

APPENDIX B: EXISTING CONDITIONS

The Existing Conditions Report is comprised of narrative related to the Geographic Context, Local History, Demographics, Land Use, Natural Conditions, Utilities/Services, Transportation and other features of Cherry Hills Village. The purpose of this report is to familiarize the reader with the current physical, demographic and socioeconomic conditions of Cherry Hills Village, Colorado and the surrounding area.

B.1 GEOGRAPHIC CONTEXT

Cherry Hills Village is located ten miles south of downtown Denver in Arapahoe County. Today the city numbers around 6,000 residents in a 6.2 square mile area. The city is located close to I-25 and I-225 which gives it convenient access to the Greater Denver Metropolitan Area. This position creates a unique metropolitan situation for Cherry Hills Village. The City is well positioned because of road connections and its convenient access to surrounding communities and amenities. As illustrated by Figure 1.1, Cherry Hills Village is in the southern Denver Metropolitan Area and is surrounded by Denver, Greenwood Village and Englewood. There are new developments in various stages of the planning and zoning process that are located adjacent to Cherry Hills Village. Within this context a number of influences outside of Cherry Hills Village impact the community. The establishment of light rail along I-25, the destination created by the Denver Tech Center, as well as new developments including Belleview Station (Denver), Kent Place (Englewood), and The Plaza at Greenwood are just a few examples of outside influence.



Figure 1.1: Vicinity Map
Source: Gould Evans

Neighborhoods

Cherry Hills Village is a community of identifiable neighborhoods, some with active homeowners' associations (HOAs). Within Cherry Hills Village there are 63 different defined subdivisions or homeowners' associations. Figure 1.2 illustrates the locations of these subdivisions or HOAs within Cherry Hills Village.

As reflected by the number of subdivisions and HOAs, the City of Cherry Hills Village is primarily a single-family residential community of neighborhoods. Throughout these neighborhoods there are homes listed on the National Register of Historical Places. Table 1.1 indicates all homes on the National Register of Historical Places, their street address and their period of significance.

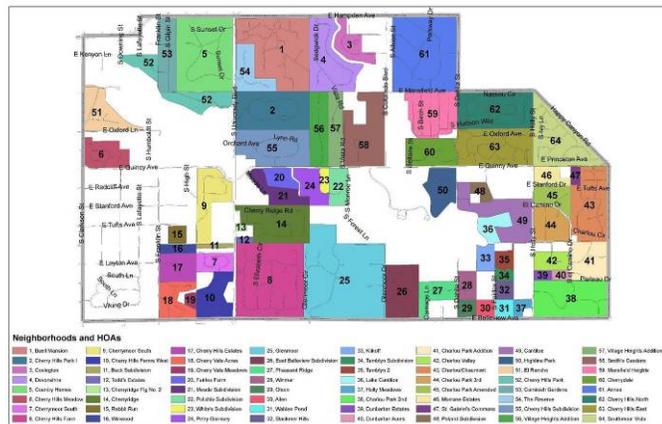


Figure 1.2: Neighborhoods/HOAs - 2007
Source: Gould Evans

B.2 LOCAL HISTORY

Cherry Hills Village sits near the western edge of Arapahoe County, which was the first county in Colorado. The original size of Arapahoe County occupied half of Colorado's current area and was comprised of many communities including what are now Cherry Hills Village and the City of Denver. In 1902 the county was divided into several smaller counties which now make up the Denver Metropolitan Area. Originally Arapahoe County and Cherry Hills Village were largely rural unincorporated areas.

In the 1920s, the area which would be Cherry Hills Village consisted largely of rural farms with a few homes built as "country homes" that were used by Denver residents as summer retreats. Two residents who had built permanent homes in the area, Alex Foster and George Gano, were instrumental in founding the Cherry Hills Club (known now as the Cherry Hills Country Club) in 1922. This began to attract people who were looking for large properties, open space or small farms.

Historic Places		
Name	Address	Period of Significance
Foster - Buell Estate	2700 E. Hampden Avenue	1900-1949
Little Estate	1 Littleridge Lane	1925-1949
Maitland Estate	9 Sunset Drive	1925-1949
Owen Estate	3901 S. Gilpin Street	1900-1924
Hopkins House	4400 E. Quincy Avenue	1898-1930

Table 1.1: Historic Places
Source: National Register of Historical Places

The Cherry Hills Club was named by Alice Foster, based on a cherry orchard that existed on a small knoll on the club grounds. The long range plan conducted by the Greenwood Land Company was to purchase a total of 272 acres. William S. Flynn designed the golf course, the clubhouse was designed by Merrill and Burnham Hoyt, and the

landscaping of the clubhouse grounds was designed by S.R. DeBoer, who would later conduct the first Master Plan for Cherry Hills Village. The founders and early members of the club were committed to unadulterated golf. When the Cherry Hills Club first opened they made one exception: the Cherry Hills Saddle Club would lease land and use the bridle paths for a fee of \$10 per year.



Figure 1.3: U.S. Open Article - 1978
Source: Rocky Mountain News

By the mid-1930s, the Cherry Hills Club was taking measures to survive the Great Depression and World War 2 including waiving membership initiation fees. The bonds held by the Greenwood Land Company would soon go into default. Through the help of J. Churchill Owen, Lawrence C. Phipps and many others, the Cherry Hills Club would be saved. J. Churchill Owen would later help to further strengthen the Club financially. The Cherry Hills Club began to diversify its role by holding dances and other social activities. Slot machines were added as a way to secure additional revenue. These slot machines were removed almost 20 years later. After the foreclosure of the Greenwood Land Company, The Cherry Hills Saddle Club leased the bridle paths from the new land company for about a decade. Sometime after this, the Cherry Hills Saddle Club would go out of existence.

Between 1922 and 2005, seven U.S. Golf Association (USGA) and two Professional Golf Association (PGA) competitions have occurred at Cherry Hills Country Club. Cherry Hills Country Club is one of three golf clubs to have hosted the U.S.

Open, U.S. Senior Open, U.S. Amateur and U.S. Women's Open. A listing of all professional golf competitions at the Cherry Hills Country Club include:

- 1938 U.S. Open
- 1941 PGA Championship
- 1960 U.S. Open
- 1976 USGA Senior Amateur
- 1978 U.S. Open
- 1983 Mid-Amateur
- 1985 PGA Championship
- 1990 U.S. Amateur
- 1993 U.S. Senior Open
- 2005 U.S. Women's Open

The area in proximity to the Cherry Hills Club came to be known as Cherry Hills. Residents in this unincorporated part of Arapahoe County understood the importance of zoning prior to the actual incorporation of Cherry Hills Village. A local attorney, J.Churchill Owen, drafted and succeeded in getting the State Legislature to pass legislation in its 1939 session which allowed counties to zone properties for their best future use. That same year Arapahoe County Commissioners established the Cherry Hills District by petition of property owners. By the end of that year, the Board of County Commissioners received a zoning plan from the unincorporated area of Cherry Hills. While most areas were zoned by a minimum of 2 ½ -acre lots, one zoning category allowed for a minimum lot size of one acre, some limited commercial, philanthropic institutions, and uses such as a public library, a golf course, a church or a private club. It was not unusual for property owners to own much larger tracts of ten and twenty acres. The Cherry Hills District was wary of potential land grabs by the City and County of Denver which could have put an end to their control over zoning.

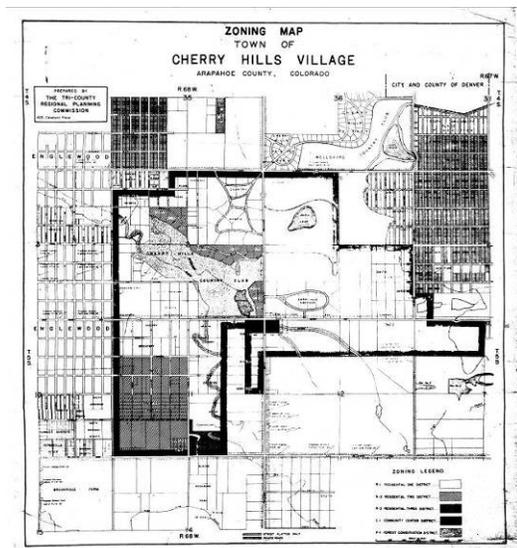


Figure 1.4: Zoning Map - 1945
Source: City of Cherry Hills Village

The Cherry Hills District did not prove impervious to Denver's southward march. As Denver annexed farther and farther to the south, Cherry Hills District members resorted to legal measures as protection. The final straw came in the form of Denver's plans to build a regional airport south of the Cherry Hills District guaranteeing that people living in the area would be in the flight path of planes landing and taking off. Cherry Hills District members responded by incorporating in 1945.

By incorporating, the Village was able to establish an ordinance which put a floor on the altitude at which airplanes were allowed to fly. Shortly after incorporating, Denver chose to locate its airport elsewhere and Cherry Hills Village never passed an ordinance governing flight elevations.

In the fall of 1945 the first zoning map was developed and submitted. It consisted of a C-1 zoning district (a Community Center District), which allows libraries, museums, a post office and government buildings. The

earlier version of C-1 zoning also allowed “other community uses primarily devoted to local shopping centers serving Cherry Hills Village.” Figure 1.3 is the 1945 Zoning Map for the Town of Cherry Hills Village. Following the establishment of zoning districts in Cherry Hills Village, a land use Master Plan was submitted to the city in 1950 by S.R. DeBoer. With this plan, DeBoer established a Community Center District at the intersection of Quincy Avenue and University Boulevard, the Village’s geographic center. The new plan allowed for a limited amount of commercial uses which would keep the Village character and be laid out like a rural center rather than a city center.

DeBoer’s dream for a master planned Cherry Hills Village would take some time to be realized. The first priority was to put the necessary city services into place. This was difficult considering the Village could not collect taxes for another year. In the mean time, citizens volunteered their services as town treasurer, marshal, attorney, city clerk and judge. The city clerk worked out of her home, court took place in the enclosed back porch of the City magistrate’s home, and the police and road departments worked out of their personal vehicles.

In 1960, Villagers experienced the potential for density threats that would have taken place adjacent to the Village’s boundary. A developer became interested in putting the Cinderella City shopping center on a 55 acre site north of Hampden Avenue and west of University Boulevard. City officials and residents of Cherry Hills Village and Englewood fought the development proposal. Lawsuits brought by citizen groups went to the District Court and to the Colorado Supreme Court. Eventually the developers chose to build adjacent to Englewood’s central business district. Another major challenge to the Village’s low density zoning began in 1961 and was not resolved until 1972. A company called Nopro acquired the 77-acre parcel east of University Boulevard across from Cherry Hills Country Club. The development proposal called for a more dense development. The case first went to Arapahoe District Court where the court ruled in favor of Nopro that the 2½-acre minimum lot size resulted in a hardship for the company. Later the Colorado Supreme Court reversed the decision stating that Nopro had purchased the property knowing the zoning regulations that were in place.

In 1961, Cherry Hills Village changed its governance status from a statutory town rule to that of home rule. This happened during a time of explosive growth for the Village. Between 1950 and 1970 the Village grew from 750 residents to 4,605 residents (a 514% increase). Some of this growth may be credited to annexation of Cherryridge, Mansfield and part of Charlou. The Village government responded by adding a full-time road department, expanding the police force and adding a new elementary school. The new elementary school was governed by Cherry Creek School District. In 1961, Cherry Hills Village purchased the four acres planned for the Village Center for \$20,000. The Village Center building was leased by the city until 1964 when the city paid \$75,000 to buy the building out. The building was dedicated Cherry Hills Village Center in October 1963. By 1982 the city had outgrown the building and approved a \$450,000 bond

to expand and remodel the existing structure to accommodate a growing police department and municipal court.

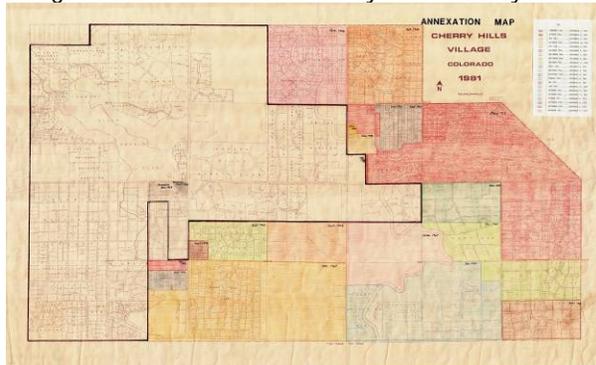


Figure 1.5 is an Annexation Map from a 1981 study that shows what year each part of Cherry Hills Village was annexed and lists the ordinance for each annexation.

[Source: *The Village Crier, History of Arapahoe County* and Klasina VanderWerf]

Figure 1.5: History of Annexation - 1981
Source: City of Cherry Hills Village

B.3 DEMOGRAPHICS

The purpose of the demographic analysis is to develop a better understanding of the past and existing conditions through an analysis of primary and secondary data that has been collected. The examined demographic areas are Total Population, Race and Ethnicity, Age Cohorts, and Educational Attainment. Demographic information was collected from the 2000 U.S. Census and therefore does not account for growth in Cherry Hills Village after 2000 including the Buell Mansion, Cherry Hills Park and Covington neighborhoods.

Total Population

The City of Cherry Hills Village began and grew as a small rural community located approximately 10 miles south of downtown Denver. This community remains today as one of the most affluent communities in the Denver Metropolitan Area (CMSA) and the United States. Because the community was still unincorporated, the 1940 U.S. Census shows no people living in Cherry Hills Village, thus the data starts at 1950. Cherry Hills Village experienced explosive growth between 1950 and 1970 when the Village grew from 750 residents in 1950 to 4,605 residents in 1970, a 514% increase over the 20 year period of time. The decades after 1970 showed a lagging rate of growth. Between 1980 and 2000 the town grew by only 16.21%, which is a much slower growth rate than Arapahoe County, the Denver Metropolitan Area (CMSA), Colorado and the United States (see Figure D). The slow growth rate after 1970 was likely caused by the city becoming land locked. The last annexation occurred in the 1970s. In 2000, the City of Cherry Hills Village had 5,958 residents.

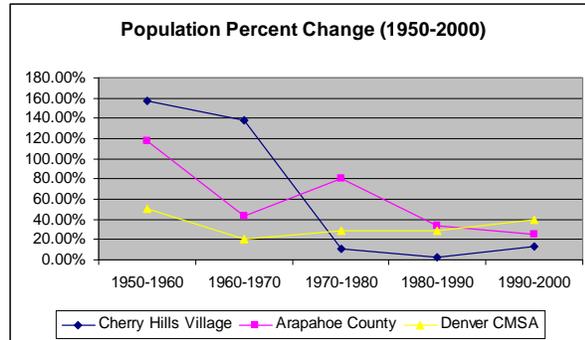


Figure 1.6: Historic Population Trend
Source: U.S. Census Bureau

Figure 1.5 illustrates the percent change in population between 1950 and 2000 for Cherry Hills Village, Arapahoe County and the Denver CMSA. Table 1.2 shows population change over a 60 year period from 1940 (before incorporation) to 2000.

Population	1940	1950	1960	1970	1980	1990	2000	% change (1980-2000)	Average Decennial Change
Cherry Hills Village	0	750	1,931	4,605	5,127	5,245	5,958	16.21%	993.00%
Arapahoe County	32,150	52,125	113,426	162,142	293,292	391,511	487,967	66.38%	236.30%
Denver CMSA	384,372	612,128	923,161	1,106,384	1,428,836	1,848,319	2,581,506	80.67%	95.27%
Colorado	1,123,296	1,325,089	1,753,947	2,209,596	2,889,735	3,294,394	4,301,261	48.85%	47.15%
United States	132,164,569	151,325,798	179,323,175	203,302,031	226,542,199	248,709,873	281,421,906	24.22%	18.82%

Table 1.2: Population Growth Rate Comparisons
Source: U.S. Census Bureau

Race and Ethnicity

Contrary to national, state, metropolitan and county trends, the racial and ethnic diversity in Cherry Hills Village changed very little between 1990 and 2000. The greatest change is a 2.49% decrease in the White population and a 0.95% increase in the Asian or Pacific Islander population. This is a very small change when compared to the other study areas listed. Arapahoe County had a 9.32% decrease in its White population and a 6.25% increase in its ethnically Hispanic population. The Denver CMSA, Colorado and the

United States saw a slightly lower amount of change with all study areas having approximately a 5-6% decrease in the White population. The state of Colorado experienced a 15.81% increase in its ethnically Hispanic population between 1990 and 2000 which is higher than all other study areas. Table 1.3 illustrates the Race and Ethnicity of the populations of Cherry Hills Village, Arapahoe County, Denver CMSA, Colorado and the United States.

Race & Ethnicity	Cherry Hills Village			Arapahoe County			Denver CMSA			Colorado			United States		
	1990	2000	Change	1990	2000	Change	1990	2000	Change	1990	2000	Change	1990	2000	Change
White	98.59%	96.10%	-2.49	89.22%	79.90%	-9.32	86.55%	80.60%	-5.95	88.19%	82.80%	-5.39	80.29%	75.10%	-5.19
Black or African American	0.57%	0.60%	0.03	5.95%	7.70%	1.75	5.29%	4.60%	-0.69	4.04%	3.80%	-0.24	12.06%	12.30%	0.24
American Indian	0.10%	0.20%	0.1	0.54%	0.70%	0.16	0.75%	0.90%	0.15	0.84%	1.00%	0.16	0.79%	0.90%	0.11
Asian or Pacific Islander	0.55%	1.50%	0.95	2.84%	4.00%	1.16	2.31%	2.90%	0.59	1.82%	2.30%	0.48	2.92%	3.70%	0.78
Other	0.19%	0.60%	0.41	1.46%	4.50%	3.04	5.10%	8.10%	3	5.10%	7.20%	2.1	3.94%	5.50%	1.56
Two or More Races	na	1.10%	na	na	3.20%	na	na	2.90%	na	na	2.80%	na	na	2.40%	na
Hispanic	1.45%	1.90%	0.45	5.55%	11.80%	6.25	12.24%	18.50%	6.26	1.29%	17.10%	15.81	8.99%	12.50%	3.51

Table 1.3: Race and Ethnicity – 1990 and 2000
Source: U.S. Census Bureau

Age Cohort

The breakdown of the population of a defined area into age groups (cohorts) is a useful tool for analyzing the demographic profile of a community. Knowledge of the age cohorts division allows city officials, private developers and local institutional leaders to prioritize services and generalize market trends accordingly.

The City of Cherry Hills Village age cohort is slightly older than those of Arapahoe County, Denver CMSA, Colorado and the United States. Compared to the aforementioned areas, Cherry Hills Village is comprised of a higher percentage of teenage youth (10-19 years of age) and adults 45 years and over. This indicates that Cherry Hills Village is a city made up of established or late starting families rather than traditional starter

Age Cohort	Cherry Hills Village		Arapahoe County	Denver CMSA	Colorado	U.S.
	Population	%	%	%	%	%
Under 5 years	320	5.40%	6.90%	7.10%	6.90%	6.80%
5 to 9 years	485	8.10%	7.40%	7.30%	7.20%	7.30%
10 to 14 years	659	11.10%	7.80%	7.20%	7.20%	7.30%
15 to 19 years	534	9.00%	7.00%	6.90%	7.10%	7.20%
20 to 24 years	110	1.80%	6.20%	7.00%	7.10%	6.70%
25 to 34 years	181	3.00%	15.50%	16.40%	15.40%	14.20%
35 to 44 years	836	14.00%	17.60%	17.40%	17.10%	16.00%
45 to 54 years	1,346	22.60%	15.20%	14.20%	14.30%	13.40%
55 to 59 years	449	7.50%	4.60%	4.40%	4.50%	4.80%
60 to 64 years	290	4.90%	3.20%	3.20%	3.40%	3.80%
65 to 74 years	458	7.70%	4.60%	4.80%	5.30%	6.50%
75 to 84 years	249	4.20%	3.00%	3.00%	3.30%	4.40%
85 years and over	41	0.70%	1.00%	1.00%	1.10%	1.50%
Median Age (years)	43.8	-	34.5	33.8	34.3	35.3

Table 1.4: Age Cohort - 2000
Source: U.S. Census Bureau

families. Traditional starter family communities would show a larger percentage in the 9 years and younger categories and in the 20-44 years categories. The median age for Cherry Hills Village is 43.8 years, which is much higher than the county (34.5), CMSA (33.8), state (34.3), and nation (35.3). Table 1.4 shows the Age Cohort for Cherry Hills Village, Arapahoe County, Denver CMSA, Colorado, and the United States.

Educational Attainment

Analysis of a community's educational attainment statistics can be an indicator of general socioeconomic conditions present within the community. Educational attainment is defined by the U.S. Census as highest degree or year of school completed. The largest two categories for Educational Attainment in Cherry Hills

Village are those who have a Bachelor’s Degree and those who have a Graduate or Professional Degree. Roughly 75% of Cherry Hills Village’s population over 25 years old has attained a Bachelor’s Degree or higher. This is much higher percentage than those in the county (37%), CMSA (36%), state (33%), and nation (24%) who have attained a Bachelor’s Degree or higher.

Table 1.5 shows the Educational Attainment of Cherry Hills Village, Arapahoe County, Denver CMSA, Colorado and the United States.

Educational Attainment (25 years and over)	Cherry Hills Village		Arapahoe County	Denver CMSA	Colorado	U.S.
	Population	%	%	%	%	%
Less than 9th grade	13	0.30%	3.10%	5.10%	4.80%	7.50%
9th to 12th grade, no diploma	72	1.90%	6.30%	8.30%	8.20%	12.10%
High school graduate	186	4.80%	20.50%	21.50%	23.20%	28.60%
Some college, no degree	595	15.50%	25.70%	23.10%	24.00%	21.00%
Associate degree	87	2.30%	7.40%	6.50%	7.00%	6.30%
Bachelor's degree	1,453	37.80%	25.10%	23.40%	21.60%	15.50%
Graduate or professional degree	1,443	37.50%	12.00%	12.10%	11.10%	8.90%
Total 25 years and over	3,849	-	316,560	1,670,518	2,776,632	182,211,639

Table 1.5: Educational Attainment - 2000
Source: U.S. Census Bureau

B.4 INCOME

The purpose of the income analysis is to develop a better understanding of the existing socioeconomic conditions within Cherry Hills Village. The examined income areas are Household Income and Poverty. Income information was collected from the 2000 U.S. Census and therefore does not account for growth in Cherry Hills Village after 2000 including the Buell Mansion, Cherry Hills Park and Covington neighborhoods.

Household Income

Household income is defined by the total amount of annual income generated by all of the household members. Typically, there are one or two household members generating income. In Cherry Hills Village the median household income is \$190,805. This is significantly more than in Arapahoe County, Denver CMSA, Colorado and the United States. In Cherry Hills Village the highest percentage of households in any income category is 48% in the \$200,000 or more range. In Arapahoe County, Denver CMSA, Colorado and the U.S. the highest percentage of households in any category are in the \$50,000 to \$74,999 range. Of the households in Cherry Hills Village, 16.2% are earning a retirement income. This percentage is higher than in Arapahoe County (13.9%), Denver CMSA (13.3%) and Colorado (14.6%) but is slightly lower than the nation (16.7%). Table 1.6 indicates Income by Household for Cherry Hills Village, Arapahoe County, Denver CMSA, Colorado and the United States.

Income By Household	Cherry Hills Village		Arapahoe County	Denver CMSA	Colorado	U.S.
	Population	%	%	%	%	%
1,980 households in Cherry Hills Village						
Less than \$10,000	26	1.30%	4.50%	6.20%	6.90%	9.50%
\$10,000 to \$14,999	7	0.40%	3.40%	4.30%	5.00%	6.30%
\$15,000 to \$24,999	44	2.20%	8.80%	9.80%	11.20%	12.80%
\$25,000 to \$34,999	67	3.40%	11.90%	11.90%	12.60%	12.80%
\$35,000 to \$49,999	110	5.60%	17.10%	16.40%	17.00%	16.50%
\$50,000 to \$74,999	156	7.90%	22.60%	21.70%	21.20%	19.50%
\$75,000 to \$99,999	151	7.60%	13.80%	13.00%	11.90%	10.20%
\$100,000 to \$149,999	243	12.30%	11.00%	10.50%	9.10%	7.70%
\$150,000 to \$199,999	227	11.50%	3.10%	3.10%	2.60%	2.20%
\$200,000 or more	949	47.90%	3.90%	3.10%	2.60%	2.40%
With public assistance income	18	0.90%	1.70%	2.10%	2.50%	3.40%
With retirement income	320	16.20%	13.90%	13.30%	14.60%	16.70%
Median household income (dollars)	\$190,805		\$53,570	\$51,088	\$47,203	\$41,994

Table 1.6: Income by Household - 2000
Source: U.S. Census Bureau

Poverty

The U.S. Census Bureau annually determines the number of U.S. residents living in poverty by calculating what a family's or individual's income must be in order to afford basic and essential items such as shelter, clothing and food. In 2005, an individual would be considered living in poverty if he/she earned less than \$9,750 (\$8,501 in 1999) annually. In 2005, a family of four would require \$19,350 (\$17,029 in 1999) to remain above poverty level.

Income used to compute poverty status includes earnings, unemployment compensation, workers' compensation, Social Security, Supplemental Security Income, public assistance, Veterans' payments, survivor benefits, pension or retirement income, interest, dividends, rents, royalties, income from estates, trusts, educational assistance, alimony, child support, assistance from outside the household, and other miscellaneous sources. Income calculations count only pre-tax income and do not include non-cash benefits

and capital gains or losses. Non-relatives do not count as part of a family's income (i.e. live-in help). Furthermore, living situations without conventional housing cannot be determined and are therefore not included in a poverty count.

In 2000, Cherry Hills Village had 30 families and 133 individuals identified as living in poverty. Therefore, the total percentage of population living in poverty in Cherry Hills Village is 3.9%. This is significantly lower than in Arapahoe County (22.9%), Denver CMSA (32.3%), Colorado (36.1%) and the United States (48.1%). Table 1.7 illustrates Poverty levels in 2000 for Cherry Hills Village, Arapahoe County, Denver CMSA, Colorado and the United States.

Poverty (25 years and over)	Cherry Hills Village		Arapahoe County	Denver CMSA	Colorado	U.S.
	Population	%	%	%	%	%
Families	30	1.70%	4.20%	5.60%	6.20%	9.20%
<i>Children under 5 years</i>	6	2.60%	8.70%	11.00%	12.20%	17.00%
Families - No Husband	-	-	12.90%	18.10%	20.60%	26.50%
<i>Children under 5 years</i>	-	-	26.60%	34.80%	38.90%	46.40%
Individuals	133	2.20%	5.80%	8.60%	9.30%	12.40%
<i>18 years and over</i>	67	1.60%	5.20%	7.90%	8.60%	10.90%
<i>65 years and over</i>	11	1.50%	5.10%	6.90%	7.40%	9.90%

Table 1.7: Poverty - 2000
Source: U.S. Census Bureau

B.5 HOUSEHOLDS AND HOUSING

Household and Housing information was collected from the 2000 U.S. Census and therefore does not account for growth in Cherry Hills Village after 2000 including the Buell Mansion, Cherry Hills Park and Covington neighborhoods. Table H helps to indicate the housing trends in Cherry Hills Village, Arapahoe County, Denver CMSA, Colorado and the United States.

Households

A household is a social unit living together and occupying one housing unit. In 2000, 1,980 households were located in Cherry Hills Village, of which 89.2% were designated as family and 10.8% were designated as non-family. A non-family household is a household maintained or occupied by a person living alone or with non-relatives only. When compared to the county, metropolitan area, state and nation, Cherry Hills Village has a much larger percentage of family households (See Table 1.8). Similarly, Cherry Hills Village average household size (3.01 persons) is larger than that of the county (2.53), metropolitan area (2.53), state (2.53) and nation (2.59).

Housing Units

In the 2000 U.S. Census, the Denver CMSA had 1,042,779 housing units; of which 2,023 of the units were located in Cherry Hills Village. Of the 2,023 housing units in Cherry Hills Village only 2.1% were deemed vacant. This is lower than the percentage of vacancies in the United States (9%), Colorado (8.3%), Denver CMSA (3.8%) and Arapahoe County (3%). The number of vacancies in Cherry Hills Village is likely due to new structures being built that are not yet occupied.

Housing	Cherry Hills Village		Arapahoe County	Denver CMSA	Colorado	U.S.
Households	1,980	-	190,909	1,003,218	1,658,238	105,480,101
<i>Family Households</i>	1,766	89.20%	65.90%	63.90%	65.40%	68.1%
<i>Nonfamily Households</i>	214	10.80%	34.10%	36.10%	34.60%	31.9%
<i>Average Household Size</i>	na	3.01	2.53	2.53	2.53	2.59
Total Housing Units	2,023	-	196,835	1,042,779	1,808,037	115,904,641
<i>Occupied</i>	1,980	97.90%	97.00%	96.20%	91.70%	91.0%
<i>Vacant</i>	43	2.10%	3.00%	3.80%	8.30%	9.0%

Table 1.8: Housing - 2000
Source: U.S. Census Bureau

B.6 CENSUS TRACTS ANALYSIS

Although Cherry Hills Village is a relatively small community, there are interesting variations in socio-economic status within its boundaries. For this reason it is useful to analyze several select parameters for the different Census Tracts which make up the community. A census tract is a small, relatively permanent subdivision of a county, and each tract is designed to be homogenous in respect to the population, economic status and living conditions (U.S. Bureau of the Census 2000). There are two census tracts in Cherry Hills Village (67.04, 67.05), and the following narrative will attempt to address the differences in income, education and median age that may play a part in addressing future aspects of the Village. Census Tract information was collected from the 2000 U.S. Census and therefore does not account for growth in Cherry Hills Village after 2000 including the Buell Mansion, Cherry Hills Park and Covington neighborhoods which are all within Census Tract 67.05. Figure 1.6 shows the areas for the two census tracts within Cherry Hills Village.

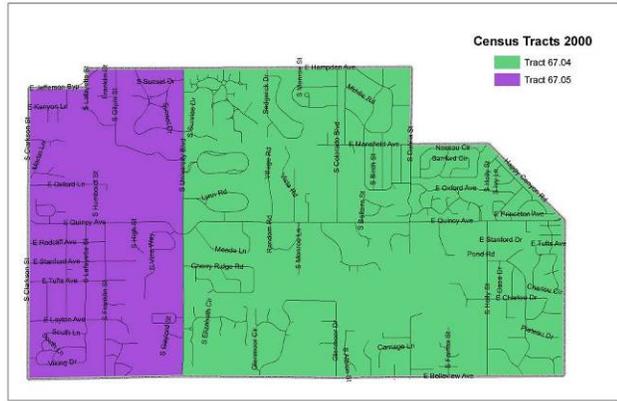


Figure 1.7: Census Tracts - 2000
Source: U.S. Census Bureau

Age Cohort

While the median age for Cherry Hills Village is 43.8, Tracts 67.04 and 67.05 vary slightly on either side of that figure. The median age for residents in Tract 67.04 is 44.5 years of age, while 42.2 is the median age for Tract 67.05. The two highest age cohorts are 35 to 44 years and 45 to 54 years in both census tracts. Census Tract 67.04 has 18.6% of residents in the 60 years and older cohorts, whereas Census Tract 67.05 has only 17.5% in the same age cohorts. Tract 67.05 has a

Age Cohort	CHV Tract 67.04		CHV Tract 67.05	
	Population	% of tract	Population	% of tract
Under 5 years	198	4.8%	122	5.4%
5 to 9 years	329	8.1%	156	8.1%
10 to 14 years	431	10.6%	228	11.1%
15 to 19 years	369	9.0%	165	9.0%
20 to 24 years	72	1.8%	38	1.8%
25 to 34 years	122	3.0%	59	3.0%
35 to 44 years	567	13.9%	269	14.0%
45 to 54 years	922	22.6%	424	22.6%
55 to 59 years	312	7.6%	137	7.5%
60 to 64 years	216	5.3%	74	4.9%
65 to 74 years	351	8.6%	107	7.7%
75 to 84 years	168	4.1%	81	4.2%
85 years and over	26	0.6%	15	0.7%
Total Population	4,083	100.0%	1,875	100.0%
Median Age (years)	44.5	-	42.2	-

Table 1.9: Age Cohort - 2000
Source: U.S. Census Bureau

slightly higher percentage within the 10 to 19 years cohorts than Tract 67.04. Overall, the two Census Tracts in Cherry Hills Village are not dramatically different when analyzing numbers and percentages, but Tract 67.04 is made up of a slightly older population. Table 1.9 shows the Age Cohort breakdown for the Census Tracts within Cherry Hills Village.

Educational Attainment

Education is highly correlated with income level, so the differences between the census tracts in educational attainment may help to explain any variance in household income levels. Table 1.10 shows the comparison in educational attainment for Cherry Hills Village versus the separate Census Tracts. As a whole, 75.3% of Cherry Hills Village residents have a Bachelor's degree or higher. Comparable to Tract income levels, in Tract 67.04 nearly 77% of its residents have a Bachelor's degree or higher. In Tract 67.05, a slightly smaller amount, 73% have the same equivalency.

Educational Attainment (25 years and over)	Cherry Hills Village		CHV Tract 67.04		CHV Tract 67.05	
	Population	%	Population	%	Population	%
Less than 9th grade	13	0.30%	13	0.49%	0	0.00%
9th to 12th grade, no diploma	72	1.90%	45	1.69%	27	2.27%
High school graduate	186	4.80%	121	4.55%	65	5.46%
Some college, no degree	595	15.50%	385	14.48%	210	17.65%
Associate degree	87	2.30%	64	2.41%	23	1.93%
Bachelor's degree	1,453	37.80%	977	36.74%	476	40.00%
Graduate or professional degree	1,443	37.50%	1,054	39.64%	389	32.69%
Total 25 years and over	3,849	100%	2,659	100%	1,190	100%

Table 1.10: Educational Attainment - 2000
Source: U.S. Census Bureau

Household Income and Poverty Status

In the previous section, income and poverty were addressed in terms of the entire city of Cherry Hills Village. When the Village is split up into its separate tracts, one can see there are differences in the makeup of each area. Table 1.11 shows the difference between the Village as a whole and the census tracts.

The overall differences between the tracts and the entire Village shows that the distribution of the community in each income bracket stays relatively even. When comparing Tract 67.04 and 67.05, the median household income is upwards of \$200,000 in Tract 67.04 (the eastern Tract). Tract 67.05 (the western Tract) has a median household income of roughly \$180,000. This indicates at least a \$20,000 difference in median household income between the two Tracts. This difference can be seen in the

Income By Household 2000	CHV Tract 67.04		CHV Tract 67.05		Cherry Hills Village	
1,980 households in Cherry Hills Village	Population	%	Population	%	Population	%
Less than \$10,000	18	1.3%	8	1.3%	26	1.3%
\$10,000 to \$14,999	0	0.0%	7	1.1%	7	0.4%
\$15,000 to \$24,999	18	1.3%	26	4.2%	44	2.2%
\$25,000 to \$34,999	46	3.4%	21	3.4%	67	3.4%
\$35,000 to \$49,999	73	5.4%	37	5.9%	110	5.6%
\$50,000 to \$74,999	100	7.4%	56	9.0%	156	7.9%
\$75,000 to \$99,999	87	6.4%	64	10.3%	151	7.6%
\$100,000 to \$149,999	172	12.7%	71	11.4%	243	12.3%
\$150,000 to \$199,999	158	11.6%	69	11.1%	227	11.5%
\$200,000 or more	686	50.5%	263	42.3%	949	47.9%
Total	1,358	100%	622	100%	1,980	100%
Median household income (dollars)	\$200,000 +		\$179,929		\$190,805	
Poverty Status in 1999	155	5.50%	8	0.50%	163	3.90%

Table 1.11: Income and Poverty - 2000
Source: U.S. Census Bureau

\$200,000 and up income range; while Tract 67.04 (the eastern Tract) has more than 50% of its population in the \$200,000 and up category, only 42% reach this range in Tract 67.05. The poverty levels in Cherry Hills Village do not correlate to the Income or Education levels. Although Tract 67.04 has a higher median income, it has a higher percentage of those living in poverty. In 1999, 5.5% of all residents in Tract 67.04 were living in poverty; where as Tract 67.05 only had 0.5% living in poverty. Approximately 95% of all Cherry Hills residents that live in poverty live in Tract 67.04.

B.7 ECONOMIC CONDITIONS

Cherry Hills Village is relatively unique in terms of its development characteristics. With its predominant low density residential uses, the Village does not currently have the mix of nonresidential development that surrounding communities do.

Residential Characteristics

Cherry Hills has a substantially higher percentage of homeowners than the region, with more than 98% single-family detached units. Comparatively, the metro region is comprised of 67% single family units, with the balance in multifamily or other types of residential units.

Virtually all houses in the Village are valued at more than \$500,000, by market value. During the first nine months of 2007, the lowest sales price in the Village was \$700,000. Of the 42 houses that sold during that time frame, 7% were under \$800,000; 19% were between \$800,000 and \$1 million, and 74% were over \$1 million. The highest sales price to date in 2007 was \$5.8 million. Generally, houses have sold during 2007 at approximately 95% sold-to-list price.

Cherry Hills Village residents generally have a longer tenure in their homes than other residents of the region. More than 60% of Cherry Hills Village residents lived in the same house from 1995 to 2000, compared with approximately 45% of Denver metro area residents.

Median Household Income

Given the high housing values in Cherry Hills Village, the correlated household income is also high. In 2000, the median household income in the Village was \$190,805, nearly four times the regional (CMSA) median income of \$51,088, according to the 2000 U.S. Census.

B.8 INDUSTRY PROFILES

Given the small amount of non-residential development within the Village, it is not surprising that the business distribution varies significantly from the regional distribution. Anecdotal evidence suggests that most of the businesses based in Cherry Hills Village are home-based.

Services and Public Administration account for largest share of industries within Cherry Hills Village, at 56% and 29% respectively. In the Denver metro region, these industries comprise 33% (Services) and 5% (Public Administration).

While Retail accounts for 16% of employment in the region, it accounts for less than one percent in Cherry Hills Village. And while manufacturing accounts for 9% of total employment in the region, it comprises just 0.1% in the Village. Wholesale trade exhibits similar differences: comprising 6% in the region, it accounts for only 0.2% in Cherry Hills Village.

Non-Residential Characteristics

Cherry Hills Village contains a very limited amount of retail space, and no traditional office or industrial space. However, the communities surrounding Cherry Hills Village have substantial office, retail and industrial markets. Each of these is described below.

Southeast Office Market

The southeast office submarket is the largest in the metro area, with 32 million square feet. There is approximately 440,000 square feet under construction, or 25% of new construction in the total office market. Major office developments include the Denver Tech Center (DTC), Inverness and Meridian.

Vacancy rates in the southeast submarket, at 12.6%, are nearly a full percentage point lower than the metro wide average of 13.4%. Asking lease rates at mid-year 2007 in this submarket were \$19.40, 3% higher than the overall market average of \$18.86. The only submarkets with higher asking lease rates were Downtown Denver and Cherry Creek.

South Retail Submarket

The south retail submarket totals 9.4 million square feet of retail space, or 13% of the metropolitan total of 71.7 million square feet. The south submarket is the second largest in the metro area. Approximately 747,000 square feet are under construction in this submarket, or 16% of the total construction in the market.

Vacancy rates in the south submarket were 4.2% at mid-year 2007, compared with 5.8% for the metro area. Negative net absorption occurred during the second quarter in the majority of submarkets, including the south submarket, resulting in lease rates softening during that time frame throughout the market. However, with average asking lease rates of \$18.11 in the south submarket, rates were still 13% higher than the metro wide average of \$15.97.

Southeast Industrial Submarket

The southeast industrial submarket includes 16.3 million square feet of rentable space. Cherry Hills Village currently has no industrial uses and therefore do not contribute to this market. This submarket accounts for 7% of the metro market of 226.3 million square feet. With 310,700 square feet under construction, the submarket has the second highest amount of space being constructed, but is dwarfed by the 2.1 million square feet being constructed in the Airport/Montbello submarket.

With a vacancy rate of 10.7%, the southeast industrial submarket is higher than the metro wide market vacancy rate of 6.2 %. Positive net absorption of 203,900 square feet has kept lease rates relatively high, at \$7.18 per square foot. This lease rate is 29% higher than the overall market average rate of \$5.56 per square foot, and in fact, is the highest of any submarket in the metropolitan area.

B.10 LAND USE

The purpose of the land use section is to gain a better understanding of the existing physical conditions through the analysis of primary and secondary data collected. The examined areas are Visual Analysis, Land Use, Existing Zoning, and Parks and Recreation.

Visual Analysis

A Visual Analysis is a necessary tool to help understand how residents and visitors of Cherry Hills Village perceive this community. A Visual Analysis is a perceptual mapping system that is used to identify key characteristics of a city including landmarks, activity nodes, edges, paths, vista views and districts. Figure 1.8 illustrates the Visual Analysis for Cherry Hills Village.

Within Cherry Hills Village five districts were initially identified by the fieldwork. A perceptual mapping exercise performed by the project advisory group added another eight districts to the visual analysis. A

district is a sub-area of a community that has an inherent uniqueness or quality. These may be unique areas of architecture, environmental or contextual qualities, or a concentration of uses. The oldest part of Cherry Hills Village consists of the Cherry Hills Country Club, the Country Homes Neighborhood, Old Cherry Hills and the Village Center. Other districts within the city include the Kent Denver School, Glenmoor Country Club, Cherry Hills Farms, Blackmer Commons, Southeast Cherry Hills, the Mansfield Neighborhood, Three Pond Park, Central Cherry Hills and a Church district. For the purposes of this initial analysis individual neighborhoods were not identified as districts.

A path is a travel corridor in a community that may be used to travel through a community but are more commonly used as linkages to places, destinations or districts. The street pattern for Cherry Hills Village was created as an extension of the Denver street pattern. Paths initially identified within or adjacent to Cherry Hills Village include Hampden Avenue, Quincy Avenue, Belleview Avenue, Clarkson Street, Franklin Street, University Boulevard, Colorado Boulevard, Dahlia Street, Holly Street, smaller neighborhood streets, and numerous trails throughout the community including the High Line Canal Trail.

An edge is a perceived boundary within a community. Edges can be objects such as walls, buildings, railroad lines or topographic changes. They may hinder movement through the community or provide separation between areas of uses. Edges within Cherry Hills Village include the High Line Canal and arterial streets including Hampden Avenue, Belleview Avenue, Clarkson Street and University Boulevard.

An activity node is a major destination, activity point or location. They may be located at the intersections of pathways, or may be the location for community events or gatherings. A major activity node within Cherry Hills Village is near the intersection of University Boulevard and Quincy Avenue. Currently, this is an important traffic intersection comprising a collection of activities centered around the elementary school and civic facilities. Other activity nodes within the community include primary intersections, trails, parks and institutions.

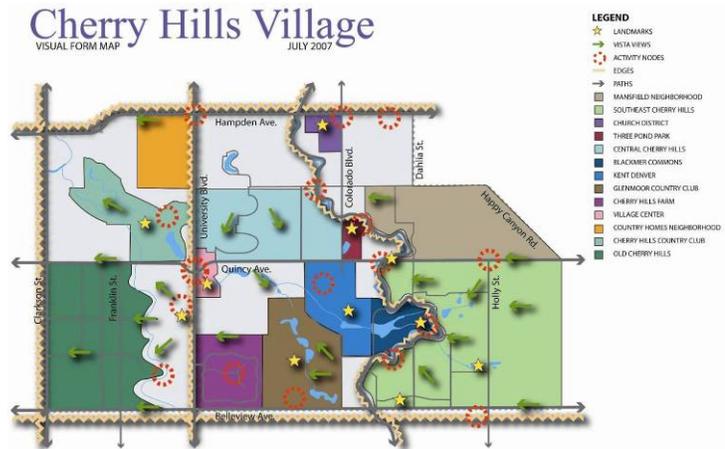


Table 1.9: Visual Analysis - 2007
Source: Gould Evans

A vista view is a term used to indicate the entire area an individual can see from a given point. Due to the unique topography of Cherry Hills Village there are many interesting vista views. Most vista views are directed towards the Rocky Mountains located west of the community. Other vista views look into a valley that runs northwest to southeast through the community.

A landmark is a highly identifiable feature within a community and many times is used as wayfinding for reassurance of location within the community or a specific area of the community. Landmarks in Cherry Hills Village include the Cherry Hills Country Club, Saint Mary's Academy, the Village Center, Glenmoor Country Club, Kent Denver School, Blackmer Commons, Three Pond Park, the High Line Canal at Quincy, the Village Club, the ponds on Holly Street and two sites with large churches towards the northeast corner of the community.

Land Use

An analysis of existing land uses is an important tool to help understand the pattern of development within a city and the surrounding area. Cherry Hills Village is primarily a single-family residential city with a mixture of civic/institutional, parks/open spaces and commercial uses. The single-family land use areas are separated by density: yellow indicates a low-density residential area, whereas brown indicates a medium-density residential area. Low Density residential in Cherry Hills Village includes residential lots larger than 1/3 acre in size. Medium Density residential in Cherry Hills Village includes residential lots between 16,000 square feet and 1/3 acre in size.

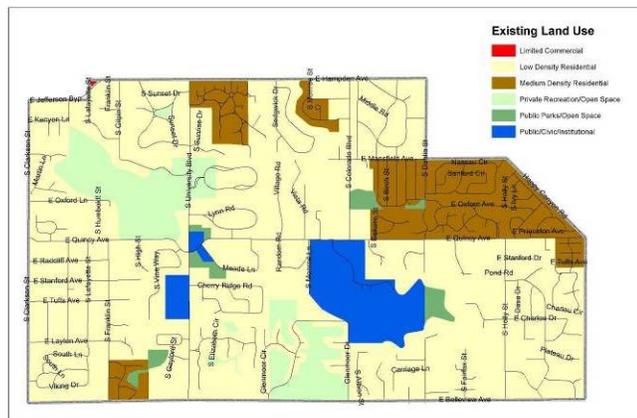


Figure 1.10: Existing Land Use - 2007
Source: Gould Evans

Low Density Residential makes up nearly 72% of Cherry Hills Village's total area while Medium Density Residential makes up less than 13%. Civic/Institutional uses are indicated in a bright blue and include city facilities (city hall, police department, fire/rescue department) and schools (Kent Denver School, Saint Mary's Academy, Cherry Hills Village Elementary). These uses add up to less than 6% of Cherry Hills Village's total area. The Parks and Open Spaces category is divided into privately held open spaces and publicly held open spaces. Privately held open spaces include open spaces maintained and owned by country clubs and home owner associations, which add up to just under 9% of the Village. Publicly held open spaces include parks owned and maintained by Cherry Hills Village, which add up to less than 2% of the total area in Cherry Hills Village. The numerous amounts of trails are not indicated on the land use map and are not accounted for in the total Public Parks/Open Space acreage. The topic of

Land Use	Acres	%
Limited Commercial	1.1	0.03%
Civic/Institutional	230.7	5.74%
Low Density Residential	2,877.7	71.53%
Medium Density Residential	502.0	12.48%
Private Recreation/Open Space	350.9	8.72%
Public Parks/Open Space	60.5	1.50%
Total	4,023	100%

Table 1.12: Existing Land Use - 2007
Source: Gould Evans

trails will be discussed in the Parks and Recreation section that follows. Commercial land use is limited to one parcel located north of Hampden Avenue, between Franklin Street and Lafayette Street.

Existing Land Use data was collected from visits to Cherry Hills Village. Figure 1.9 illustrates the location of Existing Land Uses within Cherry Hills Village. Table 1.12 indicates total acres for each land use category.

Zoning

The majority of Cherry Hills Village is zoned for residential uses. The city currently has 6 residential zoning categories that are all based on lot size. The six residential zoning categories include R-5 (16,000 Square Feet), R-4 (1/2 Acre), R-3 (1 Acre), R-3A (Variable Lot), R-2 (1.25 Acre) and R-1 (2.5 Acre). The square footage or acreage size indicates the minimum lot size allowed in each zoning category. The R-1 category is the most commonly used zoning type in Cherry Hills Village; however, Cherry Hills Village Elementary, Kent Denver School, Saint Mary’s Academy, and a few churches are large areas within the R-1 districts.

Within the R-1 districts there are a few larger acreage properties that could be subdivided and would still conform to the R-1 zoning category. The R-2 zoning category is used primarily at the north and south edges of the city and is primarily limited to three subdivisions and a portion of the Cherry Hills Country Club residential area. The R-3 districts are most commonly used in the west and southwest portion of the city. The southwest area includes one of the oldest neighborhoods, Swastika Acres, which was platted in 1917. The R-3A zoning category is applied in two subdivisions at the northern edge of the village. This zoning category allows for a variation of lot sizes that must be larger than 16,000 square feet and cannot exceed a density of more than 1.5 single-family units per acre. The R-4 zoning category is used at the southwest corner of the Village and on the Village’s eastern edge. This residential zoning category allows for a slightly higher density; however, lots cannot be smaller than ½ Acre. The R-5 zoning category is the least used and highest density zoning category for Cherry Hills. The R-5 category is only applied in the northeast corner of the village and allows for residential lots as small as 16,000 square feet.

Other zoning categories within the village include Community District (C-1), Limited Commercial (C-2) and Open Space (O-1). The Community District (C-1) category is used for the Village Center which includes the police department, public works, city administration and the South Metro Fire Rescue Station. The C-1 category also allows uses such as governmental structures, public libraries, museums, post offices and churches. The Limited Commercial (C-2) zoning category is permitted in the northwest corner of the village, north of Hampden Avenue. The C-2 category allows office, medical and dental office uses. All retail uses are permitted only as a conditional use.

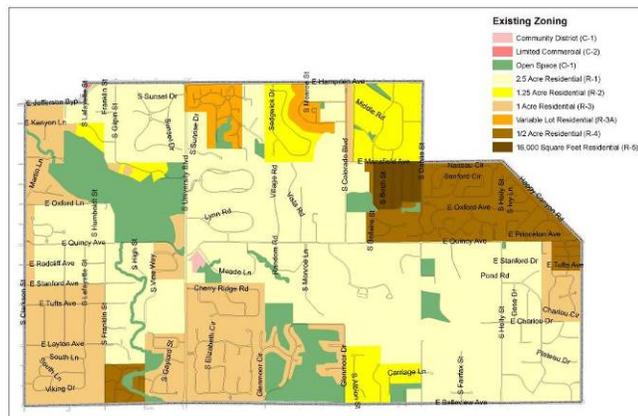


Figure 1.10 illustrates the Existing Zoning districts in Cherry Hills Village.

Figure 1.11: Existing Zoning - 2007
Source: Gould Evans

Parks and Recreation

Cherry Hills Village has a mixture of outdoor recreation amenities including public parks, trails, open spaces, private golf clubs, a private tennis club, clubs that offer equestrian facilities and school-related playfields. The largest of the open spaces are owned and maintained by private entities including Cherry Hills Country Club, Glenmoor Country Club, The Village Club, Arapahoe Tennis Club and multiple Home Owners Associations. Kent Denver School and Saint Mary's Academy also maintain sports playfield complexes. The five public parks within Cherry Hills Village include Blackmer Common, Dahlia Hollow Park, John Meade Park, Three Pond Park, Woodie Hollow Park and a number of unnamed parks. All public open space within Cherry Hills Village exceeds 50 acres. Acreage for Cherry Hills Village's parks was calculated from city records and may not include areas such as private easements. Three of the five public parks (John Meade, Three Pond Park and Woodie Hollow Park) offer recreation components such as playgrounds and equestrian facilities. The other two parks act as natural open space with passive recreation such as trails and wildlife viewing.

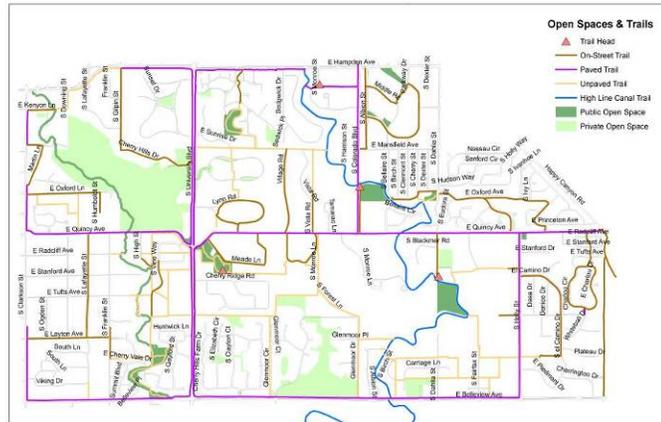


Figure 1.12: Parks and Open Spaces - 2007
Source: Gould Evans

The open space system within Cherry Hills Village also includes a number of "green" corridors including the High Line Canal and a network of dedicated grassy and tree lined "country lanes". There is an extensive and unique system of both paved and unpaved trails both on and off street. The Cherry Hills Village trails system was established in 1950 and is intended to be used by pedestrians, equestrians and cyclists. Within the Village there are approximately 23 miles of natural/bridle paths, 8 miles of concrete, 5 miles of asphalt and 4 miles of crusher fine paths which include the High Line Canal Trail. All trails within Cherry Hills Village are now owned and maintained by Cherry Hills Village and some of these link to trails in the surrounding communities as well as to the metro-wide trail network connecting with trails maintained by the Cities of Denver, Greenwood Village, Englewood, and the South Suburban Parks and Recreation District.

The High Line Canal trail passes through Cherry Hills Village for approximately 4 miles and forms a major spine of the community trail system. The High Line Canal Trail has a crusher fine surface and is registered as a National Recreation Trail which spans 67 miles through Denver, Aurora and Arapahoe County.

Trails	Linear Miles
Natural (Bridle)	23.14
Concrete	7.8
Asphalt	5.2
Crusher	4

Table 1.13: Trails - 2007
Source: Gould Evans

The residents of Cherry Hills Village voted to exclude from the South Suburban Parks & Recreation District (SSPRD) as a result of a vote held at the November 6, 2002 election. As a result of the election, the City filed for exclusion from the District on February 28, 2003. On November 12, 2004, the District Court for Arapahoe County ordered the City's exclusion from South Suburban with the effective date of the exclusion being January 1, 2005. The court ordered conveyance of property owned by the SSPRD, within Cherry Hills Village, and the terms of the conveyance. Both parties appealed the conveyance in 2005. In the Colorado Court of Appeals' order, the

exclusion from SSPRD still stands but the terms of the conveyance remains in litigation and, as a result, those terms have been sent back to the District Court for further proceedings.

Figure 1.11 illustrates the open spaces and trails within Cherry Hills Village. Table 1.13 lists the total linear miles for each trail category in Cherry Hills Village. Table 1.14 lists all public and private parks, their facilities and total acreage.

Parks and Facilities	Acres	Horse Riding	Natural Open Space	Parking	Playground	Shelter	Wildlife Viewing	Golf	Pool	Tennis	Fitness
Public Parks/Open Space	52*										
Blackmer Common <i>Dahlia Street at Highline Canal</i>	9		X	X			X				
Dahlia Hollow Park <i>S. Dahlia Street at E. Oxford Avenue</i>	2		X				X				
John Meade Park <i>E. Quincy Avenue at Meade Lane</i>	5	X	X	X	X	X	X				
Three Pond Park <i>S. Colorado Boulevard at E. Belleview Avenue</i>	10	X	X	X			X				
Woodie Hollow Park <i>N.W. of S. University Blvd. and E. Belleview Ave.</i>	11	X	X			X	X				
Private Open Space	300										
Cherry Hills Country Club	186			X				X	X	X	
Glenmoor Country Club	68			X				X	X	X	X
The Village Club	10	X		X					X	X	
Arapahoe Tennis Center	6			X					X	X	
Home Owners' Associations **	30		X		X				X	X	X
Total Public and Private Open Space	352										

* Total public acres includes un-named open spaces. Acreages of Public Parks and Open Spaces were calculated from the City of Cherry Hills Village records.

** Facilities may vary depending on association

Table 1.14: Parks and Facilities - 2007
Source: Gould Evans

B.11 NATURAL CONDITIONS

Topography

An overview of a city's topography helps to identify the high and low points within a city, as well as potential views and slopes that may be significant. Cherry Hills Village is located on the front range of the Colorado's Rocky Mountains in Denver. Therefore, the city has a wide ranging topography that allows for interesting views and building placements. The lowest points (5322' above sea level) within the village occur in the northwest portion of the village, where as the highest points (5642' above sea level) occur on the eastern edge. With the highest points of the city being on the east edge and the mountains located to the west, this allows for a number of viewpoints. Within Cherry Hills Village, valleys are located near the Village Center, Kent Denver School, Cherry Hills Country Club and a few neighborhoods west of University Boulevard and east of Franklin Street. All of these areas have provided for open space which minimizes the threat of flooding in the lower lying areas. Figure 1.12 illustrates the topographic change within the Cherry Hills Village boundary.

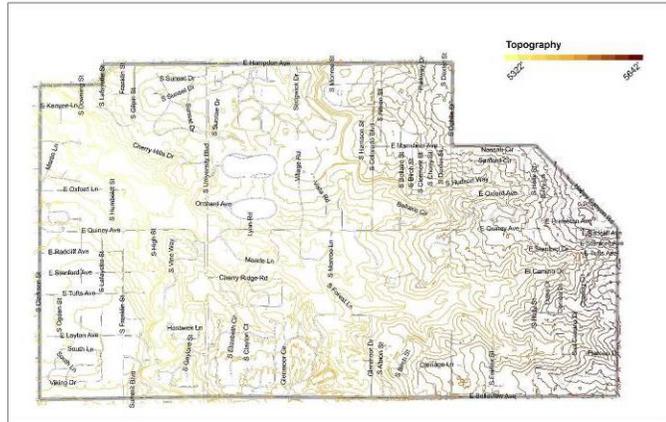


Figure 1.13: Topography - 2007
Source: Gould Evans

Floodplains

An overview of a city's watershed and floodplains helps to identify areas that are either suitable or not suitable for development and areas that may be protected from environmental laws.

Due to the complex topography in Cherry Hills Village, there are numerous watersheds including canals, lakes, ponds, creeks and their tributaries. Floodplains are located adjacent to ponds, lakes and tributaries near Blackmer Commons. A large floodplain area also surrounds Little Dry Creek and its tributary creeks. Figure 1.13 illustrates the existing watershed and floodplain areas within Cherry Hills Village.

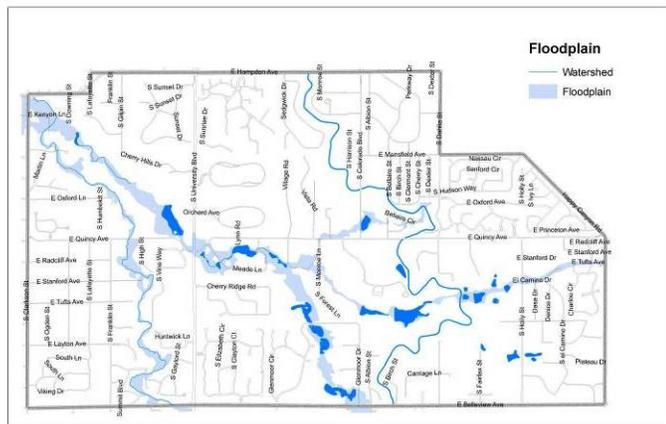


Figure 1.14: Floodplains - 2007
Source: Gould Evans & Urban Drainage and Flood Control District

Wildlife

Throughout Cherry Hills Village there are numerous domestic and non-domestic/wild animal species. When planning for development within the community, it is important to protect and minimize impact on such

species. Domestic species within the village include horses, dogs and cats. There are many non-domestic/wild animal species including:

- Foxes
- Hawks
- Occasional Beavers
- Various Bird Species
- Snakes
- Squirrels
- Bats
- Woodpeckers
- Geese
- Raccoons
- Skunks
- Squirrels
- Coyotes
- Great Horned Owls
- Occasional Deer
- Rabbits

B.12 UTILITIES/SERVICES

Utility and service locations and availability influence existing and future development of a community. This section of the Existing Conditions Report will cover a variety of public facilities and utilities.

Public Facilities

The public facilities and institutions within Cherry Hills Village include civic buildings, public safety buildings, schools and churches. The largest portion of land owned by one institution is the Kent Denver School, which is the large area indicated in blue on Figure T. Other schools located within Cherry Hills Village include Cherry Hills Village Elementary and Saint Mary's Academy. Churches within Cherry Hills range from small neighborhood churches to regional mega-churches and include:

- Bethany Lutheran
- Cherry Hills Full Gospel
- Church of Jesus Christ of Latter Day Saints
- Colorado Community Church
- Denver First Church of the Nazarene
- First Plymouth Congregational Church
- Saint Gabriel's Episcopal Church
- Saint George's Episcopal Church.

Other public facilities within Cherry Hills Village include uses within the Village Center which include city hall, the police department and the South Suburban fire station. Figure 1.14 illustrates all public facilities and institutions within Cherry Hills Village.

The most recent expansion of the Village Center occurred in 1980. At that time, the City of Cherry Hills Village employed 25 people. The number of employees has now increased to more than 40 employees across Public Works, Parks and Recreation, the Police department and general administration. Multiple parcels make up the Village Center/John Meade Park property. This property includes two properties that were acquired by the City in the last two years. There is a total of 16.6 acres of city-owned land, within the Village Center. Of that acreage, 53% or 8.8 acres are within the floodplain.

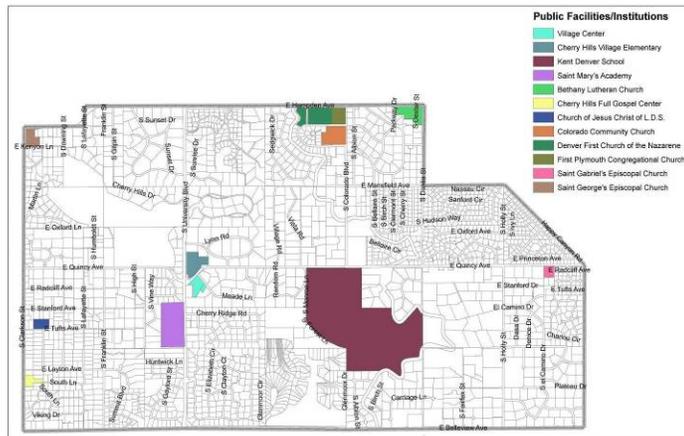


Figure 1.15: Public Facilities/Institutions - 2007
Source: Gould Evans

Sanitary Sewer Services

Within Cherry Hills Village there are eleven different Sanitary Sewer Districts. The largest of the sewer districts is the City of Cherry Hills Village Sanitation District which was formed by the City Council and operates as an independent pseudo-municipal entity. The City of Cherry Hills Village owns and operates the area indicated in dark blue. All other sanitary sewer districts within Cherry Hills Village are owned and maintained as private entities. Most of the districts' pipes flow into the Englewood Littleton sanitary system. A small portion of the City of Cherry Hills Village Sanitation District flows into the Metro Denver system as

do the effluents from some of the other districts. The City of Cherry Hills Village has a service agreement with the City of Englewood regarding maintenance and upkeep of sanitary sewer lines for the areas within the City's districts. Cherry Hills Village is currently considering consolidation of sanitary sewer districts. Figure 1.15 illustrates Existing Sanitary Sewer Districts and Sanitary Sewer Lines within Cherry Hills Village and a portion of Greenwood Village to the south.

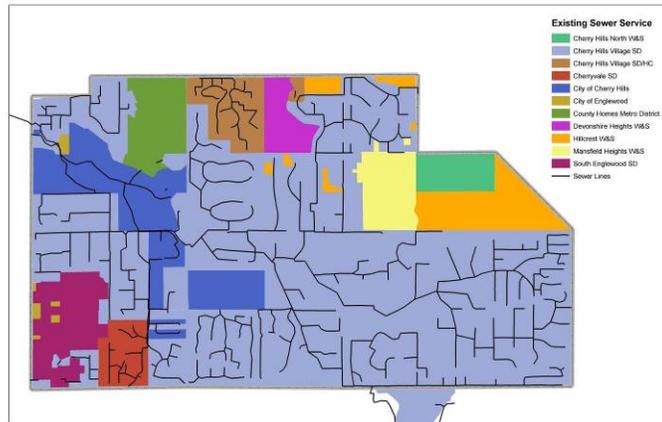


Figure 1.16: Existing Sewer Service - 2007
Source: Gould Evans

Water Services

Within Cherry Hills Village there are fifteen known water districts and a few parcels of unknown water districts. Most of the water districts are maintained by Denver Water. However, there are some western portions of Cherry Hills Village that receive their water services from the City of Englewood. All districts within Cherry Hills Village are under a total service agreement with the water service providers. Therefore Cherry Hills Village is not responsible for maintenance or repairs to the infrastructure.

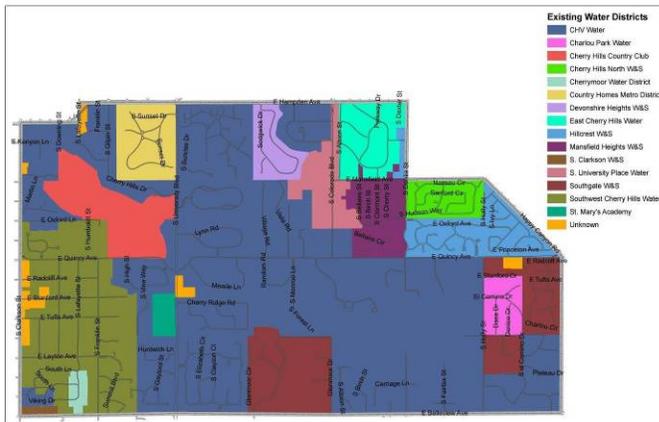


Figure 1.17: Existing Water Districts - 2007
Source: Gould Evans

Although most of Cherry Hills Village is serviced by Denver Water, the area shows numerous districts. Each district was added to Cherry Hills Village when that area was developed. Therefore, it appears that roughly each neighborhood has its own water district. Figure 1.16 illustrates Existing Water Districts within Cherry Hills Village in 2007.

Water rates in the metropolitan Denver area continue to rise due to continued growth and development. Furthermore, Cherry Hills Village has a higher rate than some neighboring communities because they are under a total service agreement with both water service providers. Table 1.15 indicates a typical billing rate for districts serviced by Denver Water in 2006 and 2007.

Typical Water Billings		
Monthly Billing/ Usage (Gallons)	Avg. 2006 Rate per 1000 Gallons	Avg. 2007 Rate per 1000 Gallons
0 - 11,000	\$2.92	\$2.23
12,000 - 30,000	\$3.50	\$4.45
31,000 - 40,000	\$4.38	\$6.67
Over 40,000	\$5.69	\$8.90

Table 1.15: Denver Water Typical Billing Rate – 2006 & 2007
Source: Gould Evans

B.13 TRANSPORTATION

Cherry Hills Village's system of roads was designed to keep a rural character. However, Cherry Hills Village is located within a major metropolitan area and is strongly influenced by traffic traveling through the Village.

Road Hierarchy

It is difficult to control the character of the major streets which travel through the Village as many of these are state designated highways. In Cherry Hills Village there are three Colorado Department of Transportation (CDOT) designated highways. Two of these highways, Hampden Avenue (US 285) and Belleview Avenue (SH 88) create three boundaries of the city. The third state designated highway, University Boulevard (SH 177) is a north-south arterial which bisects Cherry Hills Village and serves the southern portion of the Denver metro area. Because the primary objective of the state and federal highway system is to serve through traffic, there are limited pedestrian connections across these highways. High volumes along these arterials also make it difficult for Cherry Hills Village traffic to turn onto these facilities, particularly during peak periods.

Restricted Streets (Main) within Cherry Hills Village are less traveled routes than the CDOT highways. However, those roads are generally traveled by all residents within the community. Restricted Streets (Main) within Cherry Hills Village include Clarkson Street, Franklin Street, Layton Avenue, Colorado Boulevard, Mansfield Avenue, Dahlia Street, Oxford Avenue, Holly Street, Happy Canyon Road and Quincy Avenue. Clarkson Street and Happy Canyon Road create the City's western and eastern boundaries. Quincy Avenue acts as the major east/west route within the City. The Quincy Avenue route handles large traffic volumes primarily during school times because of its proximity to Cherry Hills Village Elementary and Kent Denver School. Furthermore, the Restricted Streets (Main) are identified by the City of Cherry Hills Village to be the highest priority for snow removal during the winter months.

Local Streets are the most common within Cherry Hills Village. Local roads are often traveled by only those residents that live along that road or reside within the same neighborhood. However, in some cases there may be some cut-through traffic on these local streets.

A Private Street typically serves only those residents that reside in that community. Furthermore, Private Streets are not maintained by the City of Cherry Hills Village but are maintained by a private entity such as a neighborhood association, homeowners association (HOA), a private institution or country club.

Figure 1.17 illustrates the existing Road Hierarchy in Cherry Hills Village.



Figure 1.18: Road Hierarchy – 2007
Source: Gould Evans

Transportation Issues

There are a number of transportation issues associated with the existing roadway network. These issues are related primarily to congestion, safety and neighborhood character; however, other transportation related issues include traffic control, noise and access. A listing of some of the more major transportation related issues is as follows:

- Intersection congestion/safety along Hampden, Quincy, Colorado Boulevard, Belleview, Holly and University;
- Pedestrian safety at major intersections, crossing arterials and pedestrian sidewalks along roads;
- Transportation related noise impacts;
- Cut through traffic;
- Access from side streets to arterials;
- Traffic control;
- Traffic speed;
- Arterial and street landscaping;
- Road maintenance; and
- Access to public transportation.



Figure 1.19: Existing Traffic Volumes – 2007
Source: LSA

Figure 1.19 represents current daily traffic volumes within Cherry Hills Village, the wider the band indicates the greater amount of total traffic. The yellow band represents traffic which either begins or ends in Cherry Hills Village. The blue band represents traffic that travels through the Village. As this map illustrates, the amount of traffic within the Village that is generated by the Village, is dwarfed by through traffic.

One positive note for Cherry Hills Village is that the southern portion of the Denver metro area is relatively built out. However, planned developments occurring adjacent to Cherry Hills Village may cause further traffic issues along some of the Village's primary streets. There are currently three large developments planned adjacent to Cherry Hills Village that will have traffic implications. These planned developments include Belleview Station (N.W. of Belleview and Quebec), Kent Place (N.W. of Hampden and University) and the Plaza at Greenwood (S.E. of Belleview and Quebec). As depicted in figure 1.20, the blue band illustrates the current volume of traffic and the red band illustrates what future traffic will be in 2030 based on the DRCOG regional travel model.

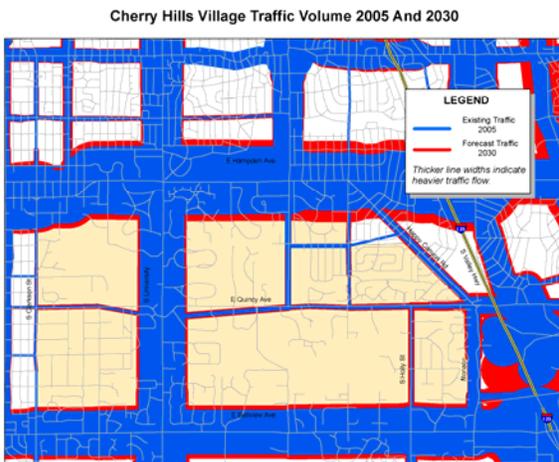


Figure 1.20: Projected Traffic Volumes - 2030
Source: LSA

B.14 GOVERNMENT POLICY AND ADMINISTRATION

Charter

The City of Cherry Hills Village is governed by a Home Rule Charter (approved and adopted October 1966) and allows for a council-mayor form of government. Within its Charter, the powers of Cherry Hills Village include setting a fiscal year for the City, requiring an annual budget and determining a tax levy. The annual budget may vary and must be approved by the City Council before its adoption. The Budget for Cherry Hills Village includes a General Fund, an Arapahoe County Open Space Fund, a Water & Sewer Fund, a Conservation Trust Fund, a Land Donation Fund and a Parks and Recreation Fund. For 2007, the City of Cherry Hills Village anticipates \$5,905,717 in revenue and plans to collect \$2,058,007 in property taxes. The property tax assessed on all homes within Cherry Hills Village is collected at a mill levy of 14.722. Of the 14.722 mill levy, 7.422 goes directly to a Parks and Recreation Fund. Money from this fund is used for personnel costs and other costs associated with maintenance of the Village's parks and trails. Of the 7.422 mills, 1.605 mills are paid directly to South Suburban Parks and Recreation District for the City's share of bond indebtedness incurred prior to the exclusion. A mill levy is one one-thousandth of a dollar, or the amount of tax per thousand currency units of property value. Table 1.16 illustrates the mill levy rates of Cherry Hills Village and those of surrounding communities for comparison purposes.

Property Tax Breakout: 2006			
<i>Home Valued at \$1,000,000</i>			
Taxing Entity	Tax Levy	Tax Amount	%
Cherry Creek School District	51.575	\$4,105	52
Arapahoe County	14.421	\$1,148	14
Development Disability	1.000	\$80	1
Cherry Hills Village	13.117	\$1,044	13
Arapahoe Library District	4.963	\$395	5
South Metro Fire Rescue	9.250	\$736	9
Cherry Hills Fire Bond	0.199	\$16	0
S. Suburban Park & Rec Bond	1.605	\$128	2
Urban Drainage & Flood	0.532	\$42	1
Urban Drainage & Flood (S Platte)	0.065	\$5	0

Table 1.17: Property Tax Breakout - 2006
Source: Gould Evans

Property taxes collected from Cherry Hills Village residents are also used to help fund many other Tax Entities that may not necessarily be located within Cherry Hills Village. Some of these Tax Entities include the Cherry Creek School District, Arapahoe County, Arapahoe Library District and South Metro Fire Rescue among others. Table 1.17 indicates the breakout of property tax dollars for a home valued at \$1,000,000 in 2006.

Mill Levy Rates in Colorado Cities and Counties					
Cherry Hills Village	Denver	Englewood	Greenwood Village	Arapahoe County	Boulder County
14.722*	66.948	8.4	2.932 (2006)	16.083	2.476

Table 1.16: Mill Levy Rates - 2006
Source: Gould Evans

* 7.422 of the Cherry Hills Village mill levy goes directly to a Parks and Recreation Fund.

City Council Districts

Cherry Hills Village is divided into six city council districts. Figure 1.20 illustrates the boundaries of each city council district which is determined by population count, subdivision boundaries, streets or natural features (i.e. High Line Canal). Election for each city council seat is an at-large process rather than by district, meaning each citizen of Cherry Hills Village votes for all six districts rather than voting only for the district in which he/she resides.

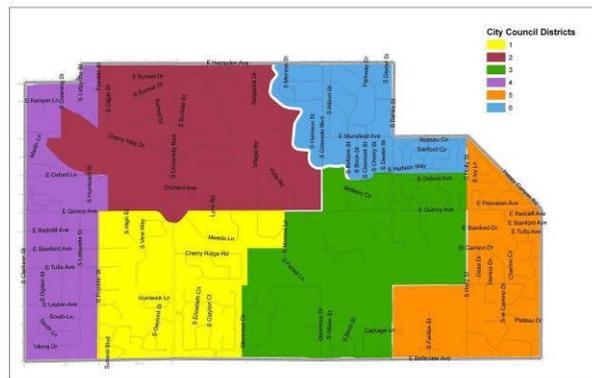


Figure 1.21: City Council Districts - 2007
Source: Gould Evans