

ARTICLE IV

Site Selection and Construction of Arterial Highways, Interchanges and Collector Highways (Including Private Toll Roads and Toll Highways), Mass Transit and Rapid Transit Terminals, Stations and Fixed Guideways, and Areas around Arterial Highways, Interchanges, Collector Highways (Including Private Toll Roads and Toll Highways), Mass Transit and Rapid Transit Terminals, Stations and Fixed Guideways

Div. 1. General and Introductory Provisions

21-4-100. Purpose and Intent.

The regulations contained in this Article IV (“Highways 1041 Regulations”) are limited to facilities which fall under the requirements and provisions of C.R.S. Sec. 7-45-101, et seq., and C.R.S. Sec. 38-2-101, and, in that regard, their purpose and intent are:

- A. To encourage planned and orderly land use development.
- B. To set forth the approval criteria and application submittal requirements for:
 - 1. Site selection of arterial highways, interchanges and collector highways (including private toll roads and toll highways), and areas around arterial highways, interchanges and collector highways (including private toll roads and toll highways), and
 - 2. Site selection of mass transit and rapid transit terminals, stations and fixed guideways and areas around mass transit and rapid transit terminals, stations and fixed guideways
- C. To establish regulations governing inter-jurisdictional projects for highways and/or mass transit facilities which are consistent from one jurisdiction to another jurisdiction.
- D. To provide for the needs of agriculture, industry, business, residential communities, and recreation in future growth.
- E. To regulate the site selection and construction of arterial highways, interchanges and collector highways (including private toll roads or toll highways), mass transit and rapid transit terminals, stations and fixed guideways, and areas surrounding the same, in order to balance the protection, mitigation of damage to and enhancement of environmental resources, and the private property rights of property owners in Weld County with the transportation needs, and other development values and existing environmental quality in Weld County.
- F. To promote the efficient and economic use of public resources.

- G. To regulate the site selection and construction of arterial highways, interchanges and collector highways (including private toll roads and toll highways), mass transit and rapid transit terminals, stations and fixed guideways, and areas surrounding the same, in order to balance the transportation needs of the citizens and businesses of Weld County with the developmental values of the proposal.
- H. To avoid or reduce direct conflicts with adopted master plans.
- I. To create a regulatory system which protects and preserves the property rights of property owners in Weld County.

21-4-110. Definitions.

In addition to the terms defined in Section 21-1 90 of this Code, the following terms specific to the designation of site selection and construction of arterial highways, interchanges, collector highways (including private toll roads and toll highways), mass transit, rapid transit, terminals stations, fixed guideways, and areas surrounding the above shall be construed to have the meanings set forth as follows:

- A. *Arterial Highway:* Any limited-access highway which is part of the federal-aid interstate system or any limited-access highway constructed under the supervision of the Colorado Department of Transportation. “Arterial highway” may include a private toll road and/or toll highway.
- B. *Collector Highway:* A major thoroughfare serving as a corridor or link between municipalities, unincorporated population centers or recreation areas, or industrial centers and constructed under guidelines and standards established by, or under the supervision of, the Colorado Department of Transportation. “Collector highway” does not include a city street or local service road or a county road designed for local service and constructed under the supervision of local government. “Collector highway” may include a private toll road and/or toll highway.
- C. *Fixed Guideway:* A system of public transportation that utilizes and occupies a separate right-of-way or rail for the exclusive use of public transportation service.
- D. *Fixed Guideway Corridor:* A corridor designated by the governing body, (eg., county, state, Regional Transportation District, municipality, etc.), for the construction and operation of a fixed guideway mass transportation system.
- E. *Highway:* Any right-of-way used for transportation purposes. Highway includes, but is not limited to, bridges on the roadway and culverts, sluices, drains ditches, waterways, embankments, retaining walls, trees, shrubs, and fences along or upon the same and within the right-of-way. “Highway” may include a private toll road and/or toll highway.

- F. *Interchange:* The intersection of two or more highways, roads, or streets, at least one of which is an arterial highway or toll road where there is direct access to and from the arterial highway or toll road.
- G. *Mass Transit:* A coordinated system of transit modes providing transportation for use by the general public.
- H. *Mitigation:*
1. Avoiding an impact by not taking a certain action or parts of an action.
 2. Minimizing impacts by limiting the degree or magnitude of the action or its implementation.
 3. Reducing or eliminating the impact over time by preservation and maintenance operations.
 4. Compensating for the impact by replacing or providing suitable biological and/or physical conditions; and by replacing or providing suitable arterial highways, interchanges, collector highways (including private toll roads and toll highways), mass transit and rapid transit terminals, stations and fixed guideways, where applicable.
 5. Compliance with reasonable conditions and developing standards.
 6. The best available technology shall be used to mitigate demonstrable negative impacts on citizens and businesses located in areas surrounding arterial highways, interchanges, collector highways (including private toll roads and toll highways), mass transit and rapid transit terminals, stations and fixed guideways.
- I. *Private toll road or toll highway:* Any right-of-way used for transportation purposes. Private toll road or toll highway includes, but is not limited to, bridges on the roadway and culverts, sluices, drains ditches, waterways, embankments, retaining walls, trees, shrubs, and fences along or upon the same and within the right-of-way.
- J. *Proposed Project:* For purposes of this Article IV, Proposed Project refers to the determination of a site for, and the development and construction of arterial highways, interchanges and collector highways (including private toll roads and toll highways), and of mass transit and rapid transit terminals, stations and fixed guideways.
- K. *Rapid Transit:* The element of a mass transit system involving a mechanical on an exclusive lane or guideway constructed solely for that purpose.

- L. *Service Road:* A street or road meeting County specifications used to provide ingress and egress to a development located adjacent to a highway.
- M. *Station or Terminal:* A facility constructed to provide and facilitate passenger access to and from a rapid or mass transit system, including areas necessary for vehicle operations, parking areas for commuters, and roadways connecting to the general road system of the County. A “station” shall include, but not limited to, any proposed regularly scheduled stop or planned optional or seasonal boarding point on a rapid transit system.
- N. *Transportation:* Transport of persons or property by motor vehicle, bus, truck, railroad, light rail, mass transit, airplane, bicycle, or any other form of transport. “Transportation” includes pedestrian transportation.

21-4-120. Applicability.

These Highways 1041 Regulations shall apply to site selection of arterial highways, interchanges and collector highways (including private toll roads and toll highways) and areas around arterial highways, interchanges and collector highways (including private toll roads and toll highways), and to site selection of mass transit and rapid transit terminals, stations and fixed guideways and areas around mass transit and rapid transit terminals, stations and fixed guideways, excluding Proposed Projects sited and constructed by Weld County, and excluding Proposed Projects sited and constructed by the Colorado Department of Transportation (“CDOT”) which do not fall within the requirements and provisions of C.R.S. Sec. 7-45-101, et seq., and C.R.S. Sec. 38-2-101.

21-4-130. Relationship of Highways 1041 Regulations to Other County, State, and Federal Requirements.

- A. Nothing in these Highways 1041 Regulations shall be construed as exempting an applicant for a permit from any other requirements of this County or other State or Federal laws and regulations.
- B. To the extent that the requirements of these Highways 1041 Regulations differ from any other applicable requirements, the more restrictive requirements shall apply.
- C. Nothing in these Highways 1041 Regulations shall be construed as enhancing or diminishing the power and authority of municipalities, counties, or the State of Colorado. Any order, rule, or directive issued by any governmental agency pursuant to these Highways 1041 Regulations shall not be inconsistent with or in contravention of any decision, order, or finding of the State of Colorado with respect to public convenience and necessity. The State of Colorado shall take into consideration and, where feasible, foster compliance with adopted master plans of local governments, regions and the state.

- D. Nothing in these Highways 1041 Regulations shall be construed as enhancing or diminishing the rights and procedures with respect to the power of a municipality, county, transportation district or the state to acquire property and rights of way by eminent domain to serve public need in the most economical and expedient manner.
- E. Nothing in these 1041 Transportation Regulations shall be construed as enhancing or diminishing State laws governing the creation or operation of private toll roads or toll highways or the companies which operate them, or of the creation and operation of public toll roads or toll highways.

Div. 2. Designation of Site Selection and Construction of Arterial Highways, Interchanges and Collector Highways (Including Private Toll Roads and Toll Highways), and Mass Transit and Rapid Transit Terminals, Stations, and Fixed Guideways.

21-4-200. Designation of Site Selection and Construction.

The Board of County Commissioners, having considered the need for current and future development of a variety of roadways and mass transit and rapid transit modes of transportation, and the provisions and requirements of these Highways 1041 Regulations, hereby orders that the designation of site selection and construction of the projects set forth in this Article IV, as a matter of state interest made by the Board on the 17th day of December, 2007, is hereby ratified and confirmed and that this activity shall be regulated pursuant to the provisions of the Chapter 21.

21-4-210. Boundaries of Area Covered by Designation.

The site selection and construction of any arterial highway, interchange, collector highway, or mass transit or rapid transit terminal, station, or fixed guideway, as defined herein, being wholly or partially within the boundaries of Weld County, shall be subject to this designation and these Highways 1041 Regulations.

21-4-220. Designation as Matter of State Interest.

The site selection and construction of any arterial highway, interchange, collector highway, or mass transit or rapid transit terminal, station, or fixed guideway, as defined herein, are hereby designated as a matter of state interest.

Div. 3. Permit Program for Site Selection and Construction of Arterial Highways, Interchanges and Collector Highways (Including Private Toll Roads and Toll Highways), Mass Transit and Rapid Terminals, Stations and Fixed Guideways

21-4-300. Prohibition on Site Selection and Construction of an Arterial Highway, Interchange and Collector Highway (Including Private Toll Road or Toll Highway), Mass Transit and Rapid Transit Terminals, Stations and Fixed Guideways, and the Areas Surrounding the Foregoing.

- A. No person may locate and construct an arterial highway, interchange or collector highway (including private toll road or toll highway), mass transit and/or rapid transit terminal, station and /or fixed guideway within the unincorporated portions of this County without first obtaining a permit pursuant to the terms of this Article IV.
- B. No local authority, including Weld County, may issue a building permit for purposes of selecting a site for and constructing an arterial highway, interchange, collector highway, mass transit and/or rapid transit terminal, station, or fixed guideway wholly or partially within the unincorporated portions of this County without the applicant first having obtained a permit pursuant to the terms of this Article IV.

21-4-310. Procedural Requirements.

- A. The procedures concerning permit applications, notice and conduct of permit hearings, review of Board of County Commissioners' decisions and issuance and content of permits for selecting a site and constructing any arterial highway, interchange, collector highway, mass transit and rapid transit terminals, stations and/or fixed guideway (including the area around such sites) shall comply with the provisions set forth in Article II, Chapter 21 of this Code, Permit Regulations, together with the additional regulations set forth in the Article IV.
- B. Prior to the pre-application conference, applicant may meet with the Planning Department to discuss and outline the project. The purpose of the meeting is to discuss general information pertinent to the Proposed Project, identify any major problems and define issues in order to direct the data gathering and assessment that are to accompany the future application. No record shall be maintained of this meeting and neither party shall be bound by plans, statements or positions discussed at the meeting.
 - 1. If, as a result of the meeting, the Planning Department determines that the nature or extent of the Proposed Project involves the potential for significant environmental damage or warrants examination of specific less environmentally damaging alternatives, the Planning Department may request that the applicant evaluate and present information on such alternatives as part of the application. This shall not preclude a similar request following the pre-application conference.

2. Required information on alternatives may include, but shall not necessarily be limited to, information on the environmental impacts and cost-effectiveness of the alternatives in relationship to the Proposed Project presented.
- C. To minimize expenditures of time and money by all concerned, as application for a permit to locate an arterial highway, interchange or collector highway (including private toll road or toll highway), or mass transit or rapid transit terminal, station or fixed guideway must begin with a pre-application conference with the Planning Department.
- D. The requirements of these Highways 1041 Regulations shall not be deemed to waive the requirements of C.R.S. Sec. 7-45-101, et seq., or Sec. 38-2-101, if applicable, which require that:
1. No application for the construction of an arterial highway, interchange or collector highway (including private toll road or toll highway), or mass transit or rapid transit terminal, station, or fixed guideway shall be granted without the applicant first having established that the project has been incorporated into the State Transportation system, as set forth in C.R.S. Sec. 7-45-101, et seq.; obtained the consent of the Board of County Commissioners, through C.R.S. Sec. 38-2-101 (3); or paid any applicable tax, fee, or charge established by the Board of County Commissioners, pursuant to C.R.S. Sec. 38-2-101 (4).
 2. No applicant may exercise the right of eminent domain to acquire any right-of-way for the development and construction of any project. The exercise of the right of eminent domain may only be exercised by the Colorado Department of Transportation, as set forth in C.R.S. Sec. 7-45-104, and C.R.S. Sec. 38-2-101.
- E. Available documents, studies, or reviews by applicant or regulatory agencies will be utilized whenever possible by Weld County in its review in order to minimize duplication and promote the timely review of the permit application.

21-4-320. Pre-application Conference.

- A. Prior to formal filing of the application, the applicant shall confer with the staff person assigned to the case by the Planning Department to obtain information and guidance. The purpose of such a conference is to permit the applicant and the staff to review the Proposed Project informally.
- B. Topics of discussion shall include, but not be limited to:
1. Characteristics of the Proposed Project, including its location or potential location(s), significant natural and man-made features with particular

attention to natural hazard, resource, or other special areas; the size and accessibility of the site; surrounding development and land uses; and its potential impact on the surrounding areas, including potential environmental effects and planned mitigation strategies.

2. Community policy considerations, including the review process and likely conformity of the proposed development with the policies and requirements of these Highways 1041 Regulations.
 3. Applicable regulations, review procedures and submission requirements
 4. Other regulatory reviews or procedures to which the applicant is subject, the applicant's time frame for the project, whether the applicant requests waiver of the preliminary application, and other concerns of the applicant.
- C. Any comments or commitments made by any member of the County administration as to the merits of the substance of the application during this pre-application conference are only preliminary in nature and may not be relied upon by the applicant. All prospective applicants should be informed that formal comments cannot be made by staff until after the application is submitted and adjacent or nearby property owners and referral agencies have had an opportunity to respond, if applicable.
- D. County staff will make available to the applicant any public information concerning the application which is in the County's possession.
- E. The Planning Department shall consider the County's application requirements for the Proposed Project, and shall notify the applicant either at the pre-application conference or within ten (10) days thereafter in writing of such requirements, including, but not limited to the extent of interest holders to receive notification of the Proposed Project under Section 21-2-250 of this Code and other applicable sections, the extent of the project area to be considered, the submittal requirements that may be waived by Weld County, and any particular submittal requirements in addition to those specified in these Highways 1041 Regulations.

Div. 4. Permit Approval Criteria.

21-4-400. General Permit Approval Criteria.

- A. A permit application for development of a matter of state interest through this Article IV may not be approved unless the applicant satisfactorily demonstrates that the Proposed Project, including all mitigation measures proposed by the applicant, complies with all of the applicable criteria set forth herein. If the Proposed Project does not comply with all of the applicable criteria, the permit shall be denied, unless the Board determines that reasonable conditions can be

imposed on the permit which will enable the permit to comply with the criteria. The Board of County Commissioners shall take into consideration the construction, operation and cumulative impacts of the Proposed Project.

- B. If the Board of County Commissioners determines at the hearing that sufficient information has not been provided to it to allow it to determine if the applicable criteria have been met, the Board may continue the hearing until the specified additional information has been received.

21-4-410. Specific Permit Approval Criteria.

- A. **Property Rights, Permits and Other Approvals.** The Applicant must have all property rights (or irrevocable commitments to transfer affected property if approval is granted to the Applicant), permits and approvals necessary for the Proposed Project, including easements and rights-of-way. The Board may, in its discretion, defer making a final decision on the application until necessary property rights, permits and approvals for the Proposed Project are obtained.
- B. **Consistency with Water Quality Plan.** The Proposed Project must be consistent with the regional water quality plans for the area within which the Proposed Project would be located.
- C. **Consistency with Comprehensive Plans.** The Proposed Project must be consistent with Chapter 22 of this Code and intergovernmental agreements for the area within which the Proposed Project will be located.
- D. **Applicant Capability.** The Applicant must have the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.
- E. **Feasibility of Proposed Project.** The Proposed Project must be technically and financially feasible, considering the cost of the Proposed Project, amount of debt associated with the Proposed Project, sources of funding to retire the debt and anticipated revenue.
- F. **Risk from Natural Hazards.** The Proposed Project must not be subject to significant risk from natural hazards.
- G. **Effect on Government Services.** The Proposed Project must not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems. For purposes of this section, the following factors shall be considered:
 - 1. Existing and potential capability of local governments to accommodate development related to the Proposed Project.

2. Current and proposed capacity of roads, schools, infrastructure, housing, law enforcement, emergency response and other services and impact of the proposed activity upon such capacity.
 3. Changes caused by the Proposed Project in the cost of providing education, transportation networks, water treatment and wastewater treatment, emergency services, or other governmental services or facilities.
 4. Need for temporary roads to access the construction of the Proposed Project.
- H. Financial Burden. The Proposed Project will not create a significant financial burden on existing or future residents of the County. Considerations of the financial burden may include the following considerations:
1. Documented changes in assessed valuation.
 2. Tax revenues and fees to local governments that will be generated by the Proposed Project.
 3. Changes in total property tax burden associated with special districts, tolls or special assessments associated with the Proposed Project.
- I. Economic Sector. The Proposed Project will not significantly degrade any substantial sector of the economy. For purposes of this section, the following factors may be considered:
1. Changes to projected revenues generated from each economic sector.
 2. Changes in the value or productivity of any lands.
 3. Changes in opportunities for economic diversification.
- J. Recreational Opportunities. The Proposed Project will not significantly degrade the quality or quantity of recreational opportunities and experience.
- K. Agriculture. The Proposed Project must not interfere with productive agricultural operations and must not be located on lands identified as suitable for economically-viable agricultural production. The determination of effects of the Proposed Project on agricultural activities may consider interference with livestock or loss of productive soils.
- L. Environmental Impacts. The Proposed Project must not significantly degrade the natural environment, including environmental resources, natural resources, and

open space areas identified by the County for preservation or conservation. For purposes of this section, the following resource categories shall be considered:

1. Air Quality. The Proposed Project shall not significantly degrade visual quality. In determining impacts to visual quality, these factors may be considered:
 - a. Changes to seasonal ambient air quality.
 - b. Changes in visibility and microclimates.
 - c. Applicable air quality standards.

2. Visual Quality. The Proposed Project shall not significantly degrade visual quality. In determining impacts to visual quality, these factors may be considered:
 - a. Visual changes to ground cover and vegetation, streams, natural contours and outcroppings, and other significant natural features.
 - b. Interference with viewsheds and scenic vistas.
 - c. Changes in appearances of grasslands, wooded areas, or riparian corridors.
 - d. Changes from rural to urban land forms and structures.
 - e. Compatibility of structure design and materials with surrounding land uses.

3. Surface Water Quality: The Proposed Project shall not significantly degrade water quality. In determining impacts to surface water quality, the County review shall be limited to non-point source pollution associated with the Proposed Project that is not covered by a permit issued under the State CPDES program or stormwater permit requirements. In determining impacts to surface water quality, these factors may be considered:
 - a. Changes to existing water quality, including patterns of water circulation, temperature, conditions of the substrate, extent and persistence of suspended particulates and clarity, odor, color or taste of water.
 - b. Applicable narrative and numeric water quality standards.
 - c. Increases in impervious surface areas.

- d. Increases in erosion potential.
 - e. Increases in sediment loading to water bodies.
 - f. Changes in historic runoff patterns and velocity
 - g. Use of de-icers, solvents, and salts.
 - h. Use of the Proposed Project to transport hazardous materials.
4. Groundwater Quality. The proposed Project shall not significantly degrade groundwater quality. In determining impacts to groundwater quality, these factors may be considered:
- a. Changes in aquifer recharge rates, groundwater levels and aquifer capacity including seepage losses through aquifer boundaries and at aquifer-stream interfaces.
 - b. Changes in capacity, function or water quality of stock-watering and domestic wells.
5. Wetlands and riparian areas. The Proposed Project shall not significantly degrade the quality of wetlands and riparian areas. In determining impacts to wetlands and riparian areas, these factors may be considered.
- a. Changes in the structure and function of wetlands.
 - b. Changes to the filtering and pollutant uptake capacities of wetlands and riparian areas.
 - c. Changes to aerial extent of wetlands.
 - d. Changes in species' characteristics and diversity.
 - e. Transition from wetlands to upland species.
 - f. Changes in function and aerial extent of floodplains.
 - g. Interference with flood control capacity.
6. Terrestrial and aquatic animal life. The Proposed Project shall not significantly degrade the quality of terrestrial and aquatic life. In determining impacts to terrestrial and aquatic animal life, these factors may be considered:
- a. Changes in species composition or density.

- b. Changes in number of threatened or endangered species.
 - c. For terrestrial species, changes to or interference with habitat and critical habitat, including calving grounds, mating grounds, nesting grounds, summer or winter range, migration routes, or other habitat features necessary for the protection and propagation of any terrestrial animals.
 - d. For aquatic species, changes to habitat and critical habitat, including: stream bed and banks; spawning grounds' riffle and side pool areas; flushing flows; nutrient accumulation and cycling; water temperature, depth and circulation; stratification and any other conditions necessary for the protection and propagation of aquatic species.
 - e. Changes to the aquatic and terrestrial food webs.
7. Terrestrial and aquatic plant life. The Proposed Project shall not significantly degrade the quality of terrestrial and aquatic plant life. In determining impacts to terrestrial and aquatic plant life, these factors may be considered:
- a. Changes to the habitat of threatened or endangered plant species.
 - b. Changes to the structure and function of vegetation, including species composition, diversity, biomass, and productivity.
 - c. Changes in advancement or succession of desirable and less desirable species, including noxious weeds.
8. Soil and geologic conditions. The Proposed Project shall not significantly degrade soils and geologic conditions. In determining impacts on soils and geologic conditions, these factors may be considered:
- a. Changes to the topography, natural drainage patterns, soil morphology and productivity, soil erosion potential, and flood hazard areas.
 - b. Changes to unstable and potentially unstable slopes.
 - c. Exacerbation of seismic concerns and subsidence.
- M. Cultural Resources: The Proposed Project shall not interfere with the preservation of cultural resources, including historical structures and sites, agricultural resources, the rural lifestyle and the opportunity for solitude in the natural environment.

- N. Land Use: The Proposed Project shall not cause significant degradation of land use patterns in the area around the Proposed Project. In making this determination, these factors may be considered:
1. Land use policies reflected in land use plans.
 2. Likelihood that the Proposed Project will/will not cause or contribute to urban sprawl or “leapfrog” development.
 3. Significant changes in the amount of impervious surfaces.
 4. Contiguity of development associated with the Proposed Project to existing growth centers.
- O. Hazardous Materials Risk. The Proposed Project shall not result in an unreasonable risk of releases of hazardous materials. In making this determination, these factors may be considered:
1. Plans for compliance with federal and State handling, storage, disposal and transportation requirements.
 2. Use of waste minimization techniques.
 3. Adequacy of spill prevention and response plans.
 4. Nature and extent of materials associated with the construction and operation of the Proposed Project.
- P. Nuisance. The Proposed Project shall not create blight or other nuisance factors such as excessive noise, glare, dust or odor.
- Q. Cost and Benefits. The benefits accruing to the County and its citizens from the Proposed Project outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.
- R. Best Alternative. The Proposed Project is the least damaging alternative based upon consideration of need, existing technology, cost, impact and these regulations.
- S. Responsibility for Fees The applicant shall be responsible to pay for any consultant that the County may need to retain to analyze, evaluate or provide information to the County regarding all or a portion of an application where County staff does not have expertise. No application shall be approved until all fees have been paid.

21-4-420. Additional standards of approval for site selection of arterial highways, interchanges and collector highways (including private toll roads and toll highways). In addition to the General Permit Approval Criteria and the Standards for Approval of All Permit Applications, Proposed Projects for Site Selection of Arterial Highways, Interchanges and Collector Highways (including private toll roads and toll highways) shall satisfy these additional standards:

- A. Need. Highways and interchanges shall be located only in those community areas for which a clear and reasonable need for such highway facilities has been demonstrated. Highways and interchanges shall be located so that:
 - 1. Community traffic needs are met.
 - 2. Desirable community patterns are not disrupted. “Non-disruption” may be proven through the construction of overpasses or underpasses at all county roads currently being maintained by the County.
- B. Multimodal Features. Other reasonable modes of transportation shall be incorporated into the highway proposal, including bicycle, mass transit and pedestrian modes.
- C. Delivery of Services and Goods. The location of the proposed highways and interchanges shall not impede the delivery of essential community services and goods.
- D. Impact on Neighborhoods. The location of the proposed highways and interchanges shall not divide neighborhoods or isolate neighborhoods from public facilities including schools, hospitals, mass transit, pedestrian and bikeways, recreational areas and open spaces.
- E. Roadway Congestion. The location of the proposed highways and interchanges shall not create safety hazards by causing or contributing to overuse, improper use or congestion on other roadways.
- F. Integration into Regional Network. The proposed highways shall be integrated into the regional transportation cutwork.
- G. Capacity of Existing Highways. The capacity of existing highways is inadequate for present and projected traffic.
- H. Complement Mass Transit. The proposed highways or interchanges will complement mass transit facilities.
- I. Impact on Farmland. The proposed highways or interchanges will not have a significant adverse effect on prime or unique farmland.

- J. Impact to Soils. The proposed highways or interchanges will not result in loss of fertile agricultural soil.
- K. Relocation of Households. The proposed highways or interchanges shall avoid relocation of households. Where relocation of households cannot be avoided because of technical constraints, adequate housing inventory exists to accommodate displaced households.
- L. Impact on Farms and Businesses. The proposed highways and interchanges shall avoid relocation of farms or businesses. Where relocation of farms or businesses cannot be avoided because of technical constraints, adequate sites exist within the same market area to relocate farms or businesses.
- M. Federal Standards. The proposed highways and interchanges shall satisfy state and federal standards, including without limitation, the Transportation Equity Act (TEA-21).
- N. Visual Characteristics. The proposed highways shall incorporate materials and design that complement features of the surrounding human and natural environment.
- O. Phasing. The construction of the highways and interchanges shall be phased to minimize interference with traffic movement.
- P. Park and Ride. Park and ride facilities must be located in areas designated by the County.
- Q. Maintenance. Finance sources are adequate to ensure proper maintenance of the highways or interchanges.
- R. Grants of Access. Grants of access to and from the highway shall comply with the State highway access laws and regulations, intergovernmental agreements, and access control plans adopted by state or local entities that impose standards for granting access to the highway.
- S. Financial Feasibility. The Applicant must demonstrate that the plan is financially feasible for the long-term and short-term.

21-4-430. Additional Standards of Approval for Areas Around Arterial Highways, Interchanges and Collector Highways (Including Private Toll Roads and Toll Highways). In addition to the General Permit Approval Criteria, and the Standards for Approval of All Permit Applications, Areas Around Arterial Highways, Interchanges and Collector Highways (Including Private Toll Roads and Toll Highways) shall satisfy these additional Standards:

- A. Traffic Flow. Areas around arterial highways, interchanges and collector highways (including private toll roads and toll highways) shall be designed and operated so as to encourage the smooth flow of motorized and non-motorized traffic.
- B. Impact to Access Roads and Interchange. The Proposed Project will not adversely affect the level of acceptable performance of the access road and the interchange.
- C. Access to Highway. The Proposed Project will not directly or indirectly impede access to and from the arterial highway.
- D. Orderly Development. The Proposed Project will contribute to the orderly development of the interchange influence area and the region.
- E. Traffic Volume. The volume of traffic to be generated by the Proposed Project shall be compatible with the traffic-handling characteristics of the interchange and the access road and existing, affected traffic roads.
- F. Burden and Benefits. A project that proposes burdens or deprivations on the communities of a region shall not be justified on the basis of local benefit alone.
- G. Integration with Development in Other Jurisdictions. The Proposed Project shall be integrated with actual and reasonably foreseeable development in areas around the arterial highway located in other jurisdictions.

21-4-440. Additional Standards of Approval for Site Selection of Mass Transit or Rapid Transit Terminals, Stations and Fixed Guideways.

In addition to the General Permit Approval Criteria and the Standards for Approval of All Permit Applications, site selection of mass transit or rapid transit terminals, stations and fixed guideways shall satisfy these additional standards:

- A. Conserve Value of Buildings. Terminals, stations and fixed guideways shall be located to conserve the value of buildings.
- B. Avoid Demolition. Proposed locations of mass transit or rapid transit terminals, stations, and fixed guideways which will not require the demolition of residences or businesses shall be given preferred consideration over competing alternative locations.
- C. Benefit and Burden. A proposed location of a mass transit or rapid transit terminal, station, or fixed guideway that imposes a burden or deprivation on a local government cannot be justified on the basis of local benefit alone, nor shall a permit for such a location be denied solely because the location places a burden or deprivation on one local government.

- D. Coordination with Other Transportation. Mass transit or rapid transit terminals, stations and fixed guideways shall be located in a coordinated manner with other transportation systems existing or planned.
- E. Exclusive Bus Lane. A positive impact on bus operations must be established before location of an exclusive bus lane in a major travel corridor. The location of an exclusive bus lane must be justified by a sufficient ridership level, an effective enforcement plan and no significant increase in traffic congestion.
- F. Station, Shelters and Terminals. Station, shelters and terminals shall be appropriately located to meet transit needs.
- G. Access and Egress. Mass transit or rapid transit terminals, stations and fixed guideways shall have adequate and safe access/egress for all transit modes and to maintenance and transit vehicle operations.
- H. Fixed Guideway Facilities. The location of fixed guideway facilities shall provide for the joint usage of rights-of-way for such uses as bikeways, walkways, and parks.
- I. Maximize Ridership. Mass transit or rapid transit terminals, stations and fixed guideways shall be located so as to attract maximum ridership.
- J. Snow Removal on Fixed Guideways. Fixed guideway design and location shall not permit snow plumes from snow removal equipment on the guideway to reach the travel surface of a plowed public road except at intersections, nor shall fixed guideways be placed or designed so that snow plumes from snow removal equipment on public roads will reach the guideway.
- K. Parking. The parking areas associated with a terminal or station shall be capable of holding a number of automobiles that equals the number of passengers expected to park at the terminal or station during peak periods.
- L. Access Roads to Stations and Terminals. Access roads to a station or terminal shall be designed and located to accommodate, during a fifteen (15) minute period, the maximum number of automobiles anticipated to arrive before the scheduled departure of the mass transit conveyance without causing cars to back up onto the public road serving the facility.
- M. Traffic Control Devices. The Manual on Traffic Control Devices shall apply to safety devices at intersections of a fixed guideway and other transportation corridors.

21-4-450. Additional Standards for Areas Around Mass Transit and Rapid Transit Terminals, Stations and Fixed Guideways.

In addition to the General Permit Approval Criteria and the Standards for Approval of All Permit Applications, areas around mass transit and rapid transit terminals, stations and fixed guideways shall satisfy these additional standards:

- A. Active Pedestrian Districts. Proposed development around light rail stations, bus stations, and terminals shall be master-planned and developed for multiple-unit housing and mixed use projects that support the public investment in light rail and mass transit service to preserve, enhance, or contribute to creating active pedestrian districts within walking distance of these facilities.
- B. Mixed Use. Proposed development shall include a mix of uses near light rail stations, bus stations, and terminals, accommodating residents, employees, visitors, and customers in a built environment that is pedestrian friendly and connected to transit.
- C. Access to Terminals and Stations. Proposed development will provide safe and convenient access and egress to terminals and stations.

Div. 5. Application Submittal Requirements.

21-4-500. Materials Required For All Applications.

An applicant for a permit to engage in an activity of state interest or to develop in an area of state interest must submit the following application materials:

- A. Information Describing the Applicant.
 - 1. The names, addresses, email address, fax number, organization form, and business of the applicant and, if different, the owner of the Proposed Project.
 - 2. The names, addresses and qualifications, including those areas of expertise and experience with projects directly related or similar to that proposed in the application package, of individuals who are or will be responsible for constructing and operating the Proposed Project.
 - 3. Authorization of the application by the project owner, if different than the applicant.
 - 4. Documentation of the applicant's financial and technical capability to develop and operate the Proposed Project, including a description of the applicant's experience developing and operating similar projects.

- B. Information Describing the Proposed Project.
 - 2. Detailed plans and specifications of the Proposed Project.
 - 3. Descriptions of at least 3 or more alternatives to the Proposed Project that were considered by the applicant.
 - 4. Schedules for designing, permitting, constructing and operating the Proposed Project, including the estimated life of the Proposed Project.
- C. Need. Demonstration of the need for the Proposed Project, including existing/proposed facilities that perform the same or related function; and population projections or growth trends that form the basis of demand projections justifying the Proposed Project.
- D. Property Rights, Permits and Other Approvals.
 - 1. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the Proposed Project, together with any proposal for coordinating these approvals with the County permitting process.
 - 2. Copies of all official federal and State consultation correspondence prepared for the Proposed Project; a description of all mitigation required by federal, state and local authorities; and copies of any draft or final environmental assessments or impact statement required for the Proposed Project.
- E. Applicable Provisions of the Regional Water Quality Management Plan. Provisions of the applicable regional water quality management plan that apply to the Proposed Project and assessment of whether the Proposed Project would comply with those provisions.
- F. Financial Feasibility of the Proposed Project.
 - 1. The estimated construction costs and period of construction for each development component.
 - 2. Revenues and operating expenses for the Proposed Project.
 - 3. The amount of any proposed debt and the method and estimated cost of debt service.
 - 4. Details of any contract or agreement for revenues or services in connection with the Proposed Project.

5. Description of the persons or entity(ies) who will pay for or use the Proposed Project and/or services produced by the development and those who will benefit from any and all revenues generated by it.
 6. Cost of all proposed mitigation measures for the Proposed Project.
 7. Detailed description as to how the Proposed Project will be financed, to show that the applicant has the ability to finance the Proposed Project.
- G. Land Use.
1. Description of existing land uses within and adjacent to the Proposed Project impact area.
 2. Description of provisions from local land use plans that are applicable to the Proposed Project and an assessment of whether the Proposed Project will comply with those provisions.
 3. Description of impacts and net effect that the Proposed Project would have on land use patterns.
- H. Local Government Services.
1. Description of existing capacity of and demand for local government services including roads, schools, water and wastewater treatment, water supply, emergency services, transportation, infrastructure, housing, law enforcement, and other services necessary to accommodate development.
 2. Description of the impacts and net effect of the Proposed Project on the demand for local government services and the capability of local governments to provide services.
- I. Financial Burden on County Residents.
1. Description of the existing tax burden and fee structure for government services.
 2. Description of impacts and net effect of the Proposed Project on existing tax burden and fee structure for government services applicable to County residents and property owners.
 3. Provide any evidence showing no changes in assessed valuation resulting from the Proposed Project.
- J. Local Economy.

1. Description of the local economy including but not limited to revenues generated by the different economic sectors, and the value or productivity of different lands.
2. Description of impacts and net effect of the Proposed Project on the local economy and opportunities for economic diversification, including the number and types of jobs created.

K. Recreational Opportunities.

1. Description of present and potential recreational uses, including the number of recreational visitor days for different recreational uses and the revenue generated by types of recreational uses.
2. Map depicting the location of recreational uses such as fishery stream segments, access points to recreational resources, and hiking and biking trails.
3. Description of the impacts and net effect of the Proposed Project on present and potential recreational opportunities and revenues to the local economy derived from those uses.

L. Environmental Impact Analysis. Description of the existing natural environment and an analysis of the impacts of the Proposed Project to the natural environment. Descriptions in this section shall be limited to the impact area, and shall include an analysis of existing conditions, supported with data, and a projection of the impacts of the Proposed Project in comparison to existing conditions. The analysis shall include a description of how the applicant will comply with the applicable approval criteria.

1. Air quality.
 - a. Description of the airsheds to be affected by the Proposed Project, including the seasonal pattern of air circulation and microclimates.
 - b. Map and description of the ambient air quality and state air quality standards of the airsheds to be affected by the Proposed Project, including particulate matter and aerosols, hydrocarbons, oxidants and other chemicals, temperature effects and atmospheric interactions.

- c. Descriptions of the impacts and net effect that the Proposed Project would have on air quality during both construction and operation under both average and worst case conditions.
2. Visual Quality.
- a. Map and description of ground cover and vegetation, forest canopies, waterfalls and streams or other natural features.
 - b. Description of viewsheds, scenic vistas, unique landscapes or land formations.
 - c. Map and description of buildings, structure design and materials to be used for the Proposed Project. Include elevations of proposed buildings and other structures.
 - e. Descriptions of the impacts and net effect that the Proposed Project would have on visual quality.
3. Surface Water Quality.
- a. Map and description of all surface waters, including applicable State water quality standards, to be affected by the Proposed Project.
 - b. Descriptions of the immediate and long-term impact and net effects that the Proposed Project would have on the quantity and quality of surface water under both average and worst-case conditions.
 - c. Descriptions of the immediate and long-term impacts and net effects that the Proposed Project would have on the meandering characteristics and limits of the streambed under both average and worst-case conditions.
4. Groundwater Quality and Quantity.
- a. Map and description of all groundwater, including any and all aquifers that are affected by the Proposed Project. At a minimum, the description should include:
 - i. Seasonal water levels in each subdivision of the aquifer affected by the Proposed Project.
 - ii. Artesian pressure in aquifers.

- iii. Groundwater flow directions and levels.
 - iv. Existing aquifer recharge rates and areas and the methodology used to calculate recharge to the aquifer from any recharge sources.
 - v. Existing groundwater quality and classification.
 - vi. Location of all water wells and their uses.
 - b. Description of the impacts and net effect of the Proposed Project on groundwater.
- 5. Wetlands and Riparian Areas.
 - a. Map and description of all floodplains, wetlands, and riparian areas to be affected by the Proposed Project, including a description of each type of wetlands, species composition, and biomass.
 - b. Description of the source of water interacting with the surface systems to create each wetland (i.e., side-slope runoff, over-bank flooding, groundwater seepage, etc.).
 - c. Description of the impacts and net effect that the Proposed Project would have on the floodplains, wetlands and riparian areas.
- 6. Terrestrial and Aquatic Animals and Habitat.
 - a. Map and description of terrestrial and aquatic animals including the status and relative importance of game and non-game wildlife, livestock and other animals; a description of stream flows and lake levels needed to protect the aquatic environment; description of threatened or endangered animal species and their habitat.
 - b. Map and description of critical wildlife habitat and livestock range to be affected by the Proposed Project including migration routes, calving areas, summer and winter range, and spawning beds.
 - c. Description of the impacts and net effect that the Proposed Project would have on terrestrial and aquatic animals, habitat and food chain.
- 7. Terrestrial and Aquatic Plant Life.
 - a. Map and description of terrestrial and aquatic plant life including the type and density, and threatened or endangered plant species and habitat.

- b. Descriptions of the impacts and net effect that the Proposed Project would have on terrestrial and aquatic plant life.
- 8. Soils, Geologic Conditions and Natural Hazards.
 - a. Map and description of soil, geologic conditions, and natural hazards including but not limited to soil types, drainage areas, slopes, avalanche areas, debris fans, mud flows, rock slide areas, faults and fissures, seismic history, and wildfire hazard areas.
 - b. Descriptions of the risks to the Proposed Project from natural hazards.
 - c. Descriptions of the impact and net effect of the Proposed Project on soil and geologic conditions in the area, and their effects on streambed meander limits and aquifer recharge areas.
- M. Nuisance. Descriptions and maps showing the range of noise, glare, dust, fumes, vibration, and odor levels caused by the Proposed Project, and indication of their significance.
- N. Areas of Paleontological, Historic or Archaeological Importance.
 - 1. Map and description of all sites of paleontological, historic or archaeological interest.
 - 2. Description of the impacts and net effect of the Proposed Project on sites of paleontological, historic or archaeological interest.
- O. Hazardous Materials Description.
 - 1. Description of all hazardous, toxic, and explosive substances to be used, stored, transported, disturbed or produced in connection with the Proposed Project, including the type and amount of such substances, their location, and the practices and procedures to be implemented to avoid accidental release and exposure, and any foreseeable impacts to the environment of such substances.
 - 2. Location of storage areas designated for equipment, fuel, lubricants, chemical and waste storage with an explanation of spill containment measures.

P. Transportation Impacts.

1. Describe what impacts the proposal will have upon transportation patterns in the area intended to be served or affected by the Proposed Project through the submittal of a traffic impact analysis of the proposed transportation facilities. The traffic impact analysis should include but not be limited to the following:
 - a. Identify the facilities required to support the existing and future land uses being served by the proposed transportation facility.
 - b. Furnish the traffic model data verifying consistency with the regional transportation plan, the Colorado Department of Transportation (CDOT) Statewide Transportation Improvement Program (STIP) and the regional Transportation Improvement Program (TIP).
 - c. Provide the existing and proposed traffic volume impacts to the adjacent road system, including local roads.
 - d. Provide the existing and future Level of Service (LOS) and capacity of the transportation facilities before and after the Proposed Project is completed.
 - e. All transportation access information as required by the CDOT State Highway Access Code, 1998 revisions or the most current edition thereof.

Q. Balance Between Benefits and Losses.

1. Description of foreseeable benefits of natural, agricultural, recreational, range or industrial resources within the County and opportunities to develop those resources in the future.
2. Description of foreseeable losses of natural, agricultural, recreational, range or industrial resources within the County and loss of opportunities to develop those resources in the future.

R. Monitoring and Mitigation Plan.

1. Description of all mitigation for the Proposed Project.
 - a. Describe how and when mitigation will be implemented and financed.

- b. Describe impacts that are unavoidable that cannot be mitigated.
 - 2. Description of methodology used to measure impacts of the Proposed Project and effectiveness of proposed mitigation measures
 - 3. Description, location and intervals of proposed monitoring to ensure that mitigation will be effective.
- S. Benefit/Cost Analysis. Submittal of a benefit/cost analysis of the Proposed Project and identification of the distribution of the burden of the cost for the proposed improvements, including cost to adjacent state or local jurisdiction.
- T. Fees. Application costs and referral fees.

21-4-510. Specific Application Submittal Requirements for Site Selection of Arterial Highways, Interchanges and Collector Highways (Including Private Toll Roads and Toll Highways).

In addition to the Materials Required for All Applications, an applicant for a permit for site selection of arterial highways, interchanges and collector highways (including private toll roads and toll highways) shall submit the following materials:

- A. A list of alternative corridor locations for the arterial highway, interchange or collector highway (including private toll road and toll highway).
- B. *For each alternative* corridor location being considered by the applicant, including the preferred alternative, provide the information specified below:
 - 1. A general description of the alternative, with the advantages and disadvantages of the alternative.
 - 2. Location map showing the corridor and general area.
 - 3. Corridor location study, including:
 - a. Type and scale of the improvement.
 - b. Cost estimate.
 - c. Approximate timetable for construction and right-of-way acquisition.
 - 4. Demographic information in the impact area, including:
 - a. Estimated current population number and density.

- b. Total employment, occupation types, and major employer locations.
 - c. Family incomes.
 - d. Population projections in increments as determined by the applicant and approved by the permit authority, not to exceed a 20-year increment.
 - e. Boundaries of neighborhoods in the impact area.
5. A description of the current and projected need for the Proposed Project.
 6. A quantification of the amount of traffic by major traffic generator in the impact area.
 7. A description of the planned level of service in relationship to projected user demand in ten (10) year intervals.
 8. A map(s) and description of existing land use in the impact area in relationship to the existing circulation system and the Proposed Project.
 9. A description of the impacts of the Proposed Project on accessibility to and from existing public facilities, commercial and industrial facilities and residential areas.
 10. A description of safety hazards which may result from the location of the Proposed Project.
 11. A map(s) of the impact area showing planned, proposed, or expected land use with and without the Proposed Project.
 12. A discussion of how the Proposed Project and its impact will be in conformance with the Comprehensive Plan, including each policy or goal furthered by the Proposed Project, and a description of where the Proposed Project is in conflict with a policy or goal.
 13. A discussion of how the Proposed Project and its impact will be in conformance with any applicable regional and state plans, including without limitation each policy or goal furthered by the Proposed Project, and a description of where the Proposed Project is in conflict with a policy or goal.
 14. A discussion of the development potential that would result in the impact area with and without the completion of the Proposed Project. Measure the development potential in terms of: land values, land availability, land

use controls, vacancy rates and indices of accessibility to school/education, utility service, other public and quasi-public services, local and regional amenities and employment opportunities.

15. A description of projected number of users of the Proposed Project.
 16. A description of plans for complementing and integrating with other modes of transportation.
- C. A description of all federal highway standards that apply to the Proposed Project.
 - D. Phasing of the Proposed Project.
 - E. A description of plans for relocation and compensation of homes and businesses.

21-4-520. Specific Application Submittal Requirements for Areas Around Arterial Highways, Interchanges and Collector Highways (Including Private Toll Roads and Toll Highways).

In addition to the Materials Required for All Applications, an applicant for a permit to develop in an area around an arterial highway, interchange or collector highway (including private toll road and toll highway) shall submit the following materials:

- A. Four copies of plans certified by a professional engineer or land surveyor, registered in the State of Colorado, locating the proposed development with respect to the following:
 1. The boundaries of the designated interchange area and the zones within.
 2. The location and nature of existing or approved developments within the interchange influence area.
 3. The location of all existing or proposed accesses, driveways and curb-cuts within the interchange influence area.
 4. The location and nature of the Proposed Project.
- B. A report detailing the maximum traffic volume the interchange and the access road are designed to handle, the existing traffic volume of the interchange and the access road, and the estimated increase in traffic volume attributable to the Proposed Project.
- C. A description of the increased need for governmental services which is directly attributable to the Proposed Project.

- D. A description of existing population and development patterns within the interchange influence area and the influence of the Proposed Project on development patterns and population trends.

21-4-530. Specific Submittal Requirements for Site Selection of Mass Transit or Rapid Transit Terminals, Stations or Fixed Guideways.

In addition to the Materials Required for All Applications, an applicant for a permit for the site selection of mass transit or rapid transit terminals, stations and fixed guideways shall submit the following materials:

- A. A general narrative description stating whether the proposed facility is a station, terminal, fixed guideway or other rapid or mass transit facility. The narrative description shall give a description of the location of the proposed facility, including intersections, towns, existing and planned facilities and landmark features. The narrative description shall also describe the impacts of the facility, and associated activities, on the character of the area and its peculiar suitability for particular uses with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the unincorporated area of the County.
- B. A list of alternative corridor locations considered for the facilities.
- C. *For each alternative* corridor location being considered by the applicant, including the preferred alternative, provide the information specified below:
 - 1. A general description of the alternative, with the advantages and disadvantages of the alternative.
 - 2. Location map showing the corridor and general area.
 - 3. Corridor location study showing:
 - a. Type and scale of the improvement.
 - b. Cost estimate.
 - c. Approximate timetable for construction and right-of-way acquisition.
 - 4. Demographic information in the impact area:
 - a. Estimated current population number and density.
 - b. Total employment, occupation types, and major employer locations.

- c. Family incomes.
 - d. Population projections in increments as determined by the applicant and approved by the permit authority, not to exceed a 20-year increment.
 - e. Boundaries of neighborhoods in the impact area.
 - f. Economic sectors in the service area that will use the facility for shipping materials.
5. A description of the current and projected need for the alternative.
 6. A description of the impacts of the Proposed Project on accessibility to and from existing public facilities, commercial and industrial facilities and residential areas.
 7. A description of safety hazards which may result from the location of the Proposed Project.
 8. A map(s) of the impact area showing planned, proposed, or expected land use with and without the Proposed Project.
 9. A discussion of the development potential that would result in the impact area with and without the completion of the Proposed Project. Measure the development potential in terms of: land values, land availability, land use controls, vacancy rates and indices of accessibility to school/education, utility service, other public and quasi-public services, local and regional amenities and employment opportunities.
 10. A description of the projected number of users of the Proposed Project.
 11. A description of plans for complementing and integrating with other modes of transportation.
- D. A description of plans for relocation of and compensation for homes and businesses.
 - E. A map and description of the existing and planned circulation system in the proposed service area, indicating the modes, level of service and any functional problems.
 - F. If the proposed facility is a fixed guideway, the application shall also include:

1. A description of the type of motive power that will be used to propel transit vehicles along the guideway and maximum anticipated speed of the transit vehicles along different segments of the system.
 2. Maps showing the proposed right-of-way.
 3. The minimum and maximum passenger capacity of the transit vehicles that will travel on the guideway and the anticipated frequency or scheduling of guideway use.
 4. The maximum proposed grade of the guideway and the maximum curvature. Proposed curves in excess of ten degrees shall be indicated on the map.
 5. Identification of all buildings or other structures that must be removed in order for the proposed guideway to be built.
 6. A plan for preventing collisions at points where the proposed guideway crosses other transportation corridors.
 7. A study that describes and analyzes the effects of noise and vibration on neighboring property owners, with particular emphasis on residential land uses.
- G. If the proposed facility is a station or terminal associated with a mass transit or rapid transit system, the application shall also include:
1. A passenger impact analysis including the number of vehicle trips associated with the station or terminal at or just before any scheduled departure; the number of passengers that will likely ride only one way on any given day; and the number of passengers that can be expected to bring baggage, recreational equipment, tools, or other material.
 2. The anticipated schedule of departures and arrivals at the station or terminal and the expected capacity of each transit unit.
 3. The maximum length of any train that will serve the station or terminal, excluding propulsion units.
 4. Basic floor plans and architectural sketches of each proposed building or structure, together with a site map showing the relative location of each building or structure.
 5. A map of all roadways, parking areas with parking requirements, and other facilities showing details such as width, layout, traffic flow, pavement markings and traffic control devices.

6. Identification of all buildings or other structures that must be removed in order for the proposed station or terminal to be built.