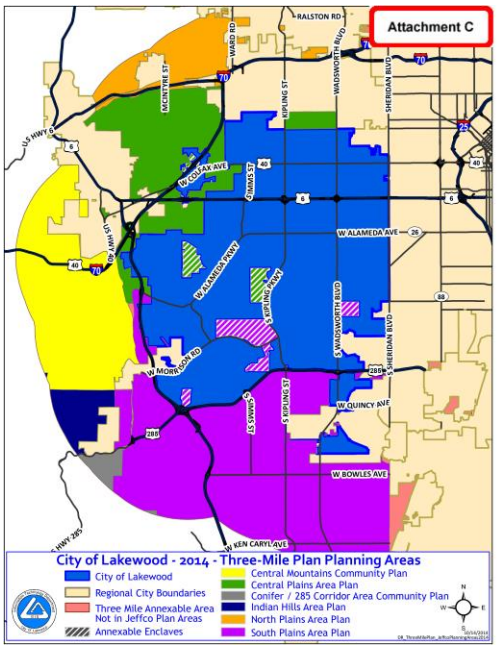
Bow Mar is an Involved Community.	
Volunteer Organization	**# of Citizens**
Elected/Appointed Boards	
Board of Trustees	7
Bow Mar Owners Inc. (BMOI)	9
Architectural Control Committee (ACC)	5
Bow Mar Water & Sanitation District	5
Lower Bowles Company	1
Joseph Bowles Company	6
Clubs/ Service organizations	
Bow Mar Bulletin	3 editors, distribution by Monday Club
Monday Club	35
Lakes O'Bow Mar Garden Club	59
Bow Mar Gardeners	41
Bow Mar Yacht Club	2 (commodore, Jr. sailing chr.)
Bow Mar Tennis Club	7
Bow Mar Skating Club	1
Swim Team	2
Event Committees	
Easter Egg Hunt	2
Ice Hockey	2
Winter Dance	1
Black Outs performance	23
Summer Concerts at the Beach	1
Santa Claus at the Beach	2
Pancake Breakfast	7

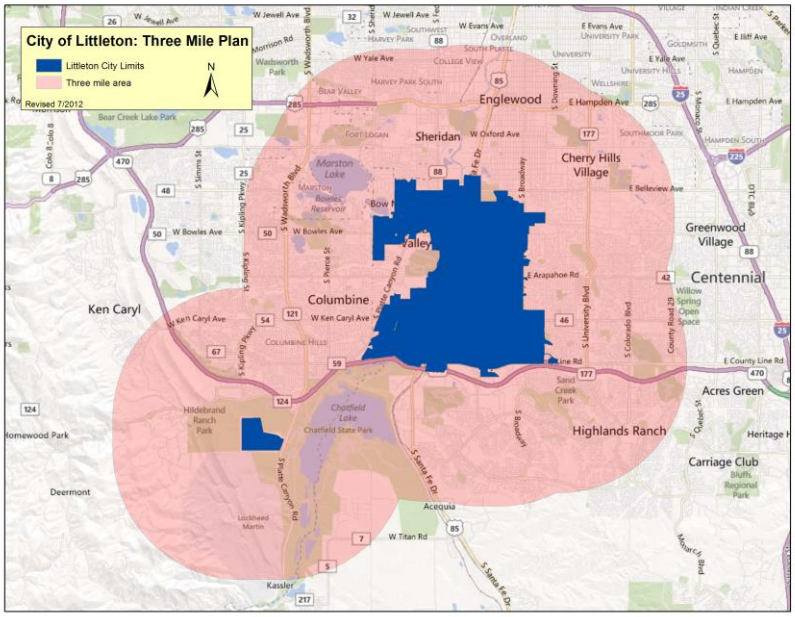
Appendix H: Three Mile Plans For Adjacent Municipalities

The State of Colorado requires a three mile plan for a Colorado municipality with more than 2000 residents or for any community before the community annexes land into the municipality. Preparation of this plan included a separate Three Mile Plan description and map. This appendix includes the Three Mile Plans for Littleton and Lakewood.

Note that Bowles Avenue and the Southwest Plaza mall are included in the Three Mile Plans adopted by both Littleton and Lakewood. These areas were included in the annexation application submitted to the Town of Bow Mar in 2014.







Appendix I: Research Documents

Maps and Related Information Collected for the Community Plan

Below is a list of maps and reports collected as part of the research done for the Community Plan. The documents are grouped by topic. All the documents are available in digital form.

Aerial Photography
- DRCOG 2012 air photos covering the Town of Bow Mar (set of 4)

Annexation
- Lakewood Three Mile Plan and Maps
- Littleton Three Mile Plan map

Comprehensive Plans and Master Plans
- Arapahoe County comprehensive plan
- Denver comprehensive plan
- Douglas County comprehensive plan
- Douglas County comprehensive plan land use map
- DRCOG 2000 Census urbanized area map
- DRCOG 2035 Vision Plan
- DRCOG 2035 Current and Future Development map
- DRCOG 2035 Urban Growth Boundary/Area map
- DRCOG 2040 Vision Plan Update
- Jefferson County Comprehensive Master Plan (19 maps)
- Jefferson County South Plains Area (14 maps)
- Littleton 2014 Citywide Plan
- Littleton Neighborhood Areas draft update
- Sheridan Future Land Use map
- Sterling Ranch (in Douglas County) master plan map

Demographics
- DRCOG Profile of the Town of Bow Mar
- 2000 Census for Bow Mar
- 2010 Census for Bow Mar
- 2009-2013 American Community Five Year Survey by the Census Bureau

Drainage and Flooding
- Denver area map of drainage basins and sub-basins
- UDFCD maintenance map of the Bow Mar area
- UDFCD flood hazard map of the Bow Mar area

Housing
- Littleton Housing Overview report

Land Use and Development
- DRCOG 2014 Urban Centroids map
- DRCOG 2014 Urban Centers Polygons map
- Littleton land use map
- Southwest Plaza site plan

Municipalities
- DRCOG Denver Region Municipalities map

Natural Resources

- Jefferson County mineral resource map

Parks & Recreation, Trails, and Open Space

- DRCOG 2013 Open Space map
- Foothills District trail map
- South Suburban Parks & Recreation District 2015 (4 maps)

Real Estate

- Zillow map of property values and taxes in Denver area counties

Schools

- Arapahoe County districts
- Jefferson County Public Schools Preliminary Facilities Master Plan table

Subdivisions

- Jefferson County plat map of Bow Mar
- 30 plat sheets for Denver subdivisions adjoining Bow Mar

Transportation

- Arapahoe County 2035 Transportation Plan
- Arapahoe County 2035 Transportation Plan map
- Arapahoe County 2035 Transportation Plan – existing West End RTD service
- Arapahoe County street classification map
- CDOT "TPR at a Glance" (Transportation Planning Regions)
- Denver Strategic Transportation Plan 2008 "Moving People"
- DRCOG 2035 road system map
- DRCOG Traffic Analysis Zone (TAZ) table of population and employment projections
- Jefferson County Countywide Transportation Plan
- Jefferson County Major Thoroughfare Plan map
- RTD "Big.Bold.Modern.Transit." report to the region 2013/2014
- Southwest metro area map of roads and trails

Utilities

- Bow Mar Water & Sanitation District Boundary Map
- Town of Bow Mar map by Vision Land

Water

- Bow Mar water and sewer lines map
- Denver Collection System Map
- Denver Marston Outlet Works information
- Denver Water Distributor Contract Boundaries Map
- Denver Water Service Areas and Communities Map
- DRCOG river and Reservoir Preservation Focus Areas map

Wildlife

- Jefferson County – Survey of Critical Biological Resources

Zoning

- Lakewood zoning ma

Appendix J: Keys to Success/Critical Action

Action #1 **Clearly define roles and responsibilities of Officials including the Mayor, Trustees, BMOI Board, and contract employees/independent contractors.**

- Make sure individuals understand the roles they are undertaking and the rules and regulations each entity enforces.
- Educate citizens about the responsibility and jurisdiction of the Board of Trustees. At a minimum this should include: the Town Building Code and Zoning Ordinance and what can be expected in terms of road maintenance on all public streets.
- Re-examine the relationship with the Architectural Control Committee (ACC). ACC is responsible for ensuring what is built on Bow Mar lots and it also provides comments on variances submitted to the Tow for approval.
- Review Colorado governmental immunity provisions with Trustees and independent contractors.

Action #2 **Ensure transparency in decision making by the Town Board of Trustees and the Architectural Control Committee and encourage BMOI to do so as well.**

- The Town of Bow Mar web site should be current. This includes posting agendas before Trustees' meetings, posting minutes after the meeting, and making proposed ordinances available in a timely fashion.
- Trustees and staff should educate the citizens of the community regarding notice requirements for Board regularly scheduled meetings and special meetings and when discussions are limited to specific items on the agenda.
- The Town Trustees and other boards delegated with rule-making or advisory responsibilities should continue meetings that welcome the public and comply with "open meeting" requirements. Meeting information should also be made available to the citizens of Bow Mar (see Appendix F for additional information).

Action #3 **Continue to update a Capital Improvement Plan every 5-10 years and make such documents readily available to the citizens of Bow Mar.**

- Annually review the Street Pavement, Preservation and Reconstruction Program to ensure effective use of resources. Inform citizens about what will be done and when.
- Coordinate construction with utility improvements to minimize impacts on newly paved roads.

Action #4 **Consider new revenue sources for the Town. Ensure that all revenue sources are clearly understood by the citizens of the community.**

- The Trustees should prepare multi-year budgets, including capital improvements and staffing requirements, to determine whether additional revenue sources--in addition to property taxes which currently form the main source of revenue--are necessary.
- If additional funds are required, the Trustees should systematically and publicly evaluate alternative sources. A "use tax" is a possible form of revenue derived from building materials brought into the Town. The use tax does not increase the

cost of materials associated with a permitted building project; it simply allows the Town of Bow Mar to receive the tax, rather than the jurisdiction at the point of sale. A use tax is revenue neutral to property owners.

- In the event additional tax revenues are determined to be necessary, prepare the rationale(s) for and seek approval by the voters at an election, if required by the State Constitution (Tabor).

Action #5 **Clarify the purpose and nexus between fees charged and how the fees must be used for the benefit of residents and those in home building and renovations in Bow Mar.**

- Continue to ensure that builders and residents understand the purpose and use of the road impact (improvement) fee, in particular, that the road impact fee is used only to maintain roads, particularly those impacted by construction activities.
- Continue to provide citizens clear and consistent information on procedures and the calculation of Building Permit fees.
- Reevaluate the responsibilities of the Building Commissioner and investigate the possibility of having the Town Clerk/Treasurer calculate building permit fees and collect all inspection fees from the property owner.
- Continue to inform those that have active building permits that no Certificate of Occupancy will be issued until the Town Clerk has received all required fees.
- As building footprints increase, comprehensively address changes in historic drainage patterns. This includes runoff that will impact lake quality as well as run-off onto adjacent properties.

Action #6 **Clearly define roles of the Town Government especially the relationship between the Town's authority to grant variances and the ACC's dual roles of enforcing covenant related issues and advisory services to the Trustees on zoning issues.**

- Evaluate the process of issuing variances. Currently, variances to the dimensional requirements found in the Town's Zoning Ordinance--including building setbacks, height limitations, lot coverage, and relationship of accessory uses and structures to the principal use--by law require approval of the Town. The ACC reviews and makes recommendations to the Trustees on variances, and an established Board of Adjustment is available for appeals. Review and clarify roles and responsibilities to be consistent with State Statute.
- Review the current ordinance and procedures for granting variances within the Town of Bow Mar to ascertain if the criteria and process are in keeping with the overall goals, principles, and policies of the Town.
- The Town should retain a professional or knowledgeable individual to review site plans prior to submission to the ACC to determine whether all Zoning Code requirements are satisfied. ACC should retain the services of a qualified professional or individual to assist with administrative issues, plan review, and technical advice about covenant related issues.

Action #7 **Continue educational efforts regarding the governance of the community to encourage broad participation in governmental activities and volunteer events, and clubs.**

- Bow Mar is dependent on volunteers for a wide range of services and programs. Continue to encourage and express appreciation for volunteers.
- Ensure that new residents understand simple facts about the community--it is a town, not a subdivision. The Town, BMOI, and ACC have different responsibilities within the Town.
- A welcoming volunteer community invites all to continue the Bow Mar tradition of giving back to the community, a characteristic of place that makes Bow Mar unique. Almost every resident continues to make unique contributions to the community.

Rich in Sense of Community

Bow Mar is rich. It is rich in tradition; rich in beauty; rich in sense of community and rich in human resources.

In short our early residents were a hardy breed, and it is no wonder that their shared hardships generated a special camaraderie that set the tone of warmth and spirit that has characterized Bow Mar ever since.

From 50th Birthday Celebration

Marston Reservoir

Community Matters, Inc.
5601 S. Nevada Street
Littleton, Colorado 80120