



Harmony Corridor Plan

Implementation Status

Adopted Date: March 5, 1991

Update Status: July 15, 2003

#	Action Item	Status	Timeline
The Gateway Plan			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long
1	The Planning & Zoning Board & City Council Should Adopt this Plan	Complete	Short Term
Research			
2	Analyze Both Short Term & Long Term Costs Associated With Development in the Floodplain	Complete	Short Term
3	Research Funding Sources for Acquisition of Open Space	Complete	Short Term
4	Investigate what Implications Gravel Mining Operations Have on Future Development of the Area	Complete	Short Term
5	Investigate How the Area Can be Serviced with Water & Sanitary Sewer	Complete	Short Term
6	Explore the Potential for Using Wetlands in the Gateway as Stormwater Filtering Systems	On-Going	N/A
7	Analyze the Need for & Best Layout for Frontage Roads	On-Going	Long Term
8	Investigate How Car-Pooling Can Be Provided For In Future Development Plans	Complete	Mid Term
9	Investigate Economic Development Opportunities	On-Going	N/A
Design			
10	Develop Design Guidelines for Development in the Gateway	Planned	Long Term
11	Design a Gateway Entry Feature & Develop a Funding Mechanism	Complete	Mid Term
12	Develop a Conceptual Plan for an Open Space Network & Recreational Trail System	Complete	Mid Term

#	Action Item	Status	Timeline
	Coordination		1-3 Years: Short 4-9 Years: Mid 10+ Years: Long
14	Coordinate with the City's River Management Program	On-Going	N/A
15	Coordinate with the Natural Resources Department Both in Regards to the Environmental Management Plan & the Prioritization of Wetlands	On-Going	N/A
16	Coordinate with the Long Range Planning Efforts of Other City Departments	On-Going	N/A
17	Coordinate with Larimer County & the Town of Timnath, In Regards to Existing Plans & Policies and Expectations for the Future	On-Going	N/A
18	Coordinate with the State Division of Highways in Regards to Future Design of the Interchange, Frontage Roads & Landscaping in the Highway ROW	Complete	Mid Term
Citizen Participation			
20	Work Directly with Landowners to Understand Their Values & Plans for the Future	On-Going	N/A
21	Develop a Systematic Process for Developing Informed Consent	Complete	Mid Term
22	Identify Potentially Affected Interests	On-Going	N/A
23	Identify the Issues	On-Going	N/A
24	Determine Citizen Participation Objectives & Select Techniques to Achieve the Objectives	On-Going	N/A
25	Develop Substantial Effective Agreement On a Course of Action	On-Going	N/A
Urban Design Plan			
26	New Development Design Standards & Guidelines Should be Accepted by the Planning & Zoning Board and City Council	Complete	Mid Term

27	The City Should Develop A Master Plan for a Recreational Trail System & For A Commuter Bicycle System to Serve Bicyclists & Pedestrians in the Corridor	Complete	Mid Term
#	Action Item	Status	Timeline
Urban Design Plan (continued)			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long
28	The City Should Establish Test Plots Along Harmony Rd to Determine the Most Appropriate Seed Mix & Best Maintenance Practices for Wildflower Research	On-Going	N/A
29	The City Should Develop a Coordinated Public Signage System to Enhance the Harmony Oaks Theme	Complete	Mid Term
30	The City Should Change the Name from Harmony Rd to Harmony Parkway		Short Term
31	The City Should Work With the State Division of Highways to Answer Questions About the Future Operations & Physical Appearance of Harmony Rd	Complete	Long Term
32	Complete a Design Development Plan for the Median that Addresses Curb, Gutter, Splash Block, Plant Material & Irrigation	Complete	Long Term
33	Design & Implement a Well-Integrated Landscape Plan for the I-25 Interchange at Harmony Rd	Complete	Long Term
34	Develop a Conceptual Design Plan for College Ave/Harmony Rd Intersection Along with Specific Implementation Strategy	Complete	Long Term
35	Opportunities for Historic Interpretation of the Historic "Harmony" Community Should be Explored as Part of Any Future Bicycle Panning Efforts in the Corridor		Long Term
Land Use Plan			
36	The City Should Annex All Unincorporated Areas Within the Harmony Corridor, In Accordance With the Parameters of the Urban Growth Agreement	Complete	Mid Term
37	Adopt Design Standards & Guidelines which Reinforce the Distinctiveness & Quality of the Corridor Area	Complete	Mid Term

38	City Shall Evaluate New Development Proposals According to the Standards & Guidelines Adopted as Part of the Harmony Corridor Plan	On-Going	N/A
#	Action Item	Status	Timeline
Land Use Plan (continued)			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long
39	Prepare Design Guidelines which Further Elaborate on the Effective Use of Design Measures for Buffering Between Residential and Non-Residential Land Uses	Complete	Mid Term
40	Establish Means of Effectively Encouraging Industries & Businesses to Locate in the Harmony Corridor	On-Going	N/A
41	Consider Adopting a "Superblock" Planning Requirement which Assures the Coordinated Planning of Large Parcels of Land	Complete	Long Term
42	Explore Local Landmark District Designation of Existing Historic Structures	Complete	Long Term
43	Study the Distribution of Basic Industrial & Non-Retail Jobs as Part of the Update of the Comprehensive Plan	Complete	Mid Term
44	The City, Larimer County & Town of Timnath Should Join Efforts to Plan for the Appropriate Development of Harmony Rd East of I-25 Compatible with the Harmony Corridor Plan		Long Term
45	Displacement of Persons in the Pioneer Mobile Home Park Should be Carefully Planned & Sensitive to the Particular Needs of the Residents	Complete	Mid Term
46	The "Harmony Bikeway Study" Should be Prepared to Reinforce the Goals & Vision of the Harmony Corridor Plan, as well as the Overall Transportation Needs	Complete	Mid Term

or Plan

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Review Date: 7/13/2010

Comments
Harmony Park & Ride Station Complete
Harmony Gateway Standards & Guidelines on Hold
I-25/Harmony Interchange Landscape Improvements Complete
Harmony Corridor Sidewalk & Trail System Developing

Comments
Transportation, Parks & Recreation, Water, Wastewater and Stormwater Utilities
Interchange Developed
City Periodically Trains Staff in SPIC
Conducted as Part of New Development & Plans
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Comments

Landscaping Materials Identified at Time of New Development

Special Colors, Unique Road Design Detail, Traffic Control Devices & Light Standards

Abandoned

Transfer of Jurisdiction from CDOT to City Complete

Median Constructed with New Street Improvements per Streetscape Standards

2010 Intersection Improvement Project Complete

Comments
In Timnath Jurisdiction Implementing Separate Standards. Harmony Road improvements east of I-25 implemented in 2010 as part of Wal Mart development.