



City of  
Golden

# 2026 COMPREHENSIVE PLAN



# Acknowledgments

The preparation of this document would not have been possible without the guidance and support of the City of Golden's dedicated leadership. We extend our sincere thanks to the Golden City Council and Planning Commission for their commitment to the community.

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City of  
Golden

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# INTRODUCTION

CHAPTER

# 1



## Introduction to Golden

Golden, incorporated in 1859, is a town of 20,399 residents nestled at the mouth of Clear Creek Canyon and surrounded by mesas, the Rocky Mountain foothills, and protected public open spaces. The City is the seat of Jefferson County and initially served as the capital of the provisional Jefferson Territory and later the Colorado Territory that would become the state of Colorado. The Colorado School of Mines, established in 1874, is a world-class science and engineering school with over 8,000 enrolled students and continues to play a pivotal role in our community. The Molson-Coors brewery, located in downtown Golden has grown along with the City and ensures that Golden has worldwide recognition. Today, the City continues to serve as a hub of outdoor recreation, educational and entrepreneurial opportunities, and tourism surrounded by unique and diverse residential neighborhoods ranging from historic to modern architecture.

# Comprehensive Planning in Golden

The City of Golden first adopted a Comprehensive Plan as a way to enact the community's values as part of our growth, change, and development. The Plan is a living document providing guidance to elected officials, boards and commissions, developers, and the community as they make land use and development decisions and lead conversations to shape and implement the community's shared vision. The Plan seeks to:



Derive the goals and implementation actions to guide Golden's land use and development from Golden Vision 2030, which represents the overall values of the community.



Provide direction for related policy and program initiatives, as well as land use regulatory changes and budget decisions.



Evaluate and make recommendations for land use regulations and processes employed daily by the City.

*The "Welcome to Golden" arch, one of the most recognizable symbols of the community*



Previous comprehensive plans have covered land use and development along with other topics such as transportation, parks and open space, and public infrastructure investment. The City has adopted several other City-wide master plans on these topics. This Plan will focus primarily on land use and development, housing, and economic development in coordination with other Citywide master plans.

## Golden Vision 2030

The foundational values at the heart of the Plan came out of the two-year community engagement process known as Golden Vision 2030 (GV2030) that occurred in 2010.

**The results of the GV2030 project** provided community values that the residents of Golden felt were important to preserve, including those related to land use policy. A main task for any City planning effort is to ensure that its proposed land use and development goals and implementation actions fit within the context of the GV2030 values. The Plan is guided by a commitment to equity, prioritizing the needs of our most vulnerable community members. It envisions a City where every resident — regardless of race, income, age, ability, or neighborhood — can thrive and share in the benefits of inclusive growth and opportunity.

While not every value is quantified, regulated, or addressed within a land use context, the intent is that values can be indirectly achieved through the use of quality urban design as well as public and private investment.

When utilizing the Plan, these values are guides to ensure that recommendations are in alignment with and promote the overall intent of the stated GV2030 values. Recommendations should support the GV2030 values.





**GOLDEN**  
**Vision 2030**  
*Our Town, Our Future*



### COMMUNITY VALUES

The Heart & Soul values stem from a set of community elements that are consistently very important to Golden residents in most or all situations. These values are to be a substantial consideration in all major community decisions. Our community values include:

- A. **An accessible and walkable community**
- B. **Active outdoors and the environment**
- C. **Safe, clean, and quiet neighborhoods**
- D. **Support for local business and downtown**
- E. **Convenience and community amenities**
- F. **Support for our history, culture, and education**
- G. **A family- and kid-friendly town**
- H. **Friendliness and appreciation of our neighbors**
- I. **Our sense of community**
- J. **Belonging/volunteerism**



### GUIDING PRINCIPLES

Responsive government and controlled and directed change are two structural principles that are the foundation upon which City leaders act and make decisions.

#### Responsive Government

Our City government is responsive, approachable, accountable, and good at listening. We welcome participation and involvement and are fair to all parts of the City.

#### Controlled and Directed Change

Our community values require that we direct and manage change, assure smart growth (transportation & development), and explore affordable housing and sustainability. As a community, we expect sustainability that preserves the small-town look, feel, and character.

# Land Use Planning in Golden Since the 2011 Comprehensive Plan

The City’s current Comprehensive Plan was adopted in 2011, along with a resiliency and housing-focused update in 2017. Over the last 14 years, the City has modified its approach to community planning in several ways, including expansion of topical Citywide master plans to complement the Comprehensive Plan and neighborhood planning.

**The City now has two adopted master plans and one currently in-process.**

The 2020 Transportation Master Plan, 2025 Open Space Master Plan, and upcoming 2025 Parks and Recreation Master Plan provide specific subject-matter policy guidance and implementation recommendations, as well as in-depth public feedback. A future Housing Action Plan is expected to provide further analysis and recommendations. All Citywide master plans are used by City staff, boards and commissions, elected officials, and the community to inform decision-making.

Eight neighborhood plans were adopted since 2011 to provide additional

policy guidance and implementation recommendations to support addressing neighborhood-level issues. A common theme in these plans was improving land use and development outcomes to reflect each neighborhood’s context and needs. This feedback resulted in the City’s transition toward a form-based zoning code starting in 2021. The updated code utilizes a more design-focused approach to land use and development, with an emphasis on appropriate size, scale, and block pattern to preserve the existing neighborhood context.

Chapter 3 provides additional details and discussion regarding the hierarchy of City plans and how they interact with the Plan.

CITYWIDE MASTER PLANS	NEIGHBORHOOD PLANS	OTHER PLANS
2020 Transportation Master Plan	2009 North Neighborhoods Plan	2022 Housing Needs and Strategies Assessment
2025-26 Parks and Open Space Plan	2012 Central Neighborhoods Plan	2023-27 Racial Equity Diversity and Inclusion Action Plan
	2013 East Downtown Plan	
TRANSPORTATION PLANS	2014 Golden Heights/Golden Hills Neighborhood Plan	
2023 Pedestrian and Bike Plan	2016 South Golden Road Plan	
	2017 North Clear Creek Neighborhood Plan	
	2020 West Downtown Plan	
	2023 South Neighborhoods Plan	

# The Changing Land Use and Development Environment in Golden

Since 2011 the state of Colorado has experienced significant population growth and rising housing costs along with the associated benefits and challenges of more people and business wanting to be in a desirable place. While state population growth has slowed in recent years, 90% of future population growth is expected to occur along the Front Range, half of that in the Denver Metro area. Housing cost growth has also slowed but remains constrained by an under-supply of housing units dating back to the 2008 Great Recession.

**These trends have manifested in Golden** in differing ways that are often reflected in how the City has managed its land use growth and development. Since the 2011 Comprehensive Plan update, Golden has not expanded significantly in area and has been largely built out, with new development consisting of infill and redevelopment of existing properties. The City's population has held relatively steady throughout this period, growing from 18,929 in 2010 to 20,415 in 2020 but declining in recent years to 20,151 based on 2024 U.S. Census estimates. The number of housing units (a wide definition ranging from detached homes to

mobile homes to separately occupied rooms such as dorms) has grown by approximately 750 units or 9.7% between 2010 and 2020, a little less than 1% per year. A decrease in average household size from 2.4 to 2.0 people per household is notably different from the 2.5 people per household statewide, indicating smaller households within Golden.

Golden's resident population skews older than the larger Denver metro region, which makes Golden an attractive location to age in place or age in community.

The City is focused on providing infrastructure and amenities that serve all ages such, as protected bike lanes, wide and ADA-accessible sidewalks, and the free and open-to-all Ore Cart shuttle system. The Front Porch area at the Golden Community Center offers a place for mature adults to meet new people, gather with friends, enjoy a cup of coffee, or just enjoy "being," along with a robust offering of programs, events, and activities. Chapter 4 provides more detailed information, policy goals, and implementation actions regarding housing in Golden.

**The City has seen shifts in land use** and development based on local, state, and national trends. Downtown Golden remains the heart of the community with access to local businesses, a growing arts and culture hub, and recreation along Clear Creek. Tourism, particularly since the 2020 COVID-19 pandemic, continues to provide sales tax revenue that supports projects and programs Citywide. The recent renovation of the Astor House for the Foothills Art Center and the opening of the Miners Alley Performing Arts Center at 12th and Arapahoe Streets, along with various local arts events, draw patrons from throughout the state. City staff have also surveyed visitors, and many view Golden as the “closest mountain town” with access to nature and recreation opportunities without the need to travel on Interstate 70.

Downtown Golden’s footprint continues to grow with projects such as The Golden Mill and Clayworks bringing a food hall, office, retail, and residential north of Clear Creek. The new City Police and Municipal building in the adjacent Goosetown neighborhood will further expand this footprint to the northeast around the Coors Brewery. Many of these developments are opting to take advantage of transportation demand management programs and expanding transportation and transit options to minimize vehicle parking spaces while maintaining accessibility for visitors and employees.

The mixture of business types in Downtown Golden has shifted to meet the changes to the economy that are seen on the national level. While downtowns in earlier eras focused on providing basic local services, most walkable and attractive downtowns are now activity hubs for destination retail and dining options. Newer businesses include local boutiques, restaurants, food halls, breweries and bars, and other service-oriented businesses. This matches trends in other popular “destination downtowns” such as Arvada, Boulder, and Fort

Collins. There has not been a meaningful influx of national brands, allowing Downtown Golden to retain its historic architecture and unique mixture of local businesses. Daily service businesses such as hardware stores, pharmacies, dry cleaners, auto services, and grocery stores have mostly relocated to central Golden, South Golden Road or, in some cases, either online or outside of the City. Many of these businesses are still accessible to the Golden community but require greater coordination between developments and the City’s transportation investments, including multimodal facilities and transit service. This is a prime example of how the Plan and other Citywide master plans are utilized to ensure changing land use and development patterns are served to meet the Plan’s goals and Golden Vision 2030.

*Meyer Hardware, now Miners Alley Performing Arts Center, exemplifies the changing business types in downtown Golden*



**The Colorado School of Mines** continues to be a major part of the Golden community, bringing in youthful energy and experience and contributing to our robust local economy. Mines' enrollment has been steadily growing and is 8,058 for the 2025-26 school year, a 58% increase since 2011. The Mines campus is getting denser, with surface parking lots being repurposed for academic, student service, and alumni facilities. Recent campus developments include expanded graduate student and family housing at Mines Park, the Beck Venture Center, Labriola Innovation Hub, the USGS office and academic building, parking garages, and the upcoming sophomore dorm. This trend mirrors many other universities in urban settings, which must creatively use limited space in partnership with the surrounding community. Chapter 5 provides more detailed information, policy goals, and implementation actions to guide the City and Mines relationship.



*Guggenheim Hall on the Colorado School of Mines Kafadar Commons*

Many of the City's neighboring communities and Jefferson County continue to grow and innovate. Major land use developments and related projects since 2011 include:

- Opening of the RTD W Line train service, including the Jefferson County Government Center Station in south Golden
- West Arvada growth toward SH 93, increasing traffic along the highway and the desire to connect into Golden and the City and county trail network
- Development of the higher-density Clear Creek neighborhood in Wheat Ridge at SH 58 and Interstate 70, including the relocation of Lutheran General Hospital
- Martin-Marietta Mine land swap with Jefferson County Open Space at US 40/West Colfax Avenue and Interstate 70, securing the mine's expanded footprint in exchange for additional protected open space and the potential redevelopment of Heritage Square in south Golden
- Mixed-use higher-density developments along South Golden Road in unincorporated Jefferson County, increasing travel along this key City and county corridor served by frequent bus service

## Embracing Golden as a Special Place

Beyond the numbers and trends, and building on Golden Vision 2030, the Golden community shared many of the aspects they love about our City during the Plan's public engagement process. Many people feel a strong connection to Golden, even those who reside just outside City limits, and call this place home.

**This area has been home to Indigenous people** since time immemorial. Over 40 unique tribes consider the region their ancestral homelands. These tribes served as stewards and relatives of this ancestral territory. With respect to their elders, past and present, we recognize the original caretakers of this land, air, and water. There are currently more than 200 tribes represented in the Denver metro region. Golden's longstanding racial and economic diversity has fostered a vibrant community with significant contributions to the culture from all constituents.

The following pages capture what residents love most about the Golden community in their own words, captured during the first phase of public engagement in late 2024 and early 2025.





"FESTIVE ATMOSPHERE"



"WALKING IN MY NEIGHBORHOOD/DOWNTOWN"



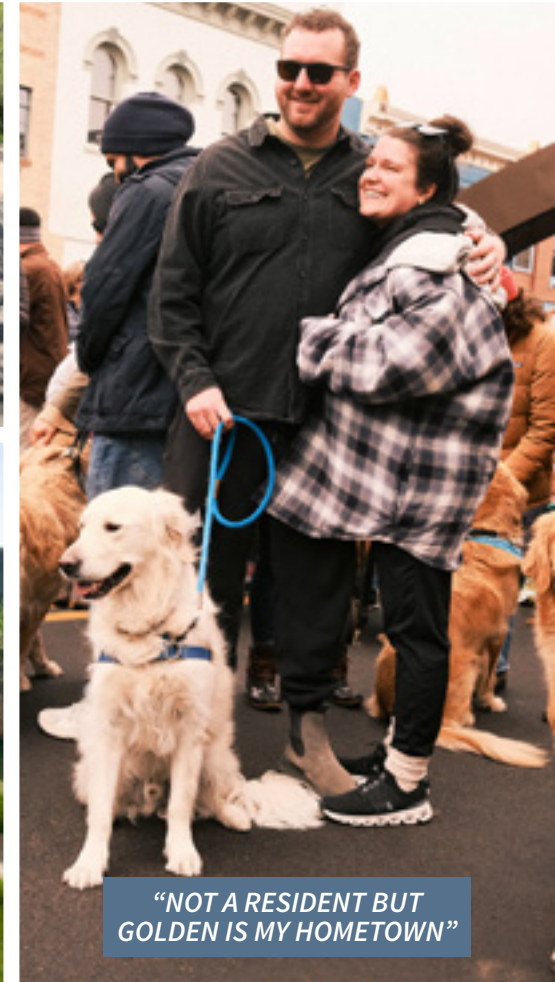
"YOUTHFUL ENERGY OF A COLLEGE TOWN"



"CONVERGENCE OF CREEKS AND PARKS"



"I CAN BE INVOLVED AND MAKE A DIFFERENCE"



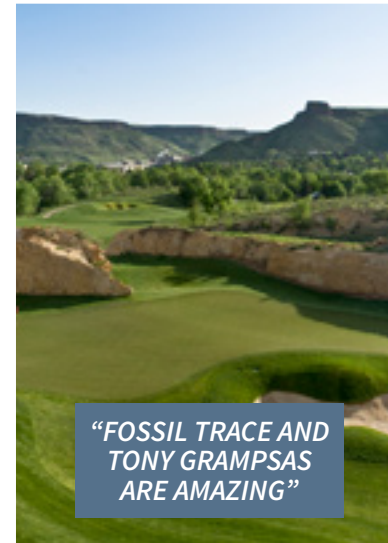
"NOT A RESIDENT BUT GOLDEN IS MY HOMETOWN"



"WALKING AND BIKING ON TRAILS"



"WHERE THE WEST LIVES"



"FOSSIL TRACE AND TONY GRAMPAS ARE AMAZING"



“LOVE THE RECREATION CENTER”



“MANY OPTIONS TO SUPPORT A CAR-LIGHT HOUSEHOLD”



“CITY IS FISCALLY RESPONSIBLE”



“UNIQUE AND HISTORIC ARCHITECTURE”



“OUR ELEMENTARY SCHOOL IS A COMMUNITY HUB”



“LOVE AND WANT MORE LOCAL-FOCUSED RETAIL”



“WEATHER AND VIEWS ARE AGREEABLE”



“KIDS CAN GET AROUND TOWN WITHOUT CROSSING MAJOR STREETS”



“GOLDEN HAS A BLUE COLLAR HISTORY — KEEP IT ALIVE”



“WILLING TO EXPERIMENT (WITH GUARDRAILS)”



# HOW TO USE THE COMPREHENSIVE PLAN

CHAPTER

# 2

## What Does the Comprehensive Plan Do?

The Plan is intended to function at a policy level. Regulatory documents, such as the municipal code, are based in the Plan and set standards and specific legal land use and development requirements. For example, the Plan sets a vision for greater diversity in housing types, and the municipal code has detailed legal standards for various form types to allow developments that meet this vision. Other ways the Plan may be utilized include:

- **A short-term (5-10 years) framework to guide neighborhood planning and land use decision-making**
- **Integrating with other Citywide plans such as the 2020 Transportation Master Plan, the 2025 Parks Master Plan, and the 10-Year Capital Improvement Program**
- **A framework for developers, affordable housing nonprofits, and others to ensure potential developments advance the community's values**
- **Guidance to City Council and boards and commissions as they review developments, approve plans and programs, and navigate conflicting community values**
- **Create a policy basis for new housing and planning programs, strategies, and implementation actions**

# Utilizing the Comprehensive Plan Document

The Plan has been developed for regular use in the decision-making process, not just the fulfillment of a state requirement. The main elements of the Plan document provide policy-level guidance to help guide land use and development discussions.



## SYSTEM OF PLANS IN GOLDEN

The City has adopted many Citywide and neighborhood plans that provide guidance on land use, transportation, parks and open space, housing, and other topics. Chapter 3 outlines how these various documents interact and are used with the Plan.



## GOALS

The Plan's goals in Chapter 9 provide additional detail and policy direction for how the community intends to uphold and realize the GV2030 values as part of the land use and development process.



## IMPLEMENTATION ACTIONS

The Plan outlines specific, actionable next steps that will be pursued to achieve the goals in Chapter 9. The Plan focuses on implementations within the authority of the City, while recognizing that other actions by nonprofits, private developers, and others may be required.

## How Different Audiences Use the Plan

The Plan is designed to be used by many different audiences — the general public, City Council, boards and commissions, City staff, developers, and community members. Often these different audiences use the Plan in a similar manner depending on the specific development proposal, project, or budget request.

- **GENERAL PUBLIC**

Creates an understanding of the City's land use and development priorities, how decision-makers balance competing and conflicting values, annual budget and Capital Improvement Plan priorities, and available housing programs and supports. Enables residents to engage in the development review process.

- **CITY COUNCIL AND BOARDS AND COMMISSIONS**

Creates an understanding of grassroots community values and how Golden Vision 2030 remains relevant now and in the future, a road map for future Citywide and neighborhood planning needs, annual budget and Capital Improvement Plan priorities, and guidance on balancing competing and conflicting values.

- **DEVELOPERS, BUSINESSES, AND RESIDENTS**

Creates an understanding of the City's land use and development priorities and neighborhood plan goals, policies, and implementation recommendations to craft proposals that comply with the Comprehensive Plan and applicable standards and regulations.



# How City Staff Utilizes the Plan

## *Annexation, Zoning, and Special Use Permits*

The municipal code requires that these types of development proposals must “substantially conform” to the Comprehensive Plan goals and policies. What does that look like?

- **No substantial conflicts between the proposal and Comprehensive Plan.**
- **Identify relevant goals and implementation actions and how the proposal meaningfully addresses the Comprehensive Plan as a whole. The Plan may have more or fewer relevant goals and policies dependent on the type of proposal, and there is no minimum number that must be addressed.**
- **Identify how the proposal meaningfully addresses goals, policies, and implementation recommendations in relevant neighborhood plan(s) and/or other applicable adopted plans.**

## *Preliminary Platting and Right-of-Way Vacations*

The municipal code requires that these types of development proposals — setting the layout and arrangement of land uses and future property lines, but not the specific land use and final site design itself — must “substantially conform” to the Comprehensive Plan goals and policies. What does this look like?

- **No conflicts between the design, layout, and arrangement of the subdivision and the Comprehensive Plan goals and policies.**
- **Identify relevant goals and implementation actions and how the proposal meaningfully addresses the Comprehensive Plan as a whole. The Plan may have more or fewer relevant goals and policies dependent on the type of proposal, and there is no minimum number that must be addressed.**
- **The proposal does not impede or prevent a specific implementation action in the Comprehensive Plan and/or a capital project in an associated plan (e.g., a proposed conversion of public right-of-way, street, or alley to private property does not prevent a future sidewalk or trail connection envisioned in the Transportation Master Plan).**

## *Housing*

The Comprehensive Plan will incorporate a future Housing Action Plan (HAP) to be developed in 2026 as required by state legislation. The housing goals and implementation actions may be supplemented by additional housing-specific planning and analysis such as the 2022 Housing Needs Assessment. Proposals can outline how they might achieve specific goals and implementation actions.

# General Comprehensive Plan Review Process

**Competing values are inherent in any plan** and to the subsequent decision-making process that uses the Plan. The implementation of programs, budgets, staff resources, infrastructure investments, and development proposals can emphasize certain values or highlight the frictions between values. Decision-makers may weight some goals and implementation actions differently depending on circumstances and opportunities at the time of a proposal.

Development proposals that comply with the legal standards in the municipal code can often be permitted without a Comprehensive Plan review. Applications to the City for development or any change to land use or an existing site plan may require an analysis to confirm if they further the overall vision of the Plan. The Plan's framework for coming to reasoned and objective decisions while navigating goals and community values is detailed in this document, including examples of each.

- **PRELIMINARY DEVELOPMENT PROPOSAL APPLICATION REVIEW**  
As part of the initial submittal of a development proposal, the applicant submits an analysis of how the proposal could further the overall vision of the Comprehensive Plan. The applicant's assessment is reviewed, and suggestions and changes to both the analysis and development proposal may be provided by City staff.
- **FINAL DEVELOPMENT PROPOSAL APPLICATION REVIEW**  
Based on the preliminary analysis, the applicant submits a final version of their Comprehensive Plan analysis incorporating any City staff or public feedback as part of their development proposal.
- **REVIEW AND RECOMMENDATION**  
As part of the regular development proposal review process, City staff conducts an analysis of how the proposal could further the overall vision of the Comprehensive Plan and detail any differences with the applicant's analysis. Staff also identifies any aspects of the proposal that compete or conflict with the Plan's goals and policies or run counter to GV2030. This analysis will be incorporated into the staff report presented to the Planning Commission and/or City Council as dictated by the municipal code. Based on the municipal code and Comprehensive Plan analysis, City staff formulates a recommendation for consideration by the Planning Commission and/or City Council.

The municipal code and Comprehensive Plan analysis create the basis for grounded decisions for land use applications and some legislative considerations. Final decisions are at the discretion of City Council, or the Planning Commission as delegated, and the Plan offers the following framework for either support or denial of an application.



**SIGNIFICANTLY ENHANCE**

Support and build upon successful neighborhood and/or corridor initiatives that align with the Plan’s vision. This includes City staff supporting development proposals that significantly further the Plan, neighborhood plan, and other Citywide plans, programs, and projects.



**ENHANCE**

Similar to Significantly Enhance, tradeoffs and competing goals are considered but the proposal ultimately furthers the overall vision and intent of the Plan enough to support approval.



**REVISE OR REDIRECT**

Identify developments and/or other trends where elements may not promote the Plan’s vision or other neighborhood or Citywide plans, programs, or projects. Change to the City and its neighborhoods is often incremental, and lessons learned should be incorporated into future development proposals. City staff offer early feedback to encourage applicants to address these lessons, though staff may recommend specific conditions of approval to the Planning Commission and/or City Council based on identified concerns. Decision-makers may ultimately opt to deny a proposal where changes do not further or promote the Plan’s goals and vision enough to outweigh the tradeoffs.



**INCOMPATIBLE**

If a proposal requires tradeoffs that do not further the overall vision of the Plan and feedback is not addressed, City staff may recommend denial to the Planning Commission and/or City Council based on identified concerns.

## Catalytic Change and the Comprehensive Plan

The City will occasionally have development proposals that create an opportunity to reimagine a specific area or corridor to further the Plan's vision. Any catalytic change should be driven by the City's adopted plans, programs, and policies and not only at the desire of an applicant's development proposal.

Some catalytic changes are anticipated by the City's adopted plans, even at a conceptual level, such as Heritage Square and West Colfax (South Neighborhoods Plan, Transportation Master Plan) and future redevelopment along South Golden Road (South Golden Road Neighborhood Plan). In such cases, City staff will utilize the community engagement process required by the municipal code and utilize the Plan review process detailed previously to develop a recommendation to the Planning Commission and/or City Council.

Other catalytic changes may arrive unexpectedly and take advantage of changing community needs, market conditions, or other factors. The Clayworks development in downtown Golden and The Junction development in north Golden are



*City management discusses the new City building, a catalytic project in the Goosetown neighborhood*

examples of these types of catalytic changes. City staff typically have extensive conversations with the developers pre-application and will conduct the first Plan review to determine next steps. City staff may require the applicant to conduct a detailed Plan review of the proposal and define expanded public engagement expectations and/or board and commission consultations in

advance of a formal application submittal and public hearing process. The applicant may need to revise the proposal based on City staff, board and commission, and public feedback. Once a formal application is received, City staff will utilize the Plan review process detailed previously to develop a recommendation to the Planning Commission and/or City Council.



# THE SYSTEM OF PLANS IN GOLDEN

CHAPTER

# 3

## The ‘System of Plans’ in Golden

The City has a variety of land use and development plans that range from the neighborhood level all the way up to the Comprehensive Plan that sets Citywide policy direction. All of these plans are born out of Golden Vision 2030 (GV2030) and coordinate with one another to the greatest extent possible.

Community and neighborhoods are diverse, so sometimes there are conflicts, values that may have greater priority to one person than another, and complex issues that require complex solutions over multiple years. The Plan is intended to guide how to embrace this diversity and achieve the community’s values. This includes detailing how the Plan interacts with other City plans and those developed by neighboring communities, regional agencies, and private entities.

## Citywide and Neighborhood-Level Plans

The Comprehensive Plan (the “Plan”) provides Citywide guidance on land use and development issues but may not always address more detailed issues in specific areas. Additional Citywide and neighborhood-level plans provide similar guidance that should be incorporated when utilizing the Plan.

### Golden Vision 2030

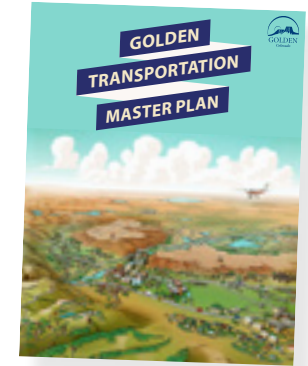
The community values enshrined in Golden Vision 2030 (GV2030) resulted from a two-year outreach process that are the foundation of the Comprehensive Plan. The results of the GV2030 project provided community values that the residents of Golden felt were important to preserve. One task for each of the City’s plans is to ensure that its proposed projects and land use recommendations fit within the context of GV2030.





## 2020 TRANSPORTATION MASTER PLAN (TMP)

The Transportation Master Plan is a strategic document designed to guide transportation decisions within the fiscal constraints of the City’s budget and limited state and federal funding opportunities. It is based on Golden Vision 2030 and balances community livability and mobility by identifying multimodal transportation capital projects and programs that are consistent with the core values of the community.



### Related Golden Vision 2030 Values

Accessible and walkable, convenience and amenities, family, and kid-friendly, belonging and volunteerism

### Related Plans

2023 Pedestrian and Bike Plan

### Core TMP Values

- Safe and connected
- Livable and resilient
- Prudent and equitable

### Key TMP Themes

- Prioritized capital projects
- Prioritized programs and implementation actions
- Travel mode strategies to achieve core TMP values
- Strategic partnerships, funding, and decision-making guidance

## Interaction with the Comprehensive Plan

The TMP and Comprehensive Plan are both Citywide master plans guiding transportation and land use and development, respectively. The TMP details how the City plans to invest in our transportation network through both capital projects (e.g., street design, bike lanes), programs (e.g., transportation demand management), and partnerships (e.g., Ore Cart shuttle and RTD transit services).

The goals in the Comprehensive Plan ensure that land use policy and development utilize transportation investments and further the TMP and the community’s values. **Proposed developments and users of the Plan must consult the TMP for transportation-specific policy guidance and identification of potentially conflicting community values.** Both plans are intended to equally inform City staff, board and commission, City Council, and community discussion.



## 2025 OPEN SPACE MASTER PLAN (OSMP) AND PARKS AND RECREATION MASTER PLAN (PRMP)



The Open Space Master Plan and Parks and Recreation Master Plan establish a long-term vision for the role of parks and recreation in Golden. The OSMP and PRMP updates are timed to support Golden’s reaccreditation through Commission for Accreditation of Park and Recreation Agencies (CAPRA), reaffirming its commitment to national best practices and continuous improvement. By aligning departmental goals with resident and stakeholder input, both plans will help ensure that Golden’s parks and recreation opportunities continue to serve both current needs and the aspirations of future generations.

### Related Golden Vision 2030 Values

Active outdoors and environment, convenience and amenities, family- and kid-friendly, sense of community, belonging and volunteerism

### Key OSMP Themes

- Strong community support for conservation
- Recreation is valued, but secondary
- Need for clearer mapping and communication
- Desire for enhanced education and wayfinding
- Interest in expanded stewardship and volunteer opportunities

### Key PRMP Themes

- Prioritized capital projects
- Prioritized programs and implementation actions
- Travel mode strategies to achieve core TMP values
- Strategic partnerships, funding, and decision-making guidance

### Interaction with the Comprehensive Plan

The OSMP, PRMP, and Comprehensive Plan are all Citywide master plans guiding open space, parks and recreation, and land use and development, respectively. The OSMP details the City’s policies governing open space and how we plan to invest in our open space network, both for conservation and recreation. The PRMP provides similar information focused on the City’s park and trail system and recreational facilities (e.g., Golden Community Center).

The goals in the Comprehensive Plan ensure that land use policy and development are done in harmony with the City’s open space, parks and

recreation properties, and investments and to further OSMP and PRMP and the community’s values. **Proposed developments and users of the Plan must consult the OSMP and PRMP for specific policy guidance and identification of potentially conflicting community values.** All three plans are intended to equally inform City staff, board and commission, City Council, and community discussion. In specific cases, Jefferson County Open Space plans and policies may also need to be consulted given the proximity of City limits to county-owned open space properties.



## 2020 SUSTAINABILITY STRATEGIC PLAN

The Sustainability Strategic Plan sets forth strategies that the Community Sustainability Advisory Board (CSAB) commits to investigate, evaluate, and develop to meet the City’s sustainability goals. The plan documents community-generated ideas for CSAB to further evaluate and make recommendations to City Council in achieving its sustainability goals. In the case of energy, the purpose relates to the global climate crisis and the City’s commitment to do its part to meet global goals.

### Related Golden Vision 2030 Values

Accessible and walkable, convenience and amenities, sense of community, belonging and volunteerism

### Related Plans

Resolution 2656 Updated 2019 City Sustainability Goals, 2022 Municipal Fleet Electric Vehicle and Equipment Plan, 2024 Community Roadmap for Electrified Transportation, 2025 Renewable Energy Strategies

### Core Sustainability Values

- Energy efficiency and renewables
- Transportation electrification
- Reduce landfill contribution and increase recycling and composting
- Responsible water use and drought planning
- Wastewater recovery

### Key Sustainability Themes

- Electric preferred energy codes
- Building decarbonization
- Universal recycling ordinance
- Pay-as-you-throw waste collection
- Transportation electrification

### Interaction with the Comprehensive Plan

The Sustainability Strategic Plan and Comprehensive Plan are both Citywide master plans with significant overlap across transportation and land use and development. The City’s sustainability goals focus on energy, waste, and water, and many recommended strategies involve multiple departments. Rather than relegate sustainability to its own silo, City staff continually assess how these strategies can be implemented via capital projects, programs, and private land use development. This approach recognizes the complexity and interrelated nature of a sustainable and resilient community. Related plans,

such as the Community Roadmap for Electrified Transportation, are the formal documentation of CSAB’s policy and program investigations.

The goals in the Comprehensive Plan similarly incorporate sustainability and resiliency throughout rather than a single chapter. **Proposed developments and users of the Plan must consult the Sustainability Strategic Plan for specific policy guidance and identification of potentially conflicting community values.** Both plans are intended to equally inform City staff, boards and commissions, City Council, and community discussion.



## CITY OF GOLDEN 2025 WATER EFFICIENCY PLAN (WEP)

Colorado state law requires municipalities include a water supply and capacity analysis as part of a community’s comprehensive plan. The City is incorporating these statutory and other requirements in a separate Water Resources Report and incorporating it into the Plan as an appendix upon adoption. The Report should be consulted when reviewing land use and development issues with associated water issues or determining compliance with state law. The Report is being drafted concurrently with the Comprehensive Plan.



### Related Golden Vision 2030 Values

Active outdoors and the environment

### Related Plans

N/A

### Core Values

- Preservation of water resources
- Reliable and sustainable access to high-quality water

### Key WEP Themes

- Water supply and demand projections
- Water demand management activities and conservation
- Integrated planning and water efficiency
- Implementation and monitoring

### Interaction with the Comprehensive Plan

The Water Efficiency Plan and Comprehensive Plan are both Citywide master plans with significant overlap across land use and development. The City has a number of formal adopted policies that govern water and land use planning, such as boundary agreements with Arvada and Lakewood, integration with sustainability plans, and municipal code landscaping and water use regulations. City planning and water-efficiency efforts typically utilize the same base data to ensure consistent modeling and projections. Both plans also have major elements that are in direct response to state legislation. City staff work collaboratively to

ensure the public, state agencies, and elected officials have clear direction and understanding of the complex ways land use and water planning interact.

The goals in the Comprehensive Plan similarly incorporate water efficiency primarily in Chapter 8, though water planning is integrated throughout the Plan. **Proposed developments and users of the Plan must consult the Water Efficiency Plan for specific policy guidance and identification of potentially conflicting community values.** Both plans are intended to equally inform City staff, board and commission, City Council, and community discussion.



## 2024 HISTORIC PRESERVATION PROGRAM RECOMMENDATIONS REPORT (HPPRR)

The report summarizes the review and analysis of Golden’s existing historic preservation program and public engagement and provides various recommendations to modify, enhance, or strengthen regulations, incentives, funding options, and promotional materials. This study was commissioned by the Historic Preservation Board (HPB) in 2023. At the time, recent cases before HPB indicated that exploration of the program was necessary to ensure the regulations and enforcement mechanisms in place are supportive of historic preservation efforts desired by the community.



### Related Golden Vision 2030 Values

Local businesses and downtown, history and education

### Related Plans

N/A

### Key Historic Preservation Themes

- Update historic resources surveys and processes
- Revise historic preservation ordinance and design guidelines
- Expand educational and other resources
- Strategic partnerships, funding and decision-making guidance

### Interaction with the Comprehensive Plan

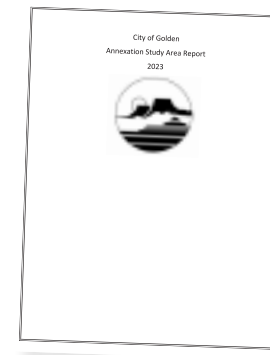
The HPPRR should be consulted when reviewing land use and development that are subject to the City’s historic preservation ordinance. As of 2026 the City is taking the next steps to implement recommendations from the report focused on revised regulations, architectural guidance, and establishment of neighborhood context. Both the HPPRR and future regulations will strengthen the City’s ability to celebrate its unique past and foster a sense of place that

reflects the values of the Golden community. The HPPRR provides necessary context for any historic preservation work within the community. City staff work collaboratively to ensure the public, developers, and elected officials have clear direction and understanding of how historic preservation is incorporated into the overall land use development process.



## ANNUAL ANNEXATION PLAN (AP)

The City submits annual Annexation Plan (AP) updates in conformance with Colorado state law in anticipation of potential annexation requests to the City of Golden. The AP contains information about the proposed location, character, and extent of streets, parkways, major parks, open space, utility services, and the proposed land uses for the areas included in the report.



### Related Golden Vision 2030 Values

Belonging and volunteerism

### Related Plans

N/A

### Key AP Annexation Policies

- Control and manage the location and character of future growth
- Make the City boundaries more cohesive, organized, and logical
- Achieve economic development goals
- Protect and control the environment of the City and its perimeter

### Interaction with the Comprehensive Plan

The AP should be consulted when reviewing land use and annexation issues or determining compliance with state law. The AP and potential annexation areas are partially based on a 1989 intergovernmental agreement (IGA) with the City of Arvada and a 1997 IGA with the City of Lakewood. These two IGAs set forth growth and influence areas for each community.

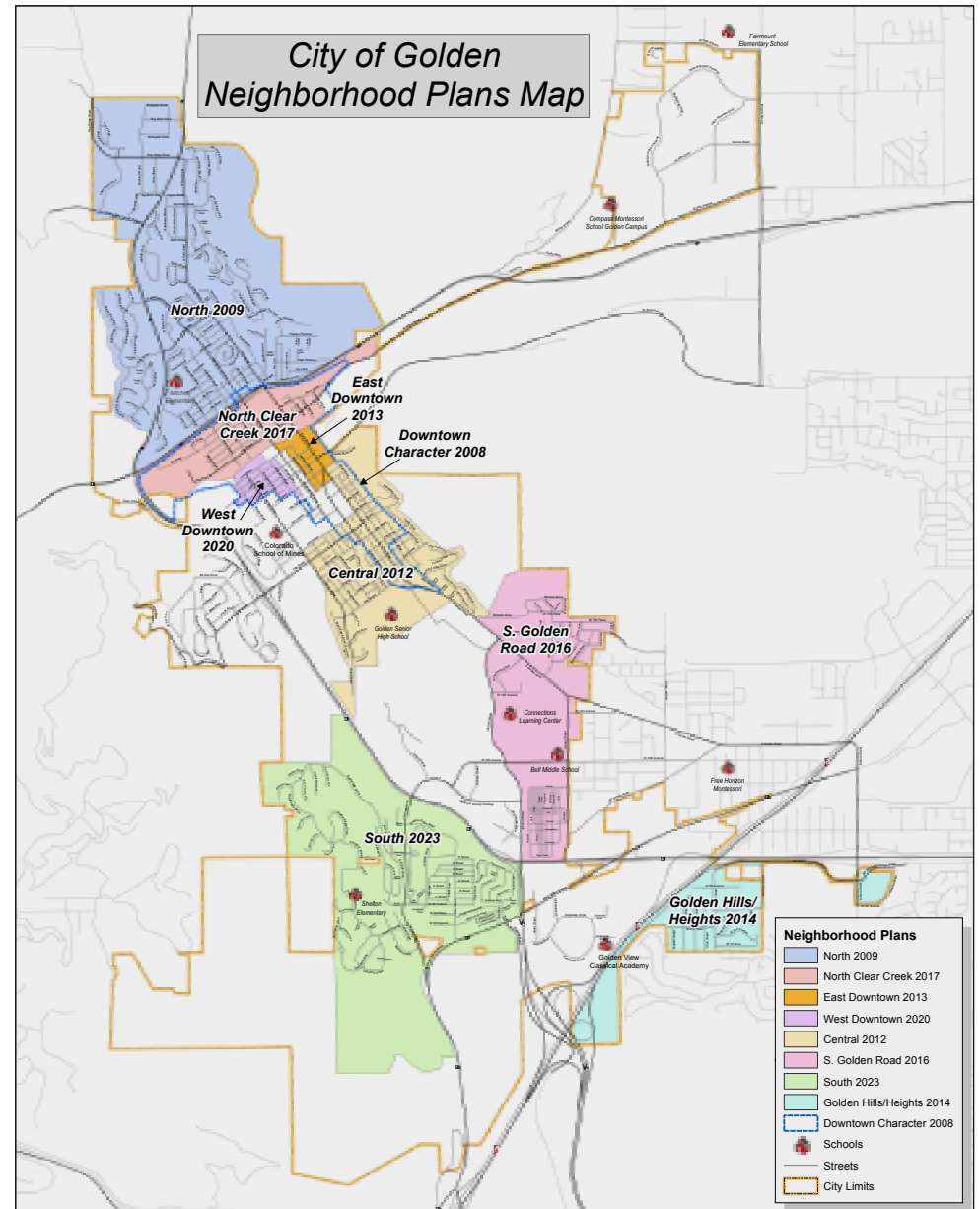
While the state-mandated AP contains general and site-specific information, the Comprehensive Plan and other related plans should be utilized to evaluate the feasibility and desirability of a specific annexation request by the Planning Commission and City Council. A fiscal impact analysis and/or utility physical and economic assessment may also be required as part of the annexation request review process.

# Neighborhood Plans

Neighborhood plans provide the public, City staff, and decision-makers the opportunity to delve into these issues and provide additional policy guidance. These plans are considered part of the Comprehensive Plan and should be consulted when determining the City’s overall approach to land use and development issues. The City has completed eight neighborhood plans since 2008. The map on the right shows the geographic boundaries of each plan.

The City will update neighborhood plans on an as-needed basis utilizing the below criteria:

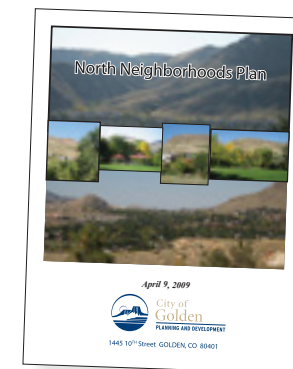
- **Anticipated redevelopment or significant change**  
(examples: Goosetown, East Downtown)
- **Catalytic infrastructure projects** (examples: South Neighborhoods – Colfax Street or Heritage Square)
- **External regulatory or legislative change**  
(example: South Golden Road)





## 2009 NORTH NEIGHBORHOODS PLAN (NNP)

The north neighborhoods of Golden are located north of SH 58 which bisects the City running east-west. Within this larger area there smaller areas with their own distinct characteristics such as North Historic, North Central, North Hillside, and North Suburban. The neighborhoods are predominantly residents with a very diverse mix of housing types from larger single-family to townhomes/condominiums to older and smaller multi-family buildings. The Canyon Point commercial area is home to restaurants, medical, and other offices and daily service businesses. SH 93 bisects the north neighborhoods running north-south, with the potential for a state highway realignment in partnership with Jefferson County and the City of Arvada. Many of the neighborhoods are adjacent to North Table Mountain open space managed by Jefferson County.



### Related Golden Vision 2030 Values

Accessible and walkable, active outdoors and environment; convenience and amenities, sense of community, belonging and volunteerism

### Key NNP Themes

- **Prioritized local transportation and open space projects**
- **SH 93 highway noise mitigation**
- **Older residential property upkeep and support**
- **Compatible urban and site design**

### Interaction with the Comprehensive Plan

The NNP is intended to inform community and neighborhood discussions in an area that is not expected to significantly change in the foreseeable future. The exception to this has been the Pine Ridge Road industrial area that is home to smaller and local manufacturing and light-industrial businesses. The City has also approved multi-family housing in this area, which could require additional residential amenities that are not currently available. Neighborhood-level policy guidance is provided for land use and character, housing, transportation,

economic vitality, public investment, and the environment. This guidance complements the Comprehensive Plan and provides additional details for land use and development decision-making by City staff, boards and commissions, City Council, and the public. The NNP does not have any areas of change identified consistent with the focus on the relative stability of the residential neighborhoods and lack of significant redevelopment opportunities.



## 2012 CENTRAL NEIGHBORHOODS PLAN (CNP)

The central neighborhoods area begins just south of downtown Golden and stretches south to where Rimrock Drive intersects South Golden Road. Running east to west, the central neighborhoods stretch almost all the way across the City's limits, including the homes adjacent to Fossil Trace Golf Course and Golden High School. Ford and Jackson Streets are the main transportation corridors, eventually becoming South Golden Road. The East Street Historic District lies on the east side of the plan area.



### Related Golden Vision 2030 Values

Accessible and walkable, active outdoors and environment, local businesses and downtown, convenience and amenities, sense of community, belonging and volunteerism

### Key CNP Themes

- Areas of incremental change (reflect existing land use patterns)
- Areas of significant change (Golden High School commercial)
- Prioritized local transportation and open space projects
- Compatible urban and site design

### Interaction with the Comprehensive Plan

The CNP is intended to inform community and neighborhood discussions in central Golden. Neighborhood-level policy guidance is provided for land use and character, housing, transportation, economic vitality, public investment, and the environment. This guidance complements the Comprehensive Plan and provides additional details for land use and development decision-making by City staff, boards and commissions, City Council, and the public.

The CNP details several areas of change that are subject to additional policies and implementation recommendations. Potential developments are highly encouraged to include as many of the recommendations as possible to meet the intent of the CNP.



## 2013 EAST DOWNTOWN PLAN (EDP)

The east downtown neighborhood area lies east of the Washington Avenue core of downtown from Clear Creek to 14th Street (east of Ford) and 15th Street from Ford Street to Miners Alley. Although a relatively small portion of the community, it is identified as an area of probable significant change in the coming years. Given the area’s importance to the community and the basic grid street framework, these elements will define the organization of future land uses and urban design, requiring significant public engagement.



### Related Golden Vision 2030 Values

Accessible and walkable, active outdoors and environment, local businesses and downtown, convenience and amenities, sense of community, belonging and volunteerism

### Key EDP Themes

- Areas of incremental change (reflect existing land use patterns)
- Areas of significant change (Golden High School commercial)
- Prioritized local transportation and open space projects
- Compatible urban and site design

### Interaction with the Comprehensive Plan

The EDP is intended to inform community and neighborhood discussions on the east side of downtown Golden. There are several larger parcels that are likely for future redevelopment and transportation infrastructure investment. Portions of the neighborhood are also located in the FEMA floodplain, impacting potential redevelopment and urban design approaches. Neighborhood-level policy guidance is provided for land use and character, transportation (transit, walking, and biking in particular), urban design, public spaces and municipal uses. This

guidance complements the Comprehensive Plan and provides additional details for land use and development decision-making by City staff, boards and commissions, City Council, and the public.

The EDP details several areas of change that are subject to additional policies and implementation recommendations. Potential developments are highly encouraged to include as many of the recommendations as possible to meet the intent of the EDP.



## 2014 GOLDEN HEIGHTS/GOLDEN HILLS PLAN (GHGHP)

The Golden Heights/Golden Hills area lies on the south side of US 6 and directly east of Interstate 70. The industrial area, Golden Heights/Golden Hills neighborhoods, and newly developed Overlook neighborhood are west of McIntyre Street and accessed only by the 6th Avenue frontage road. The Overlook area is accessed via 4th Avenue and runs directly parallel to Interstate 70, with the C470 regional trail traversing through the area. The other neighborhood in this plan is the 6th Avenue West development primarily composed of office and medical land uses and separated from the residential areas by the Jefferson County Fairgrounds. While these neighborhoods have a unique setting and unparalleled mountain views, they are disconnected from the larger Golden community due to state and federal highways.



### Related Golden Vision 2030 Values

Accessible and walkable, active outdoors and environment, local businesses and downtown, convenience and amenities, sense of community, belonging and volunteerism

### Key GHGHP Themes

- Areas of significant change (6th Avenue West and industrial areas)
- Prioritized local transportation and open space projects
- Compatible urban and site design

### Interaction with the Comprehensive Plan

The GHGHP is intended to inform community and neighborhood discussions in an area that is a mixture of residential, industrial, and commercial uses with limited transportation accessibility. Balancing these varying land uses and future developments is the primary focus of the GHGHP. Neighborhood-level policy guidance is provided for land use and character, housing, transportation, economic vitality, public investment, and the environment. This guidance complements the Comprehensive Plan and provides additional details for land

use and development decision-making by City staff, boards and commissions, City Council, and the public.

The GHGHP details several areas of significant change that are subject to additional policies and implementation recommendations. Potential developments are highly encouraged to include as many of the recommendations as possible to meet the intent of the GHGHP.



## 2016 SOUTH GOLDEN ROAD NEIGHBORHOODS PLAN (SGRNP)

The South Golden Road neighborhoods incorporate several areas. The SGRNP boundary includes everything east of the intersection of Rimrock Drive and South Golden Road just east of Ulysses, which is the easternmost edge of the City limits and south to US 6. The area includes the South Golden Road commercial district, residential neighborhoods comprised of single- and multi-family buildings, and places of worship on both sides of South Golden Road and the Golden Cemetery. South Golden Road is the main commercial street and has always been a busy connection between the Pleasant View area and downtown Golden. Redevelopment in the area has primarily been located near the Jefferson County campus.



### Related Golden Vision 2030 Values

Accessible and walkable, active outdoors and environment, local businesses and downtown, convenience and amenities, sense of community, belonging and volunteerism

### Key SGRNP Themes

- Areas of significant change (South Golden Road: Johnson to Ulysses)
- Prioritized local transportation and open space projects
- Compatible urban and site design

### Interaction with the Comprehensive Plan

The SGRNP is intended to inform community and neighborhood discussions in an area that is a mixture of residential, commercial, and places of worship uses along a major multimodal street. Meeting the needs of largely older residential neighborhoods with the potential for higher density and mixed-use redevelopment along South Golden Road is the primary focus of the SGRNP. Neighborhood-level policy guidance is provided for land use and character, housing, transportation, economic vitality, public investment, and

the environment. This guidance complements the Comprehensive Plan and provides additional details for land use and development decision-making by City staff, boards and commissions, City Council, and the public.

The SGRNP details the South Golden Road area of significant change that is subject to additional policies and implementation recommendations. Potential developments are highly encouraged to include as many of the recommendations as possible to meet the intent of the SGRNP.



## 2017 NORTH CLEAR CREEK NEIGHBORHOOD PLAN (NCCNP)

The North Clear Creek neighborhood area is one of the oldest areas in Golden. Washington Avenue between Arapahoe Gulch and Jackson Street is an original part of downtown Golden, and the City’s first building stood in Parfet Park. West of Arapahoe Gulch, the historic 9th Street neighborhood is home to the 8th and 9th Street Historic District and remains a mixture of single- and multi-family housing. The Clayworks development on the CoorsTek property will add approximately six blocks of mixed-use development and further expand downtown Golden north of Clear Creek. The City has multiple facilities in the area, including City Hall, the Golden Community Center, and the Public Works and Planning building. The new Police and Municipal building will be located on the east end of the NCCNP boundary.



### Related Golden Vision 2030 Values

Accessible and walkable, active outdoors and environment, local businesses and downtown, convenience and amenities, sense of community, belonging and volunteerism

### Key NCCNP Themes

- Areas of significant change (Clayworks, Goosetown neighborhood)
- Washington Avenue complete street
- Resiliency
- Prioritized local transportation and open space projects
- Compatible urban and site design

### Interaction with the Comprehensive Plan

The NCCNP is intended to inform community and neighborhood discussions in one of the oldest parts of the City, focusing on balancing an expanded downtown Golden, parks and open space, municipal uses, and large-scale redevelopment. Neighborhood-level policy guidance is provided for land use and character, housing, transportation, economic vitality, public investment, and the environment. This guidance complements the Comprehensive Plan and

provides additional details for land use and development decision-making by City staff, boards and commissions, City Council, and the public.

The NCCNP details the Clayworks and Goosetown areas of significant change that are subject to additional policies and implementation recommendations. Potential developments are highly encouraged to include as many of the recommendations as possible to meet the intent of the NCCNP.



## 2020 WEST DOWNTOWN NEIGHBORHOOD PLAN (WDNP)

The West Downtown neighborhood is surrounded by Clear Creek to the north, Washington Avenue to the east, and the Colorado School of Mines to the south and west. Representing a relatively small section of the greater downtown core, this neighborhood is best recognized as the home of the 12th Street Historic District as well as pockets of commercial properties that have served the Golden community for years. The land uses surrounding the West Downtown neighborhood are substantial and place significant growth pressures on the area’s residential and commercial properties.



### Related Golden Vision 2030 Values

Accessible and walkable, active outdoors and environment, local businesses and downtown, convenience and amenities, sense of community, belonging and volunteerism

### Key WDNP Themes

- Areas of significant change (Clayworks, Goosetown neighborhood)
- Prioritized local transportation and open space projects
- Mines/neighborhood transition areas
- Historic preservation (landmarks and districts)
- Compatible urban and site design
- Placemaking

### Interaction with the Comprehensive Plan

The WDNP is intended to inform community and neighborhood discussions in one of the oldest parts of the City. The WDNP focuses on managing the pressures on the neighborhood due to its proximity to downtown Golden, respecting the impact on 12th Street residents and supporting the needs of local businesses in the area to bolster their growth. Neighborhood-level policy guidance is provided for land use and character, housing, transportation,

economic vitality, public investment, and the environment. This guidance complements the Comprehensive Plan and provides additional details for land use and development decision-making by City staff, boards and commissions, City Council, and the public. The WDNP does not have any areas of change identified consistent with the focus on managing pressure on the neighborhood’s residential and commercial properties.



## 2023 SOUTH NEIGHBORHOODS PLAN (SNP)

The south neighborhoods represent a dynamic part of Golden, roughly bordered by state and federal highways to the north and east and aggregate mining and open space to the west and south. The individual neighborhoods represent a diverse array of housing types, local commercial uses, and integration with open space and parks, all set against the backdrop of the Rocky Mountain foothills. Golden Terrace, a manufactured housing and RV community, is centrally located in the SNP boundary and provides a unique homeownership opportunity within the City. The Martin-Marietta Mine is located in the southwest corner of the neighborhoods, adjacent to the Heritage Square former amusement park, envisioned for future redevelopment. The City and neighborhood are currently working to design and construct the South Neighborhoods Park property, addressing needed recreation and drainage/flood control improvements envisioned by the SNP.



### Related Golden Vision 2030 Values

Accessible and walkable, active outdoors and environment, local businesses and downtown, convenience and amenities, sense of community, belonging and volunteerism

### Key SNP Themes

- Areas of change (Heritage Square, West Colfax corridor)
- Prioritized local transportation and open space projects
- Heritage Square redevelopment
- Compatible urban and site design
- Golden terrace stability

### Interaction with the Comprehensive Plan

The SNP is intended to inform community and neighborhood discussions in a maturing part of the City that experienced targeted redevelopment along US 6 in the previous decade. There is still the potential for future catalytic change in this area, particularly along West Colfax Avenue as the complete street project is constructed and redevelopment of Heritage Square progresses. The SNP provides visionary guidance on these two areas, noting that future neighborhood planning in partnership with the community will be required to fully achieve the intent of the SNP. Neighborhood-level policy guidance is provided for land use

and character, housing, transportation, economic vitality, public investment, and the environment. This guidance complements the Comprehensive Plan and provides additional details for land use and development decision-making by City staff, boards and commissions, City Council, and the public.

The SNP details the West Colfax and Heritage Square areas of change that are subject to additional policies and implementation recommendations. Potential developments are highly encouraged to include as many of the recommendations as possible to meet the intent of the SNP.

# HOUSING IN GOLDEN

CHAPTER

# 4

## Housing in Golden

Colorado, particularly the Denver metro area, experienced significant population and housing growth over the past decade. Housing costs, even with new construction and increased construction, have steadily increased, and today burden many households. Golden has not been immune to these issues. Between 2015 and 2025, the median single-family home price doubled to \$1 million. Between 2012 and 2022, the median rent in Jefferson County nearly doubled to \$1,731 per month.

### *Higher Housing Costs – Higher Cost Burden*

This makes homeownership for residents earning less than the area median income (AMI) — the midpoint of Jefferson County’s income distribution — difficult. As of 2025, the AMI in Jefferson County was approximately \$98,000 for a single person and approximately \$140,000 for a family of four. A resident is considered “housing burdened” when they spend more than 30% of their income on housing-related expenses. Rapidly rising rents are outpacing income gains, leading to more cost burden for low- and middle-income cohorts.

According to American Community Survey data, 50% of Jefferson County renters are cost-burdened, with 25% extremely cost-burdened, spending over 50% of their income on housing. These challenges are amplified for communities of color, which are more likely to face housing instability.

### **Smaller Households and Housing Types**

The City's housing stock has remained largely stable during this time. New housing construction has averaged less than 1% since 2010, with multi-household units (e.g., dorms, apartments, and townhomes) the predominant housing type. This is consistent with the decreasing household size and relatively stable total population from the same time period. The proximity to the foothills, surrounding City and county open spaces, Molson-Coors Brewing, and state and federal highways have created minimal opportunities for larger-scale development. The majority of growth the City experiences is often smaller-scale projects such as duplexes and townhomes, or smaller multi-household or

mixed-use buildings. Most larger development is located at the Mines campus, including the ongoing sophomore dorm and Mines Park projects, the Clayworks property, and some areas on the north and south edges of town.

Despite these challenges, the City is committed to preserving its existing affordable housing, coordinating with public and private sector partners to construct new units and enabling residents to age in place, support a local workforce, and create opportunities to meet a diversity of housing needs throughout the community.

## **The Intersection of Housing and Planning**

One of the most common ways people interact with urban planning is by purchasing or renting a home. A family wanting to live close to a place of work or a specific school may find that available housing is too expensive and settle for a home that is farther away, even outside the City. While the home cost may be lower, daily transportation costs (e.g., gas, transit passes) and travel logistics often increase, raising the family's overall cost of living. What happens if housing does not get more affordable or attainable, or efficient transportation options are not available? How does unaffordable housing impact a community's workforce or schools?

The City's Thriving Communities and Community Development Divisions collaboratively work on housing programs, resident supports, and land use

development review that turn the Plan's policies into actions — whether it's physical housing or the ability to remain in your home. Division staff focus on cross-team approaches to supporting Golden's housing needs, including:

- **INTEGRATING LAND USE, HOUSING, AND TRANSPORTATION**

**The City has adopted many plans and programs focused on each of these topics. City staff focus on creating places and neighborhoods that serve the varied and diverse needs of residents and businesses. This often requires coordination on development review cases, transportation and parks capital projects, and housing programs. Implementing adopted plans requires constant support and collaboration across the City organization.**

- **HEALTHY HOUSING**

The City partnered with other municipalities across the country to collaboratively learn about and address healthy housing. The concept means pursuing a future where all residents live in a safe, decent, and affordable home in a community that is free of health and safety hazards. This can include consideration of social determinants of health such as socioeconomic status, education, and access to resources, which play a crucial role in health outcomes and equity. City efforts to date include lead water line identification and replacement, radon mitigation, and investigation of a rental housing registry.

- **SUPPORTING DIVERSE RESIDENT HOUSING NEEDS**

Golden residents have a wide range of needs — emergency rental assistance to prevent eviction, retrofitting a home to age in place, finding an affordable home that meets their needs, or preserving the underlying land at a mobile home park to prevent displacement.

- **SUPPORTING A VIBRANT COMMUNITY**

Housing is one of the core tenants of a strong and vibrant community. Teachers, firefighters, scientists, artists, service workers, students, and many others bring their unique perspectives and passions to Golden. The City is focused on creating a variety of housing options to support these valued members of the community.

- **INTEGRATING HOUSING AND OTHER RESIDENT NEEDS**

Housing need doesn't exist in a silo and can often go hand in hand with other basic needs such as food security and transit access. The City has multiple departments that focus on a wide variety of housing and general resident supports such as Thriving Communities, Parks and Recreation, Police, and Community Development. Topics such as food security require cross-department collaboration and engagement with local advocates and nonprofit organizations. Hunger Free Golden's strategic plan provides an outline for how the City can support existing efforts to bridge transportation, land availability, and grant funding challenges to improve food access in partnership with local organizations.

The state has passed legislation and issued regulatory requirements and guidance related to housing elements of a community's comprehensive plan. The Plan's housing chapter and goals will be complemented by a formal Housing Action Plan (HAP) to be adopted by the end of 2027 consistent with state guidelines and requirements. The HAP will be incorporated into the Comprehensive Plan including extensive public engagement opportunities, adoption by City boards and commissions, and approval by City Council. City staff are preparing an addendum to the 2022 Housing Needs and Strategies Assessment (HNSA) to address data gaps. Per state regulatory requirements, the HNSA provides the initial data compilation, market assessment, and subject matter expert review that will be the basis for the forthcoming HAP.

# A Snapshot of City Housing Work

City Council appointed the Affordable Housing Committee (AHC) to review and analyze the 2022 Housing Needs and Strategies Assessment and make recommendations regarding actions that can be taken to minimize existing and projected housing gaps. Many of the AHC’s recommendations continue

to guide City staff and will be incorporated into the Plan. The 2022 Housing Needs and Strategies Assessment will continue to be a separate, updated document that should be consulted by the community, City staff, and private developers.

## AFFORDABLE HOUSING COMMITTEE RECOMMENDATIONS (MAY 2023)

GROWTH ORDINANCE AND HOUSING ALLOCATIONS	STATUS
Exempt permanently affordable rental units serving 60% AMI and homeownership units serving 100% AMI from Growth Ordinance	<b>COMPLETE.</b> Growth Ordinance repealed by Colorado House Bill 1255
City should bank unused Growth Ordinance allocations to support permanently affordable housing serving 120% AMI	<b>COMPLETE.</b> Growth Ordinance repealed by Colorado House Bill 1255
PARKING AND AFFORDABLE HOUSING	
Reduce parking requirements to 1 space per unit for permanently affordable rental units serving 60% AMI and homeownership units serving 80% AMI	<b>COMPLETE.</b> Ordinance 2229. Adopted 2.13.2024
MIXED-USE ZONING AND 25% COMMERCIAL REQUIREMENTS	
Exempt the 25% commercial requirement completely for 100% permanently affordable housing properties for rental units service 60% AMI and homeownership units serving 100% AMI	<b>COMPLETE.</b> Ordinance 2229. Adopted 2.13.2024 Final ordinance permitted up to 100% AMI
Allow a waiver or special use permit process for properties with market rate units to reduce or eliminate the 25% commercial requirement in exchange for permanently affordable housing	<b>ONGOING.</b> Research completed

## AFFORDABLE HOUSING COMMITTEE RECOMMENDATIONS (MAY 2023) Continued

CITY CHARTER DEVELOPMENT SUBSIDIES LANGUAGE CHANGE	STATUS
City Council ballot initiative to modify Section 11.5 of the City Charter to permit development subsidies for affordable housing, as defined by the Housing Trust Fund Ordinance	City prioritizing funding through Affordable Housing Trust Fund
PERMANENT FUNDING FOR THE HOUSING TRUST FUND	
Investigate opportunities to provide a permanent, ongoing source of funding for the affordable housing trust fund	<b>ONGOING</b>
CREATION OF A RENTAL REGISTRY	
Develop a rental registry to provide valuable information about housing conditions across neighborhoods, especially for the older existing housing stock	Conducted extensive public engagement around the concept of a rental registry and determined it was not a good fit for Golden at this time
SUSTAINABILITY	
Identify ways for affordable housing developers to meet the same energy efficiency standards required of market rate housing without incurring costs that would increase the cost of development	Consultant conducted analysis on sustainability code impacts and provided recommendations for mitigation and/or funding offsets
DEED RESTRICTIONS AND BUY-DOWNS	
Research and develop a program which would identify and utilize funding to create and protect affordable housing opportunities through buy-downs and deed restrictions	<b>ONGOING</b>

## Supporting New Housing

Affordable housing has a place in every City neighborhood. New affordable housing developments ensure residents, employees, students, and others can contribute to the Golden community and have access to rental or home ownership units that meet their needs. New developments are subject to the City's municipal code, ensuring they fit with existing form types and meet minimum standards. It is particularly important to locate affordable housing near areas of opportunity and existing amenities and infrastructure such as parks, transit routes, bike lanes and trails, and schools. This helps reduce housing and transportation cost burdens for households while leveraging the City's other public funding and projects.

**Since the 2011 Comprehensive Plan update**, Golden has not expanded significantly in area and has been largely built out, with new development largely consisting of infill and redevelopment of existing properties. The City's population has held relatively steady throughout this period, growing from 18,929 in 2010 to 20,415 in 2020 but declining in recent years to 20,151 based on 2024 U.S. Census estimates. The number of housing units (a wide definition ranging from detached homes to mobile homes to separately occupied rooms such as dorms) has grown by approximately 750 units or 9.7% between 2010 and 2020, a little less than 1% per year. This is consistent with the decrease in average household size from 2.4 to 2.0 people per household, which is notably different from the 2.5 people per household statewide, indicating smaller households within Golden. Approximately 90% of Golden residents commute out of town for work daily, with 95% of the local workforce commuting into Golden. This places additional transportation cost burdens on top of increasing homeownership and rental housing costs that can make it more expensive to work in Golden.



**The City transitioned toward** a form-based zoning code starting in 2021. The updated code utilizes a more design-focused approach to land use and development, with an emphasis on appropriate size, scale, and block pattern to preserve the existing neighborhood context. The code also permits a greater variety of “form types” that can result in more diverse housing options such as cottages clustered around shared green/community space that can increase density while fitting in with the existing neighborhood development patterns. This increased housing construction can enable people to age in community, live closer to work, and

make multimodal transportation options more attractive and usable. Investment in communities can cause displacement of households and businesses, and equity-based planning recognizes that those most vulnerable to displacement are also those who have suffered most and benefited least over decades of growth and development.

The City has “opted-in” to Proposition 123, allowing partners to apply grants from the state’s affordable housing fund for any qualifying affordable housing project being developed within City limits. City staff expect the continuation of these partnerships will be key to delivering

more affordable housing units, particularly as available land becomes rarer and innovative project approaches will be necessary.

In July of 2025, City Council adopted a formal process for allocating funding from the Affordable Housing Trust Fund created in 2022.

The City has been supportive of accessory dwelling units (ADUs) to help meet housing demand and provide a greater variety of housing types in the community. ADUs can also help existing homeowners to maximize the value of their property, potentially allowing them to remain in the community longer as individual housing needs change over time while addressing the Plan’s housing goals. Over 100 internal, attached, and detached ADUs for single-household and duplex properties have been permitted since the City revised our ADU ordinance in 2010 to encourage their construction. The form-based zoning code allows multiple smaller detached primary dwellings (e.g., clusters of cottages) on a lot, which blurs the distinction between an ADU and primary dwelling unit in some cases, giving further flexibility to homeowners and renters while protecting existing neighborhoods.



*Varied single-household home designs in South Golden*

## Supporting Existing Affordable Housing

The City supports both the physical housing and its residents to preserve existing affordable housing. Naturally occurring affordable housing (NOAH) is one of the main housing types that is the focus for many housing programs nationally. While there is no single definition of NOAH, there are several common elements:

- **Privately owned and operated rental housing units**
- **No subsidy or other financial assistance to make units affordable to lower-income households**
- **No deed restriction or other mechanisms to enforce or maintain affordability**
- **Typically serve tenants with incomes at or below 80% AMI**
- **Tenants do not pay more than 30% of their income on housing-related expenses**

Several of these elements are difficult to track, such as percentage of income spent on housing and accurate private housing unit rent data. The City developed a map of existing housing that generally meets the above criteria as part of the 2022 Housing Needs and Strategies Assessment. Additionally, market rate housing may meet elements of this NOAH definition and is another opportunity to preserve existing affordable housing. In 2024 the Colorado Legislature passed HB 24-1175, establishing two programs for local governments interested in exercising a right of first refusal (ROFR) and right of first offer (ROFO). The programs can allow the City to acquire affordable multifamily properties and guarantee affordability. Cities can also cooperatively assign their ROFR and ROFO rights to a local or regional housing authority or the Colorado Housing and Finance Authority. This legislation and the programs will sunset in 2029 unless renewed by the state.

The City should adhere to the following policy guidance when reviewing financial or other requests for specific existing affordable housing properties:

- **Subject properties should be currently renting at or below 80% AMI with imminent risk of substantial rent increase and/or tenant displacement due to factors such as property sale, substantial maintenance liabilities, or large-scale rehabilitation or remodel.**
- **The City should strive to build funding partnerships with private property owners, public and private agencies, and nonprofits and philanthropic organizations including the Golden Urban Renewal Authority (GURA) and the Downtown Development Authority (DDA) to preserve existing affordable housing properties and/or units.**
- **The City should prioritize acquisition or partner for acquisition of affordable rental or homeownership units that allow referral opportunities from the Community Resource and Housing Navigator.**
- **The City or its partners should have maintenance and/or other housing improvement funding secured or budgeted.**
- **Subject properties should support the goal of geographic diversity of affordable housing.**

**The City has been focused on partnering**

with Foothills Regional Housing (FRH), Jefferson County's housing authority, and other partners to help preserve existing affordable housing. In summer 2024, FRH purchased a 14-unit apartment complex in central Golden with financial support from the Golden Urban Renewal Authority, the City of Golden, and Jefferson County. The property, once a converted motel, has long provided below-market-rate housing and is now called Copper Gold. The purchase prevented the displacement of long-term residents and has allowed the City to fill vacant units with 10 Golden residents, many now celebrating their first year of stable housing. The City also purchased the South Mesa Apartments in central Golden with FRH providing property management services. There has been no resident turnover or vacancies in the first year of ownership, with long-term residents able to remain in the Golden community. The City has allocated funding for maintenance upgrades to the property, including sidewalk and patio accessibility fixes and addressing other deferred maintenance. South Mesa provides below-market-rate rents, and the City has submitted the units as part of our Proposition 123 commitments.

***Manufactured Housing as NOAH***

A key type of NOAH in Golden is manufactured housing. Manufactured housing is a key source of naturally occurring affordable housing, particularly in the Golden Terrace neighborhood in south Golden. The City values the preservation of existing manufactured housing communities as an affordable housing choice and will support neighborhood efforts to strengthen their communities and promote resident stability. This support has previously included financial support for residents to purchase the underlying property to prevent displacement and rezoning properties to support existing manufactured housing and discourage redevelopment that could result in higher housing costs. The City will encourage opportunities to create resident-owned communities that remain affordable to low- and moderate-income households and enhance the diversity of Golden's neighborhoods.

Many properties that are naturally affordable are often older and have years of deferred maintenance. As a result, NOAH properties can have the collateral impact of habitability issues affecting the health and livability for residents of these properties. However, to address these issues

with substantial renovations or maintenance upgrades can result in increased rents. Providing funding support to address maintenance concerns of NOAH can promote healthier and more quality housing for lower-income residents while also mitigating the risk of the spike in housing cost that could occur if maintenance costs were solely funded from rental revenue. For example, the City's Sustainability Department has provided limited funding to support the Neighborhood Rehabilitation Project in making weatherization, livability, and operational improvements to manufactured homes in the Golden Hills Community at no cost to the residents. Additionally, as part of the City's purchase of South Mesa apartments, renovation and maintenance funds were budgeted to ensure habitability issues can be addressed as they arise without transferring the costs to the tenants. Continued and strategic maintenance of NOAH also ensures longevity of structures, prevents resident displacement, and maintains continuity in neighborhood character. Formalizing funding support for NOAH maintenance expands access to healthier housing, supports smaller-scale landlords in offering quality housing, and helps keep NOAH in place.

### **Resident Support and Eviction Prevention**

In addition to preserving housing units, the City is focused on keeping residents in their existing housing. Once a resident has an eviction on their record, it is much more difficult for them to qualify and be accepted into new housing even if they have the means to pay for it. Instead, it is easier to connect at-risk residents with services and help avoid the costs and personal impacts of homelessness. Providing support such as rental assistance, applying for benefits, and accessing basic needs can be a vital step in ensuring resident stability. Current City programs focused on resident supports and eviction prevention include:

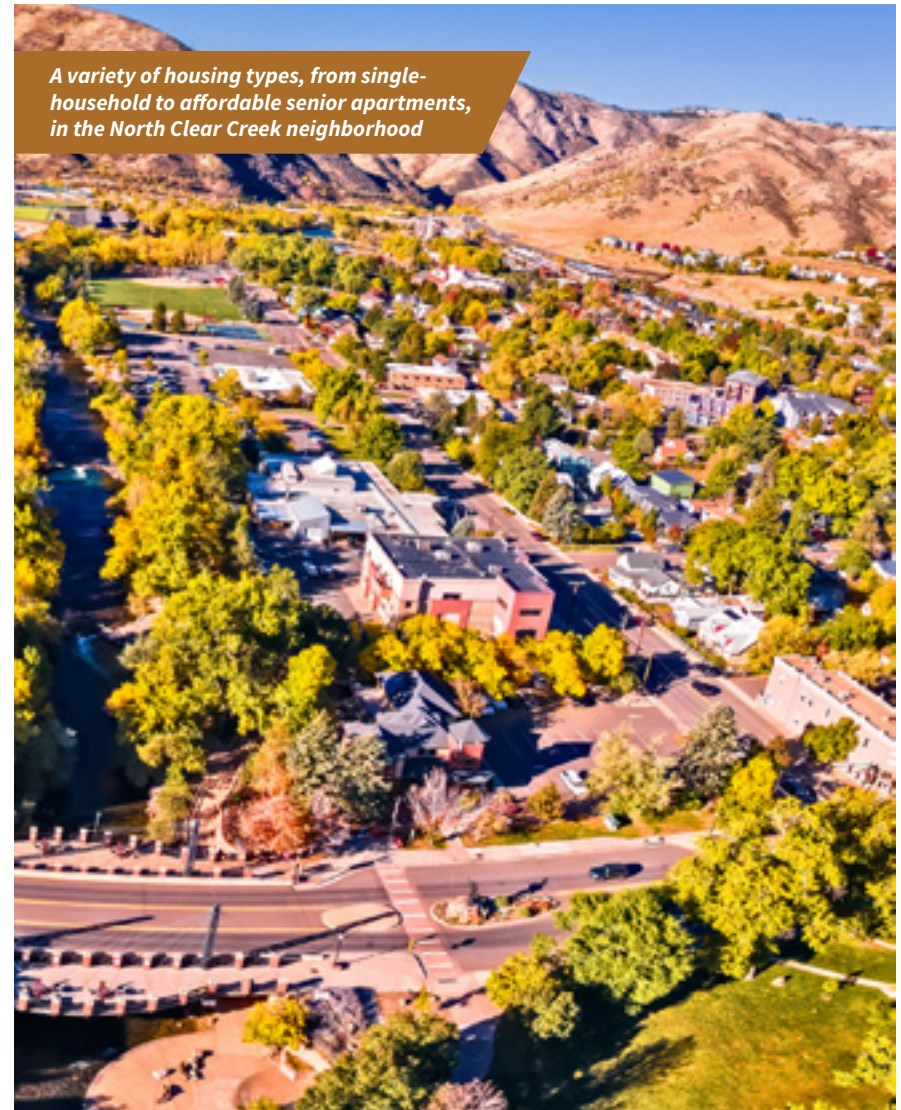
- **EVICITION PREVENTION**

The City awards grants to community organizations to provide rental assistance, and in certain instances, can provide direct rental assistance to residents at risk of losing their housing. This support is often necessary to prevent short-term financial challenges from becoming longer-term impacts such as lost housing or employment, variable school attendance, and disconnection from health care and other social services. City staff also promotes available state resources and provides referrals to partner organizations.

- **AFFORDABLE HOUSING INFORMATION SHARING**

Many organizations, including the City, are working on aspects of affordable housing in the Denver metro area. The Housing Planner maintains strong working relationships and a database of available affordable housing in Golden, sharing this information with residents.

*A variety of housing types, from single-household to affordable senior apartments, in the North Clear Creek neighborhood*



- **COMMUNITY RESOURCE AND HOUSING NAVIGATOR**

The Community Resource and Housing Navigator provides case management to Golden residents, connecting them to vital resources including housing support. This includes direct referrals to subsidized housing such as the Copper Gold apartments. The Community Resource and Housing Navigator also works with people experiencing homelessness to be “housing ready” when limited affordable housing becomes available. This can include applying for copies of vital documents, accessing resources for mental health and substance use disorders, etc. Additionally, since the City has partnered with Housing Connector, the Thriving Communities staff have the opportunity to connect residents to housing with a reduced screening criteria in exchange for ongoing case management. This is a vital option for residents who have previously struggled to access housing because of prior evictions, low credit score, limited rental history, etc.

- **RESIDENTIAL OCCUPANCY LIMITS**

The Colorado Legislature passed HB24-1007 prohibiting enforcement of certain residential occupancy limits. In response, the City modified the standards for residential occupancy limits, the definition of “household,” and required safety measures such as emergency egress in the municipal code. These updates were done in conjunction with the Fire Marshall and Chief Building Official while not relying on familial status to support diverse and safe housing types.

### *Supporting Aging in Place and Community*

Aging in place is the ability of people to grow older at home and maintain independence for as long as possible. The specific definition changes from person to person and depends on health care needs, housing type, and desired living situation. This may be a physical or financial challenge, with many homes unsuited for variable mobility needs and the cost of regular home maintenance or rehabilitation. City residents must currently rely on funding and supports outside of the City to help them age in place. Aging in community is a similar concept, with people able to grow older while remaining in their existing community to maintain healthcare, friendship and family, and other connections. The City provides information and resource sharing to help at-risk seniors connect with affordable housing.



## Goals and Implementation Actions — Housing in Golden

### **GOAL H.1** – *Preserve and support existing and naturally occurring affordable housing.*

- Partner with private and public stakeholders to fund purchases of NOAH units and properties that meet adopted Comprehensive Plan guidance.
- Leverage NOAH purchases to secure City referrals for housing rental and homeownership units.
- Support maintenance and rehabilitation programs as well as funding to ensure NOAH meets state habitability requirements.
- Track existing housing rental and homeownership units subject to right of first offer and right of first refusal to identify potential acquisition or partner for acquisition properties.
- Continue to support manufactured home communities in the City specifically as a unique housing opportunity. Evaluate applicable zoning standards to sustain existing manufactured home communities.

### **GOAL H.2** – *Expand resident support and eviction prevention.*

- Provide grant-based funding for private and public stakeholder eviction-prevention programs and supports.
- Partner with private and public stakeholders to promote non-City resources, funding opportunities, and housing data and information.

### **GOAL H.3** – *Support seniors and at-risk adults aging in place.*

- Support maintenance and rehabilitation programs as well as funding to enable seniors and at-risk adults to age in place.
- Develop program and funding to implement resiliency improvements to existing homes and rental units to lower utility, maintenance, and other housing costs.
- Prioritize senior citizens and at-risk adults for affordable housing referrals if their housing costs exceed fixed income or the ability to pay for housing.
- Collaborate across City departments to develop programs and identify funding to support healthy housing such as radon mitigation.

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**GOAL H.4** – *Support new workforce and affordable housing developments.*

- Partner with the Downtown Development Authority and Golden Urban Renewal Authority to fund construction of new permanently affordable rental and homeownership units.
- Leverage local funding with state and federal grants.

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**GOAL H.5** – *Secure a permanent source of funding for the City's affordable housing trust fund.*

- Review federal, state, and local funding opportunities and propose funding contributions as part of the City's budget process.
  - Evaluate long-term funding opportunities as part of the upcoming Housing Action Plan.
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**GOAL H.6** – *Support construction of diverse housing opportunities across all income levels and housing types consistent with adopted neighborhood and housing plans.*

- Monitor the number of housing units constructed for each municipal code form type, form zone, and neighborhood plan area, and propose regulatory changes as necessary.
- Identify development regulations, policies, and incentives to encourage different housing sizes, income levels, preferences, and needs in neighborhoods Citywide consistent with adopted neighborhood plans.

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**GOAL H.7** – *Ensure preservation and construction of affordable housing units meets the City's commitment to increase affordable housing by 3% annually under the state voter-approved Proposition 123.*

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# REGIONAL PARTNERSHIPS

CHAPTER

# 5

## Regional Partnerships

The City operates within the greater Denver region and often relies on partnerships to deliver projects and programs for the community. These partnerships vary depending on the topic, and some of the System of Plans documents in Chapter 3 address specific formal and informal opportunities.

**Examples of past or ongoing partnership** opportunities include growth management intergovernmental agreements with Lakewood and Arvada, construction and maintenance of the Golden Bike Park with Colorado Mountain Bike Association and the Ore Cart local shuttle system with Colorado School of Mines. In addition to these formal partnerships, the City participates on working groups, regional planning organizations, and county-level task forces to collaboratively discuss and determine implementation actions and funding strategies.

### *Partnership Examples*

- **JEFFERSON COUNTY**

Golden is a “home rule” municipality in Jefferson County. The county maintains and operates several facilities within and adjacent to the City of Golden, including the county’s Administrative Complex and many regionally significant parks, trails, and open spaces. Additionally, the county regulates the land uses in the unincorporated areas surrounding Golden. The City and the county notify each other of significant new projects and developments within close proximity to Golden’s municipal boundary, and allow each other to provide comments during internal review processes. In addition, both entities participate in each other’s long-range planning efforts, such as neighborhood plans, transportation initiatives, and open space plans.

- **LOCAL SERVICE PROVIDERS (FIRE AND UTILITIES)**

The City has mutual aid partnerships with several fire districts including West Metro and coordinates with utility providers to meet City needs, such as Molson-Coors for wastewater processing. The City and these partners regularly assess costs and benefits of service agreements and collaboratively address facility and service improvements.

- **DENVER REGIONAL COUNCIL OF GOVERNMENTS (DRCOG)**

DRCOG is the Denver Metropolitan Planning Organization (MPO), a federally mandated group where local governments collaborate to establish guidelines, set policy, and allocate funding in the areas of transportation, personal mobility, growth and development, and aging and disability resources. The City has representation on several formal boards such as the Transportation Advisory Committee and the Jefferson County Transportation Action and Advocacy Group (JEFFTAAG).

- **FOOTHILLS REGIONAL HOUSING (FRH)**

FRH was created in 1975 and owns and manages 25 affordable housing communities and operates an emergency home repair program in Jefferson County. Several affordable housing communities including Lewis Court, Canyon Gate, and Copper Gold are located within Golden. The City and FRH have often partnered to purchase and preserve existing affordable housing, construct new affordable housing developments, and share resources and programs to support Golden residents at all stages of life.

- **COLORADO SCHOOL OF MINES**

A key role in the local economy and a major part of Golden's community identity, the strategic partnerships between Mines and the City are further detailed on the following pages.

- **REGIONAL TRANSPORTATION DISTRICT (RTD)**

RTD provides public transportation in eight counties including Jefferson County and the City of Golden. The public agency is dedicated to serving the public and fulfilling transportation needs for the Denver region. Its services include bus, rail, and demand-responsive services like Flex Ride. City staff participate in the Southwest Service Council to regularly advocate for the transportation needs of residents now and in the future.

- **JEFFCO PUBLIC SCHOOLS**

Multiple public schools are located within the City, including Mitchell and Shelton Elementary, Bell Middle, and Golden High School. The City and Jeffco PS regularly coordinate on infrastructure improvements around schools to improve accessibility and safety of students, families, and faculty. The Jeffco Schools Foundation has also received Thriving Communities grant support as part of its mission serving STEM, the arts, and career opportunities.

## Partnering with the Colorado School of Mines

The City of Golden and Colorado School of Mines (Mines) have a long history together, with both being established to serve miners and settlers in the 1860s. Both the City and school have grown together and today represent many of the best ideals of a city and university relationship: students bring energy and creativity to the community, local businesses have access to a diverse pool of high-quality employees, and entrepreneurship sparks innovations. With over 8,000 students enrolled as of 2024, the Mines campus is growing with new academic, laboratory, and housing buildings.

**As a state institution**, Mines asserts exemption from some local controls, such as the City's municipal code. This has caused community concern in the past about the impact of a growing campus, more students driving into Golden and the effects, particularly on nearby (and often historic) residential neighborhoods. However, the City and Mines have developed a unique intergovernmental agreement (IGA) approach that helps navigate concerns while maintaining the authority and autonomy of both organizations. The IGAs are rooted in the Mines Campus Master Plan and the City Comprehensive Plan, master community planning documents and processes that help guide development and capital investment. Both IGAs, one focused on development and the other on operations, are being renegotiated as of 2025. Both organizations have brought past lessons learned to the negotiating table and remain committed to engagement and resolving any disagreements through dialogue



## Sophomore Dormitory Construction

Mines has traditionally had a smaller on-campus residential population than many universities. Coupled with the higher cost of housing in Golden, many students have lived throughout the Denver metro region and commuted to campus. This has resulted in parking impacts to campus and surrounding neighborhoods as well as the absence of a strong student presence in our community.

**Mines has sought to change** this dynamic by greatly increasing campus housing in recent years, including the recently completed Mines Park family and graduate student expansion, and the construction of a new sophomore dormitory. Bringing additional housing onto the Mines campus can increase students' connections to the Golden community along with improved housing availability, reduced transportation costs, and impacts Citywide for non-students such as employees working in Golden but living outside City limits. Both developments are located along 19th Street, the main access point to campus from US 6. More students living on campus has the potential to reduce the parking and other transportation impacts of commuter students. Mines has also committed to LEED Gold or Platinum buildings to help both the campus and City meet resiliency goals. However, it can also create localized impacts to 19th Street with the Elm Circle roundabout already congested with vehicles waiting for crossing pedestrians.

The City and Mines have collaboratively sought to address these issues in the following ways:

### 19TH STREET HAWK SIGNAL CROSSING

The sophomore dormitory is located on the south side of 19th Street, requiring a safe pedestrian crossing of this important arterial street. The building was designed to take advantage of a planned pedestrian corridor that will run north-south through the entire Mines campus. A new HAWK (high-intensity activated crosswalk) signal will be installed to consolidate pedestrian crossings and minimize impacts to traffic flow. The signal is designed to coordinate with the existing traffic signal at 19th and Illinois Streets to further improve the functioning of this arterial street. The building and street design also allows future construction of a grade-separated pedestrian crossing should it become warranted.

### ORE CART SHUTTLE SERVICE

Mines and the City collaborated on the creation of this local transit service to serve the needs of both entities to improve mobility in Golden, reduce congestion, and lessen demands on available parking. This free and open-to-all community shuttle is comprised of three routes: Gold, Silver, and Tungsten. Each route serves a distinct community and campus need, such as connecting across and uphill of US 6, providing last-mile connectivity between the RTD W Line light rail, and connecting popular student housing neighborhoods to campus. As of fall 2025, over 175,000 trips have been taken. Mines is further integrating Ore Cart stops into active construction projects to drive future transit ridership.

### *Regional Partnerships Goals*

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**GOAL RP.1** – Utilize formal and informal partnerships with other municipalities and government agencies, nonprofits, and private sector organizations to achieve the Comprehensive Plan’s vision, goals, and implementation actions.

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**GOAL RP.2** – Collaborate on regular updates to the Campus Master Plan, Comprehensive Plan, and the development and operational intergovernmental agreements to ensure continuity of the Mines and City of Golden partnership.

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**GOAL RP.3** – Coordinate opportunities for the Golden community and City staff to review and comment on proposed Colorado School of Mines development projects.

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**GOAL RP.4** – Coordinate with partner jurisdictions regarding annexation plans and requests, IGAs, and common interests related to housing, open space, and regional trail and transportation connections.

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# ECONOMIC VITALITY AND DEVELOPMENT

CHAPTER

# 6

## Economic Vitality and Development

The City of Golden is home to a unique and innovative business environment that includes multinational companies, such as Kong and Clayworks CoorsTek, to small businesses in an increasingly popular downtown for locals and tourists to entrepreneurial start-ups associated with the Colorado School of Mines. The City and multiple nonprofits such as the Golden Chamber of Commerce and Golden Civic Foundation partner on programs, policies, and events that grow our local economy. Today, the City enjoys a thriving and evolving downtown, expanding Mines campus, and commercial and industrial hubs throughout the community that provide jobs, revenue, and economic vitality.

**The primary mission of economic development** in Golden is to retain and grow our existing businesses. By working to provide our businesses with the support and resources they need to thrive, Golden focuses on growing its economy from within the community. This includes connecting our businesses to one another and helping to build a supportive and collaborative environment. This community-oriented approach includes assisting startup companies and entrepreneurs through programs such as business incubators, mentorships, pitch events, and access to maker spaces for product design. The economic development team seeks to

diversify the range of businesses served throughout the community and strategically target programs and grant funding where it can make the most impact. This approach also enables City staff and other public agencies to coordinate to ensure the necessary resources, such as water and electric power, are available. The City has traditionally been more conservative about how it allocates and supports these limited resources. City staff attempt to balance support for the local economy and businesses while being good stewards of the community's limited resources and sustainability goals.

## ***Golden's Visitor-Based Economy***

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Golden has long been a seasonal and ever-growing year-round hub for visitation and outdoor recreation driven by access to unique local businesses, Jefferson County open space, Clear Creek, and a vast network of on-street and mountain bike trails. The importance of our visitor-based economy has expanded in recent years as many view Golden as “the closest mountain town” providing year-round visitation and associated tax revenue, helping fund amenities such as parks, trails, and the Ore Cart shuttle system throughout the community. An influx of summer tubing along Clear Creek now extends into a year-round calendar of events ranging from Golden in Golden to a large weekly farmers market to Olde Golden Holidays. Group visitation is becoming increasingly important with hotel and conference space available in both the City and on the Colorado School of Mines campus.

This visitation has provided stable sales tax revenue that the City utilizes to provide community-wide benefits. The City’s community marketing program is focused on providing meaningful supports for our local

businesses and ensuring residents can equally enjoy these benefits while allowing visitors to recreate responsibly. The City is focusing on revamping our long-standing community marketing program to meet changing needs. This includes a larger geographic focus beyond downtown Golden, expanding strategic partnerships, and diversifying marketing tactics and media-buying strategies to reach specific audiences. City Council established the Community Marketing Board (CMB) in 2025 to help guide this work in partnership with a dedicated City staff member. The CMB will be developing a programmatic strategic plan and implementation strategy that will guide efforts through 2029. This effort will continue to rely on the strong partnerships between the City, private sector trade groups, and community-focused nonprofit organizations. In addition to reaching specified target markets and supporting local businesses throughout all of Golden, the CMB will also lend its marketing efforts to enhancing resident needs as it relates to tourism by utilizing economic vitality, environmental stewardship, and socio-cultural preservation based metrics.

# The Intersection of Economic Development and Planning

The Community Development Division is at the nexus of the City's business support, comprised of economic development and city planning, which is focused on appropriate land use, development, and community-wide planning initiatives that promote infrastructure investments that connect businesses to one another and the Golden community. Division staff focus on collaborative approaches to supporting the City's businesses, in turn providing benefits to the larger Golden community, including:

- **CREATING A COMMUNITY THAT ATTRACTS AND RETAINS BUSINESSES**

Access to parks, open spaces, and trails. A variety of viable transportation and commute options. Proximity to high-quality prospective employees. Access to a major metropolitan region. Golden excels at all of these elements that entice businesses to consider the City when establishing a new or expanded business footprint. City staff provide a variety of programs, including business retention, access to business support resources, and improved collaboration between local businesses.

- **SUPPORTING AN ECONOMICALLY DIVERSE COMMUNITY**

In addition to being the seat of Jefferson County government, the City boasts a healthy mixture of business types for a smaller community. Downtown Golden is home to many local retailers, restaurants, hotels, and professional offices, while our industrial areas throughout the City include everything from international manufacturers to tech start-ups. Entrepreneurial collaborations between the City, Mines, and the local business community create a supportive and collaborative environment that allows ideas to lead to start-up businesses, which can then grow into

companies that support good-paying jobs. This diversity and growth helps meet everyday community needs and provides the foundation for the City's economic and financial health.

- **CREATING INNOVATIVE COMMUNITY BENEFITS**

The City's revenue base is supported by both property, and sales and use taxes. Our strong and diverse business community has enabled the City to provide services such as the Ore Cart shuttle system, an extensive network of trails, parks and open space, and support for arts and cultural amenities.

- **ENABLING DIVERSE COMMERCIAL AND INDUSTRIAL AREAS**

The City has a wide variety of commercial and industrial areas that meet the diverse needs of businesses and employees. These range from commercial areas (e.g., South Golden Road, Downtown Golden, Colfax/US 40, Interplaza) to light industrial/office parks (e.g., CoorsTek Industrial Park, Corporate Circle, Corporate Drive) to entrepreneurial and research space on the Mines campus. City staff coordinate across departments to ensure the physical space to support the City's diverse economy is factored into our overall land use and transportation planning.

The City also has three boards that oversee economic development programs, the urban renewal program, and allocate tax-increment financing grants.

- **ECONOMIC DEVELOPMENT COMMISSION (EDCOMM)**

**EDComm assists City staff in providing leadership, education, grant funding, and the tools necessary for the Golden community to optimize appropriate economic opportunities. By focusing on the growth and retention of existing employers and cultivating an environment that attracts additional employers, including start-ups, EDComm supports Golden’s vision of a prosperous, sustainable community that generates the best possible quality of life for its citizens.**

- **GOLDEN URBAN RENEWAL AUTHORITY (GURA)**

**GURA supports the redevelopment of blighted property with tax increment financing (TIF) to help sustainable development thrive. This is achieved by improving physical conditions that contribute to economic stability and vitality consistent with the Comprehensive Plan, Golden Vision 2030, neighborhood plans, and City Council direction. Urban renewal areas are formally designated, with new tax revenues resulting from GURA-funded improvements reinvested in the area for public benefit.**

- **DOWNTOWN DEVELOPMENT AUTHORITY (DDA)**

**The DDA supports the economic and community vitality of the downtown Golden area, using TIF to fund both programs and projects. The DDA focuses on supporting Golden’s local businesses, promoting community character and culture, downtown public space and infrastructure, land use, and transportation.**

Downtown Golden has become an increasingly popular tourism destination, with many in the metro region viewing it as the “closest mountain town.” Mountain biking, hiking, tubing on Clear Creek, brewery tours, and a growing number of unique local businesses are some of the many attractions. Visit Golden is the overarching branding effort to provide a one-stop location for tourism, seasonal events and festivals, parking, and Clear Creek information along with directly benefiting local businesses. While traditionally focused on downtown Golden, the Visit Golden brand has expanded Citywide to support local businesses. The newly established Community Marketing Board (CMB) will play a vital role in guiding marketing strategies and investments to promote Golden’s businesses, support economic vitality, and reflect the unique character of the community. The CMB oversees the Community Marketing Fund and ensures marketing efforts benefit businesses across all areas of the City — from downtown to North Golden, southeast to south — while supporting sectors such as retail, food and beverage, lodging, and culture.



*A business roundtable event in South Golden*

## A Snapshot of the Golden Economy

The 2025 Economic Contribution Analysis (ECA) was completed by Anderson Analytics to provide an overview of the City's economy: total jobs and labor income, gross domestic product, and contributions to the larger Jefferson County economy. This analysis will be revisited every 3-5 years to ensure the data is kept relevant and provide the analysis to make adjustments to an ever-changing economy.

The Golden economy is comprised of approximately 20,000 jobs spread across multiple business types. The two largest — manufacturing and public administration — reflect our role as the seat of Jefferson County and home to the Colorado School of Mines, Molson-Coors Brewery, and Clayworks/CoorsTek.

### **Goals and Strategies – Economic Vitality and Development**

The Plan focuses on maintaining an attractive business environment to support an economically diverse community. This focus is balanced with other land use and development needs such as affordable housing. Additionally, there are economic vitality and development policies and programs that fall outside the scope of the Plan.

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#### **GOAL ED.1 – Encourage economically diverse existing and redeveloped commercial and mixed-use business centers.**

- Develop targeted business grant opportunities and outreach to support local business needs.
- Coordinate business roundtable discussions and other engagement events in partnership with nonprofit and private sector organizations to spur collaboration and opportunities for local businesses and business centers.

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#### **GOAL ED.2 – Support existing manufacturing and industrial business centers and redevelopment that enables local business growth and expansion.**

- Ensure the municipal code and other development standards enable innovative and unique businesses to locate and expand in Golden.
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# HISTORIC PRESERVATION

CHAPTER

# 7



## Why Preserve Golden

The land that is now Golden, Colorado is part of the traditional lands of the Ute, Arapaho, and Cheyenne Tribes. Motivated by the Pikes Peak Gold Rush, settlers arrived in the mid-nineteenth century and founded the City of Golden as a mining supply town and base camp. The City was named after settler Thomas Golden, an early resident and gulch miner. Golden served as the territorial capital of Colorado from 1862-1867, until Denver was designated as the capital. In the following decades, the City continued to build upon its story, becoming home to thousands of residents and businesses, who continue to grow and preserve Golden's legacy.

### *The Framework for Preservation*

Golden's framework for historic preservation policies is rooted in the National Historic Preservation Act of 1966. The Act established a partnership between the federal government and state, tribal, and local governments to promote, authorize, and fund historic preservation activities. The City's practice of historic preservation is a multifaceted effort to recognize, preserve, rehabilitate, restore, and reconstruct the community's historic resources.

In response to the urban renewal efforts of the 1960s and 1970s, the City approved its first historic landmark in 1973, the Astor House. A decade later, the City's historic preservation program began more formally with the listing of the 12th Street Historic District in the National Register of Historic Places in 1983. Since, Golden has passed a historic preservation ordinance and created the Historic Preservation Board to effectively manage and advocate for the City's

historic resources. Golden became a Certified Local Government with the Department of the Interior in 1991, demonstrating a commitment to the preservation of the City's historic resources. The preservation program was further augmented by the adoption of design guidelines for Certificate of Appropriateness (COA) reviews and procedures to the Golden municipal code for proposed modifications to designated historic buildings and/or buildings in a historic district.

### **Equity-Based Preservation**

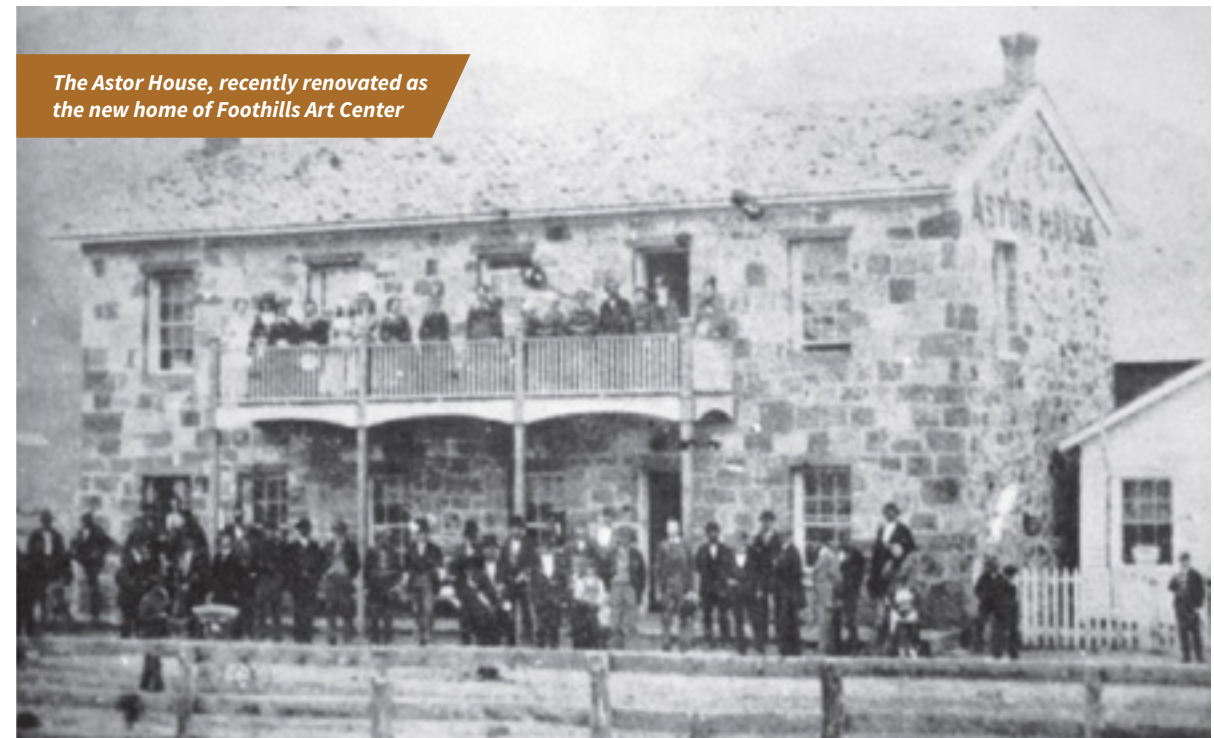
More recent City efforts include shaping historic preservation practices and policies through an equity lens and a broader scope of history. In 2021, the City studied the area's indigenous history and has since strengthened its partnerships with the tribal community through collaborations with the Golden History Museum. The Golden History Museum continues to build upon the knowledge using strategic partnerships and planned programming with local tribal communities.

Historic preservation is a community-stabilization tool when it is paired with targeted grants and resident-focused programs to prevent displacement. Preservation focused on rehabilitation rather than upscale replacement helps maintain the City's existing housing stock and scale. Grants and other funding sources could be used to encourage modest, context-sensitive improvements and repairs. When historic preservation is paired with equitable grant programs, clear anti-displacement goals, and resident protections, it becomes a tool for housing security rather than gentrification.

### **Balancing Historic Preservation with Development Pressures**

The City continues to refine and update its policies related to historic preservation through community engagement, surveys, and contextualization of the City's historic resources. As central Golden continues to experience infill and redevelopment due to increased

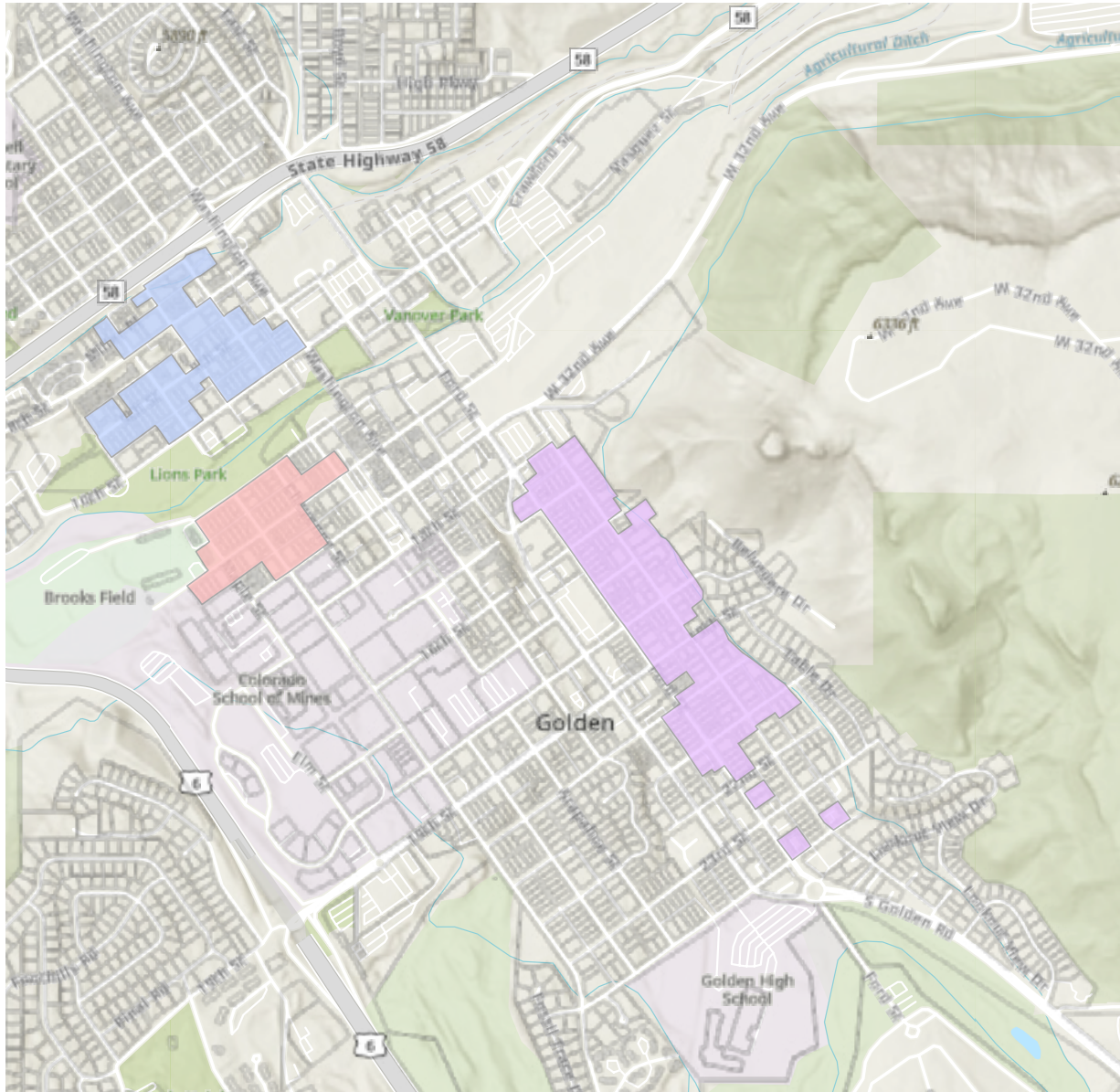
property values, spurred by the growth of the Denver metropolitan area and Golden's overall desirability, balancing existing historic character with new development and redevelopment has become increasingly challenging.



*The Astor House, recently renovated as the new home of Foothills Art Center*

# Historic Districts

-  8th and 9th Street Historic District
-  12th Street Historic District
-  East Street Historic District



### ***Past Forward: Golden's Historic Preservation Policy Integration***

In 2025, the City adopted the Historic Preservation Policy Report (the “Report”) that gives the City a road map for future updates to its program, further aligning the City with national and state policies and best practices. The Report took community feedback to tailor an approach for implementing a significantly revised municipal code section for COA reviews; improved architectural guidelines to encourage context sensitivity with additions, alterations, and new buildings, as well as recommend further study of the existing districts.

The Report specifically maps out strategies and policy guidance to address how historic preservation is best supported in the community, such as revising the City’s ordinances to improve and clarify processes, updating the City’s architectural guidance and continuing to survey potential historic resources aging into preservation from the 1950s-1970s. The Report supports the future vision of the historic preservation program, with strategies that will safeguard the distinctive styles found throughout Golden while simultaneously allowing for flexibility to accommodate changing life circumstances and budget constraints. There is also a strong emphasis on sustainability, with a focus on reusing materials and incorporating conservation practices into preservation efforts. This balance between honoring the past and allowing for progress is crucial to Golden’s identity and future placemaking. Based on the extensive engagement that was conducted for the Historic Preservation Policy Report, the following goals represent the community’s overall vision for historic preservation.

### ***Community Awareness and Ongoing Education***

Community education, training, and awareness around historic preservation empowers neighborhoods to shape community planning in ways that are inclusive, informed, and locally grounded. When the community understands the value of historic resources, planning processes, and available preservation tools, they are better equipped to advocate for and support context-sensitive development, equitable reinvestment, and neighborhood stability. Education builds trust in the community and encourages early, constructive participation in planning decisions impacting historic resources. Training opportunities, such as workshops on maintenance, design guidelines, and adaptive reuse help residents care for existing buildings. Ultimately, preservation awareness and education strengthen engagement, support long-term planning efforts and neighborhood plans, and ensure that preservation informs how neighborhoods evolve.

### ***Historic Preservation Goals***

**GOAL HP.1 – Safeguard, recognize, and acknowledge distinctive architectural styles and structures found within Golden. This intangible heritage is important to preserve, while also allowing for flexibility to accommodate the changing life circumstances of residents, the community, and society.**

- Integrate historic preservation and rehabilitation, archeological resources, and historic context into City capital projects and private development proposals.
- Regularly review and refine historic preservation program processes and regulations to ensure consistency with community value themes, equity, and best management practices.

**GOAL HP.2** – *Leverage and maintain the City’s status as a Certified Local Government (CLG) and continue to ensure that the City’s Historic Preservation program meets the community’s needs.*

- Explore opportunities with the State Historic Preservation Office for resources and funding to assist the City with program improvements and financial assistance for preservation training, education, and projects within the community.

**GOAL HP.3** – *Modernize the City’s historic preservation program by revising the City’s processes, procedures, and architectural review criteria, as well as establish neighborhood context statements for the City’s historic districts.*

- Align historic preservation processes and public engagement criteria with the larger municipal zoning code requirements to create consistency and improve community engagement.
- Update architectural review criteria to recognize a broader range of architectural and historic styles representative of the City’s built environment.

**GOAL HP.4** – *Update and conduct historic resource surveys at regular intervals for existing historic structures within neighborhoods that are already designated and those that have the potential to be preserved, rehabilitated, or restored, and include previously un-surveyed time periods as they become relevant, such as those constructed in the 1950s through 1970s.*

**GOAL HP.5** – *Promote awareness and acknowledgement of the City’s historic resources and neighborhoods within the community through education, training, support of the Golden History Museum, and integration of historic resources and contexts within neighborhood and area plans.*

- Provide access to resources and establish education and training metrics for historic preservation staff and board members.

**GOAL HP.6** – *Use historic preservation as a tool to support equitable planning practices and to prevent displacement and gentrification by focusing on the rehabilitation of historic structures in order to maintain the City’s existing housing stock and scale.*

- Identify, align, and integrate specific resources and incentives to support equity-based historic preservation and rehabilitation.

# STRATEGIC GROWTH AND WATER PLANNING

CHAPTER

# 8

## Strategic Growth Planning and Water Conservation Policies

In 2024 the state adopted several pieces of legislation around housing, land use, water, and other related issues. SB24-174 requires municipal comprehensive plans to include a strategic growth element and a water supply element, with updates at least every five years. This mandate has an exception for municipalities with a population of 20,000 or less and that have experienced negative population change. The City is on the edge of this population threshold, but has not had consistent negative population change; therefore, the City is including a growth and water planning section in the Plan.

Under state statute, the required strategic growth and water elements include:

- **Integrate Plan elements to discourage sprawl and promote development or redevelopment of vacant/underutilized parcels.**
- **Describe existing policies/tools to promote strategic growth and prevent sprawl.**
- **Analyze parcels/areas for infill and adjacent greenfield.**
- **Consult with local water provider(s).**
- **Identify water conservation policies.**
- **Estimate range of water supplies and facilities needed to support potential public and private development described in the Plan.**

## Strategic Growth Planning in Golden

The City has limited available open land within City limits and “adjacent greenfields” with potential annexation described in state statute. Most of the available infill and redevelopment properties are distributed throughout the City. The 2011 Comprehensive Plan previously identified “Areas of Change” and many have been developed since that time. Infill development is defined by state statute as development of unused or underutilized land within existing development patterns, typically in urban areas. “Adjacent greenfields” does not have a formal legislative definition but is similarly understood as the infill definition but outside existing City limits or development patterns.

**The City’s planning and water efficiency efforts** assume very gradual population growth from 20,000 to 23,000-24,000 residents by 2050 based on Colorado State Demography estimates. The majority of expected housing and population growth is expected to come from non-single-family developments such as apartments, townhomes, and dormitories.

This strategic growth analysis is based on existing neighborhood plans, feedback provided during the Comprehensive Planning process, and City staff’s understanding of potential redevelopments and future annexations. The upcoming Water Efficiency Plan and Annual Annexation Report (AAR) provide additional detail and analysis. The City’s typical approach to annexation and development outside of existing City limits is focused on creating substantial community benefit rather than simply accommodating new development.



The City's analysis and response to the Transit-Oriented Communities (TOC) state legislation has been previously addressed. City staff believe the work done with adoption of the form-based code allows for transit-supportive development and housing units demonstrating the City's support for transit and housing. In addition, expanding accessory dwelling units to more zoning districts and form zones is currently under consideration by City Council. Both of these regulatory changes are consistent with the Plan and GV2030.

### ***Infill and Redevelopment Opportunities within City Limits***

The 2011 Comprehensive Plan identified 15 "Areas of Significant Change" and four "Areas of Incremental Change." These areas are where the existing development may be intensified or redeveloped for a better use of the space or vacant land that can be developed. Many of these areas have experienced infill and redevelopment over the past 15 years as summarized below:

- **COORSTEK INDUSTRIAL PARK**

This area consists of primarily larger industrial properties and businesses, a mixture of CoorsTek and other private businesses, and few open lots remain. No major redevelopment is currently envisioned for this area.

- **CANYON POINT COMMERCIAL**

This area is a combination of service and medical offices, restaurant, and auto-oriented businesses. No additional redevelopment is currently envisioned for this area, though there is occasional business turnover.

- **24TH AND FORD**

This area was designated as an urban renewal area and its redevelopment into multi-household residential, grocery, restaurant and service businesses, and a public park was funded in part by the Golden Urban Renewal Authority (GURA). This included public infrastructure investment such as the Golden High School roundabout and neighborhood sidewalks. No major redevelopment is currently envisioned for the area.

- **JEFFERSON COUNTY GOVERNMENT COMPLEX**

This area is primarily Jefferson County administrative buildings including the jail and courts, health and human services, and open space. Along with the arrival of the RTD W Line station, this area provides significant regional land use and transportation connections for Golden and county residents. No additional redevelopment is currently envisioned for this area, though there are several in-process transportation infrastructure projects to improve access and safety.

- **EAGLE RIDGE**

This area is a combination of medical offices and auto-oriented commercial. No additional redevelopment is currently envisioned for the area due to topographic challenges and the age of existing development.

- **GOLDEN RIDGE**

This area is a combination of retail, residential, medical and professional offices, and recreational facilities. No additional redevelopment is currently envisioned for the area, though there is occasional business turnover.

- **INDIANA/US 6**

This area is a combination of retail, hotels, and medical offices. No additional redevelopment is currently envisioned for the area.

- **INTERPLAZA WEST SHOPPING CENTER**

This area is anchored by Home Depot and Kohl's with smaller-scale retail and drive-through restaurants developed on pad sites and two hotels. There are limited vacant sites available for development.

- **INTERSTATE PLAZA WEST ON CORPORATE CIRCLE**

This area is primarily smaller industrial properties and businesses along with a charter school. Redevelopment has been focused along West Colfax Avenue, with occasional business turnover within the office park. Planned multimodal improvements to West Colfax Avenue are expected to spur additional development opportunities, increasing residential and retail land uses in the area.

- **GOLDEN HEIGHTS**

This area is a combination of established single-household residential and light industrial properties. Bobcat of the Rockies has redeveloped into a larger space, and other adjacent industrial properties may similarly expand or develop. No large-scale redevelopment is currently envisioned for the area.

- **COLFAX EAST**

This area is primarily automotive dealerships and associated uses. A remaining undeveloped parcel is zoned commercial, and any future redevelopment is likely to be auto-oriented business.

- **HISTORIC WEST DOWNTOWN**

This area is centered around Washington Avenue between Arapahoe Street, north of 14th Street and south of 10th Street. This area is a mixture of commercial, retail, restaurant, hospitality, offices, and residential uses and has been the driving force for increased visitation to the City in the past two decades. The majority of infill and redevelopment has utilized existing and historic buildings. There are also City and private surface parking lots, with redevelopment potential on some of the private lots.

**Main Areas for Discussion**

GOOSETOWN				
CURRENT LAND USE MIX	CURRENT ZONING	RELEVANT ADOPTED PLANS	APPROXIMATE AREA	NUMBER OF PARCELS
Single-household residential, restaurant, service organizations, surface parking lots	C-2, M-2	North Clear Creek Neighborhood Plan, Heart of Golden	16.4 acres	20+
DETAILS				
<p>The 2017 North Clear Creek Neighborhood Plan and Heart of Golden project provides additional details regarding potential infill and redevelopment opportunities in this area. This neighborhood is bound by Ford Street/Tucker Gulch, 10th Street, and SH 58 and is adjacent to the Molson-Coors brewery and visitor center. The area is primarily zoned for manufacturing uses, but is a combination of City-owned surface lots along with several service organizations (Elks and Masons), restaurants, and limited residential. There are several designated structures associated with the historic Goosetown neighborhood. The surrounding areas are experiencing redevelopment, including the adjacent Clayworks mixed-</p>		<p>use project and the City’s new police and municipal building. The Heart of Golden project has envisioned the potential for the City-owned surface parking to redevelop as a combination of structured parking and mixed-used buildings. The Regional Transportation District (RTD) also owns the rail line in this area and could extend the G Line light-rail service into Golden in the future, though funding is the primary challenge for the project. Any final development patterns will be dependent on rezoning the neighborhood to match the City and community’s vision along with partnering on redevelopment of the City-owned surface parking lots.</p>		

## HERITAGE SQUARE

CURRENT LAND USE MIX	CURRENT ZONING	RELEVANT ADOPTED PLANS	APPROXIMATE AREA	NUMBER OF PARCELS
Mining, amusement park (closed)	limited C-2	South Neighborhoods Plan	52 acres	Less than 10

### DETAILS

The 2023 South Neighborhoods Plan provides additional details regarding potential infill and redevelopment opportunities in this area. Built in the 1950s as an amusement park, Heritage Square was acquired in the 1990s by the owner of the adjacent aggregate mining operations and sold to Martin Marietta Materials (MMM) in late 2011. MMM’s stated purpose for owning the property has been to control land use, with the area acting as a buffer between quarry operations and the residential neighborhoods to the north. This buffer has been expanded with open space acquisition by the City and Jefferson County along the north edge of Heritage Square.

MMM, Jefferson County Open Space, and the City completed a parcel transfer in 2023. As part of the transfer, MMM will retain ownership of the entire Heritage Square parcel, including the former amusement park site.

MMM has expressed interest in redeveloping the property in partnership with the City of Golden once mining activities and remediation conclude. The City solicited public feedback on the potential redevelopment as part of the neighborhood plan. Community land use and development priorities include a desire for outdoor-focused light industrial and commercial (including a grocery store) along with community space. Regardless of use, neighbors felt that the property should be integrated with the surrounding existing and future open space properties and the natural environment. As part of any future redevelopment, the City has committed to a community planning and public engagement process to inform how the Heritage Square property itself is utilized, with the surrounding property transferring to Jefferson County Open Space.

**EAST DOWNTOWN (EAST OF JACKSON STREET)**

CURRENT LAND USE MIX	CURRENT ZONING	RELEVANT ADOPTED PLANS	APPROXIMATE AREA	NUMBER OF PARCELS
commercial, offices, US post office	C-2	East Downtown Plan, Downtown Character Plan	46 acres	10-20

**DETAILS**

The 2013 East Downtown Plan and 2008 Downtown Character Plan provide additional details regarding potential infill and redevelopment opportunities in this area. The area lies east of the Washington Avenue core of downtown Golden from Clear Creek to 14th Street. Although a relatively small portion of the community, the City anticipates significant infill and redevelopment as the popularity of downtown has increased and due to the area’s availability of several larger parcels with aging buildings. The redevelopment of the Golden Mill property to a food hall and community gathering place in 2020 has increased the popularity of this area for locals and visitors. Potential redevelopment sites include the former Wells Fargo Wire Transfer building and surface parking lot (13th and Ford), the Wells Fargo Bank and surface parking lots (14th and Ford), and the BMO

Bank (13th and Jackson). Several developers have expressed interest in these sites, and current zoning permits redevelopment up to five stories of mixed-use buildings. The major impediment in the area has been its partial location within the Kinney Run FEMA floodplain, which was reduced after a flood control project in 2021. The remaining floodplain would be addressed via additional flood control capital projects that are currently unfunded. Since the majority of these sites are expected to redevelop without substantial outdoor landscaping, water demand would primarily be driven by indoor water use and has been factored into the City’s Water Efficiency Plan in development as discussed later in this chapter.

## SOUTH GOLDEN ROAD

CURRENT LAND USE MIX	CURRENT ZONING	RELEVANT ADOPTED PLANS	APPROXIMATE AREA	NUMBER OF PARCELS
commercial and locally oriented service businesses (including auto-oriented and gas), restaurants, and grocery	C-1, C-2, M-2, PUD	South Golden Road Neighborhood Plan	50 acres	20+

### DETAILS

The 2016 South Golden Road Neighborhood Plan provides additional details regarding potential infill and redevelopment opportunities in this area. South Golden Road is one the City’s primary corridors for retail, restaurants, services, and multi-household residential complexes. Redevelopment in this corridor is typically on a lot-by-lot basis when a business is no longer viable for its location. The shopping center at Johnson Road and South Golden Road is older and could be a target for

future mixed-use redevelopment. The majority of development along South Golden Road is currently occurring in unincorporated Jefferson County and includes a mixture of commercial and large-scale mixed-use projects on "greenfield" or larger rural single-family properties. The City and Jefferson County will be coordinating on an upcoming transportation and land use study on further development in the unincorporated county.

WEST COLFAX				
CURRENT LAND USE MIX	CURRENT ZONING	RELEVANT ADOPTED PLANS	APPROXIMATE AREA	NUMBER OF PARCELS
commercial, construction contractors, restaurants, RV park, manufactured housing, open space	C-1, M-2, PUD, R-3, CO	South Neighborhoods Plan	36 acres	10-20
DETAILS				
<p>The 2023 South Neighborhoods Plan provides additional details regarding potential infill and redevelopment opportunities in this area. The West Colfax corridor is a perfect example of the confluence of land use and transportation policy. Existing uses are largely auto-oriented based on the current street design, which continues to hinder progress on the neighborhood’s vision of a mixed-use walkable and bikeable corridor. The City and Colorado Department of Transportation are partnered to design and construct the West Colfax Complete Street project between Violet Street and I-70, including reducing motor vehicle travel lanes, adding curb, gutter, sidewalks, bike lanes, and a shared-use path between Heritage Road and I-70. The City has also secured funding to mitigate flooding of Lena Gulch and reduce the FEMA floodplain that has limited development along this corridor.</p>		<p>Based on the adopted neighborhood plan and municipal code form types, the City envisions one- to three-story buildings (some residential and some mixed-use) with opportunities for placemaking such as public plazas and park space (primarily on City-owned land on the west end of the corridor) and land uses focused on creating multimodal activity along the street. Potential redevelopment opportunities are primarily located along West Colfax Avenue. The Golden Terrace manufactured home community and RV park, while currently zoned for commercial uses, is expected to be rezoned in partnership with the property owners to reflect the existing land uses and ensure this existing affordable homeownership opportunity remains in place.</p>		

**COLORADO SCHOOL OF MINES CAMPUS**

CURRENT LAND USE MIX	CURRENT ZONING	RELEVANT ADOPTED PLANS	APPROXIMATE AREA	NUMBER OF PARCELS
school/institution, campus housing	N/A	N/A	155 acres	20+ (under single ownership)

**DETAILS**

Colorado School of Mines (Mines) is in the midst of substantial campus construction within its existing boundaries. The school is adding and expanding student residential, alumni and business outreach, and classroom/laboratory buildings often by replacing surface parking lots. Mines has also purchased several older office buildings outside of campus boundaries. As a state agency, Mines and universities statewide claim exemption from local zoning code and other regulations. Public feedback has asked the City to limit Mines growth and development, which would be difficult unless the City legally challenges the exemption assertion. As an alternative to a legal challenge, Mines and the City have adopted a cooperative approach using intergovernmental agreements to establish expectations and create a framework to resolve any disagreements in a collaborative manner. Chapter 5 provides additional details on how the City and Mines manage campus development.

Mines staff have indicated they expect minimal future construction in coming years, and campus enrollment expansion is expected to be limited. While this has been asserted in the past, the current campus boundaries would limit large-scale infill and redevelopment opportunities. Mines will be updating the Campus Master Plan in 2027 as required by state law. The City will be actively engaged in this process to ensure City service providers and the community’s desires are represented, just as Mines provides input on the City’s Comprehensive Plan.

Mines does utilize City water sources and pays relevant tap fees for new construction. Since the majority of campus development is higher-density and has seasonal demand during the academic semester, campus has traditionally accounted for a small portion of overall indoor water use. Campus water demand has been factored into the City’s Water Efficiency Plan in development as discussed later in this chapter.

### ***Infill and Redevelopment Opportunities Outside City Limits***

The City's Annual Annexation Plan (AAP) required by state law defines the City urban growth boundary and provides specific recommendations based on analysis of land use, transportation, public services, utilities, and other policy considerations. The City is under no obligation to annex property outside its boundaries. The City typically takes a conservative approach to annexation and is not interested in expanding the City boundary beyond what is considered necessary for City services or to control development near its borders. The AAP also calls for an analysis of special taxing districts to help cover any costs associated with annexation of lower-tax-generating properties (e.g., residential, open space, etc.) necessary to annex commercial or industrial properties.

SB24-174 requires the City to analyze "adjacent greenfield" for potential infill and redevelopment growth. The majority of property adjacent to the City limits is developed as single-household residential, heavy industry, commercial, and open space with limited greenfield opportunities. The AAP addresses several areas relevant to the state requirements.

- **NORTH VALLEY**

**This area extends north of existing City limits along SH 93 toward the western portion of Arvada and residential neighborhoods in unincorporated Jefferson County. The majority of undeveloped parcels are open space and/or mining, with county plans calling for a mixture of commercial and industrial on available properties. The City recently annexed the Golden Junction industrial and commercial development consistent with the AAP that will include improved access to the North Table Mountain trailhead. The City continues to promote**

Jefferson County open space land purchases for open space and conservation uses in the remaining available properties.

- **PLEASANT VIEW/CAMP GEORGE WEST/GLO PARK**

**This area extends east from Ulysses Street along South Golden Road and West Colfax Avenue/US 40. The area is predominantly residential with commercial and mixed-use developments along the major streets. Jefferson County has been taking advantage of larger parcels and redeveloping this area as higher-density mixed-use buildings up to five stories. The National Laboratory of the Rockies (NLR, formerly the National Renewable Energy Laboratory), state of Colorado, and Jefferson County have also been coordinating on GLO Park, a renewable energy research and commercialization center. With NLR potentially stepping back from the project, the state of Colorado has expressed interest in developing a parcel east of Research Road as housing. The area is partially served by Golden Water, though the majority of public services are provided by non-City entities. The City does not expect to annex this area and would conduct a neighborhood plan or Comprehensive Plan amendment as part of any annexation analysis, if requested.**

- **HIGHWAY 6 AT INDIANA (JEFFERSON COUNTY FAIRGROUNDS)**

**This area is located around the US 6 and Indiana interchange and has largely redeveloped as medical office, hotel, and retail uses. The Jefferson County Fairgrounds are adjacent to this area and in between incorporated City properties. Future redevelopment, if any, at the fairgrounds would be the main redevelopment opportunity. Based on adopted Jefferson County plans, there is no intent to redevelop the fairgrounds or annex into the City at this point. The future of the property, provision of public services, and potential land uses should redevelopment be pursued by Jefferson County would be subject to additional county and City planning coordination.**

## Strategic Growth and Water Conservation Policies

The City has a number of formal adopted policies that govern these two topics. A summary of the policies is below. Additional details can be found in the municipal code, Water Efficiency Plan, Annexation Plan, and resiliency policies and plans.

- **Boundary intergovernmental agreements with Arvada and Lakewood**
- **City-owned water supply and distribution facilities**
- **Sustainability plan water use goal of 128 GPCD by 2030**
- **Waste of water outdoor watering restrictions (time of day and day of week)**
- **Graywater laundry to landscape policy**
- **LEED buildings (City Council Resolution 1337)**
- **Municipal code landscaping and water use regulations**
- **Turf landscaping regulations (forthcoming 2025)**
- **Incentive and assistance programs**
- **Discretionary policies**
  - a. **Annexation proposals are evaluated to ensure that adequate water supplies or equivalent contributions toward water system capacity are secured consistent with City policy.**
  - b. **The City typically conditions new water service on annexation or an approved service agreement consistent with municipal policy and water system planning.**



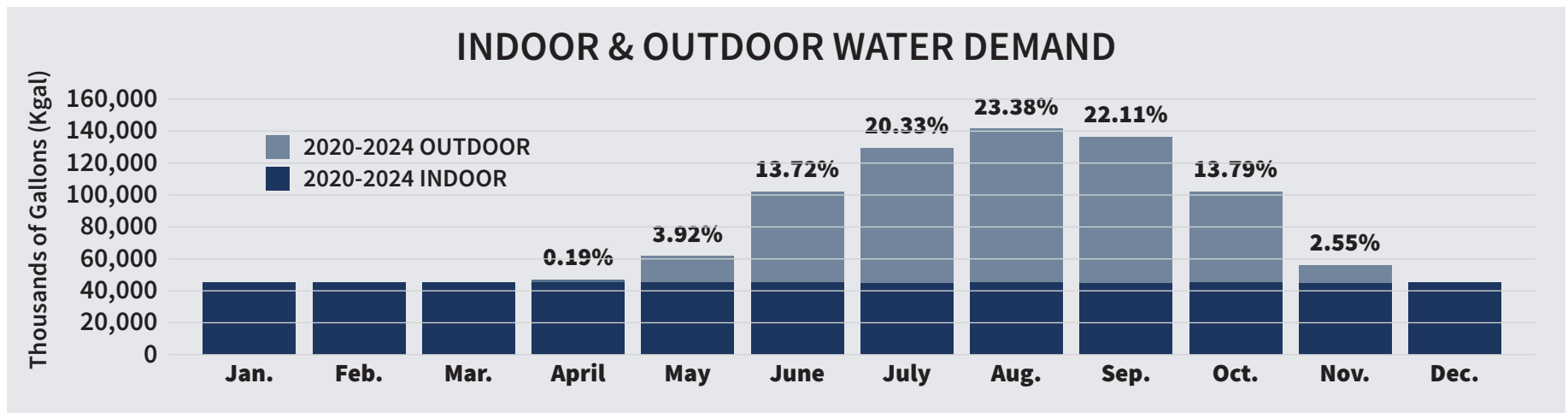
*Clear Creek, one of the City's water sources and recreation hot spots*

# Water Supply and Facilities Estimates

Ensuring an adequate water supply for future development is a key element of strategic growth planning. SB24-174 requires the City to forecast water supply and facility demand and supply. Golden continually evaluates long-term supply and demand conditions to ensure reliable service under a variety of climate and growth scenarios. Historical use has remained generally stable, supported by the City’s strong conservation ethic and ongoing efficiency efforts. Current modeling indicates that Golden’s diversified water rights and reservoir portfolio provide a resilient foundation for meeting projected needs. The City will continue to monitor climate trends, wildfire risks, and regional interconnection opportunities as part of its adaptive planning framework to further strengthen long-term reliability. This information will be continue to be the basis for reviewing annexation requests and development proposals along with strategic growth and water conservation policies as required by SB24-174.

## Future Demand Considerations

City planning and water-efficiency efforts anticipate gradual population growth consistent with Colorado State Demography projections. These projections are periodically updated to reflect changing conditions. The majority of expected housing and population growth is expected to come from non-single-family developments such as apartments, townhomes, and dormitories. The relationship between development scale and water demand varies by use type and efficiency standards. Redevelopment projects that transition from industrial to mixed-use or residential uses may alter demand patterns in complex ways, which the City evaluates as part of its ongoing water-efficiency and land-use planning.



The current water demand drivers are categorized between indoor (e.g., household use such as showering, cooking, etc.) and outdoor water use (e.g., landscape maintenance). Indoor water use remains consistent throughout the year, with outdoor water use driving the seasonal demand spike during warmer months. The vast majority of the City's water conservation policies and other efficiency efforts have targeted outdoor water use and education to help residents and business understand and modify their use patterns.

### **Future Supply Considerations**

The City of Golden has initiated efforts to integrate supply and demand projections into its planning processes, while also evaluating the potential impacts of climate change on the City's water resources and supply. Golden periodically evaluates long-term water supply and demand conditions to support strategic planning. Recent analyses considered factors such as population growth, climate variability, drought frequency, and system performance to better understand potential future conditions. Preliminary results indicate that existing supplies and storage provide a strong foundation for meeting projected needs under a range of scenarios. The City will continue to refine its forecasting tools and update these evaluations as new data becomes available to ensure that planning decisions remain adaptive and well-informed.

Development criteria for major subdivisions, planned unit developments, special use permits, and zoning changes shall include the range of water supplies and facilities needed to support the development and shall identify water conservation goals, including those in the adopted Colorado Water Plan, as amended, as a condition of approval.

### **City Water Planning Efforts and Next Steps**

The City's Water Efficiency Plan details an implementation and monitoring plan to ensure it achieves its intended outcomes and remains adaptable to changing conditions. The Comprehensive Plan and Water Efficiency Plan will be on similar update schedules every five years based on state requirements. The monitoring process provides City staff, elected officials, and the community with reliable information about progress toward water efficiency and resiliency goals, and it ensures compliance with state-level requirements established by the Colorado Water Conservation Board (CWCB). The monitoring program is designed to:

- **Track annual water demand and compare it to historic and baseline usage.**
- **Measure progress toward efficiency and resiliency targets.**
- **Evaluate the effectiveness of selected water efficiency activities.**
- **Provide data to support CWCB-required reporting information and future plan updates.**
- **Maintain transparency with Golden's residents, businesses, and stakeholders.**

City staff, along with boards and commissions and City Council, will continue to coordinate and improve water, land use, transportation, and resiliency planning to meet our local needs.



# COMPREHENSIVE PLAN GOALS AND IMPLEMENTATION ACTIONS

CHAPTER

9

## Comprehensive Plan Goals and Implementation Actions

This chapter includes the Plan’s goals rooted in public feedback and the foundational values in Golden Vision 2030 (GV2030). Each goal identifies the related GV2030 value theme(s) by letter. Please refer to Chapter 1 for an overview of GV2030. Some goals have specific implementation actions, such as specific capital projects, programs, or policies, that the City will pursue to achieve that goal. Goals that do not have specific implementation actions are equally important, though may be more focused on providing policy guidance as part of the development review process or general community decision-making. The Plan’s goals should also be utilized in conjunction with other Citywide and neighborhood plans and reports as outlined in Chapter 3.

### VALUE THEMES:

- |  |  |
|--|--|
| <b>A</b> An accessible and walkable community    | <b>F</b> Support for our history, culture, and education |
| <b>B</b> Active outdoors and the environment     | <b>G</b> A family- and kid-friendly town                 |
| <b>C</b> Safe, clean, and quiet neighborhoods    | <b>H</b> Friendliness and appreciation of our neighbors  |
| <b>D</b> Support for local business and downtown | <b>I</b> Our sense of community                          |
| <b>E</b> Convenience and community amenities     | <b>J</b> Belonging/volunteerism                          |



## TRANSPORTATION, LAND USE, AND PARKS/OPEN SPACE INTEGRATION

**GOAL LU.1** – Ensure public and private developments are compatible with the goals of the Transportation Master Plan, Open Space Master Plan, and Parks and Recreation Master Plan, and foster multimodal and accessible travel options. Value Themes A, B, E, and I

⇒ Identify partnership, regulatory, and other approaches to preserve and promote access and the natural environments that define Golden as a place as a part of the development review process.

**GOAL LU.2** – Evaluate zoning for areas adjacent to and/or within residential zoned areas or modify use regulations as appropriate to support walking and biking. Value Themes A and E

**GOAL LU.3** – Leverage RTD and local bus service and infrastructure to support transportation demand management policy in coordination with adjacent local and regional developments.

Value Themes A, D, and E

**GOAL LU.4** – Integrate transit planning, last-mile connectivity, and vehicle parking as part of public and private development review process. Value Themes A and E

**GOAL LU.5** – Integrate vehicle parking supply and demand as part of public and private development review process, particularly in high-demand areas such as downtown Golden. Value Themes A and E

**GOAL LU.6** – Design public and private development to prioritize safe transportation and connectivity for the approximately one-third of American society that does not drive, such as the young, aged, disabled, and people experiencing poverty. Value Themes A, E, and G

**GOAL LU.7** – Maximize connections between multimodal areas of the community to create linkages of safe travel along commercial corridors, as well as between neighborhoods, commercial districts, services, recreation opportunities, institutions such as schools, and other desired destinations. Value Themes A, D, and E

**GOAL LU.8** – Identify opportunities through public and private development to create additional public open spaces, parks, and/or community spaces consistent with the Parks and Recreation Master Plan, the Open Space Master Plan, and neighborhood plans.

Value Themes B, G, and I

**GOAL LU.9** – Ensure public and private developments help advance the City’s resiliency goals focused on energy, waste, and water.

Value Themes B and D

**GOAL LU.10** – Support zoning and land use regulations that guide integrated, compact urban development that enhances neighborhood compatibility, walkability, housing attainability, and overall community character and prioritizes physical form, scale, and design quality with housing options. Value Themes A, C, D, E, and I

⇒ = ACTION



## COMMUNITY AND NEIGHBORHOODS

**GOAL CN.1** – Improve the water quality entering waterways and reduce the amount of runoff through use of innovative and effective design, such as bioswales, rain gardens, porous pavement, and other techniques approved by Mile High Flood Control District and allowed by municipal code. *Value Theme C*

**GOAL CN.2** – Maintain community identification and connection through neighborhood and Citywide programs and events to promote pride of place. *Value Themes I and J*

**GOAL CN.3** – Provide opportunities for neighbors to interact, whether through organized events or activities in the neighborhood or through casual contact in public spaces. *Value Themes B and I*

**GOAL CN.4** – Specify areas for neighborhood plazas, pocket parks, community gardens, or other small public spaces that are easily accessible on foot for neighborhood residents and have seating, play areas, and other public amenities. *Value Themes B and I*

**GOAL CN.5** – Implement programs like the Thriving Communities neighborhood grants to increase connections between neighbors, engagement with the City, and promote shared community investment. *Value Theme I*

**GOAL CN.6** – Engage in consistent and comprehensive community engagement during neighborhood planning through an equity-centered lens to understand unmet needs that the City is positioned to address.

**GOAL CN.7** – Coordinate opportunities and simplify processes that allow the Golden community and City staff to review and comment on proposed development and regional projects. *Value Themes D, E, F, H, I, and J*

**GOAL CN.8** – Conduct annual Comprehensive Plan and neighborhood plans review with Planning Commission to identify progress and future planning priorities. *Value Theme J*



## HOUSING

**GOAL H.1** – Preserve and support existing and naturally occurring affordable housing. *Value Themes G, H, and I*

- ⇒ Partner with private and public stakeholders to fund purchases of NOAH units and properties that meet adopted Comprehensive Plan guidance.
- ⇒ Leverage NOAH purchases to secure City referrals for rental housing and homeownership units.
- ⇒ Support maintenance and rehabilitation programs and funding to ensure NOAH meets state habitability requirements.
- ⇒ Track existing rental housing and homeownership units subject to right of first offer and right of first refusal to identify potential acquisition or partner for acquisition properties.
- ⇒ Continue to support manufactured home communities in the City, specifically as a unique housing opportunity. Evaluate applicable zoning standards to sustain existing manufactured home communities.



## HOUSING (Continued)

### GOAL H.2 – Expand resident support and eviction prevention.

Value Themes G, H, and I

- ⇒ Provide grant-based funding for private and public stakeholder eviction-prevention programs and supports.
- ⇒ Partner with private and public stakeholders to promote non-City resources, funding opportunities, and housing data and information.

### GOAL H.3 – Support seniors and at-risk adults aging in place.

Value Themes B, G, H, and I

- ⇒ Support maintenance and rehabilitation programs and funding to enable seniors and at-risk adults aging in place.
- ⇒ Develop program and funding to implement resiliency improvements to existing homes and rental units to lower utility, maintenance, and other housing costs.
- ⇒ Prioritize senior citizens and at-risk adults for affordable housing referrals if their housing costs exceed fixed income or the ability to pay for housing.
- ⇒ Collaborate across City departments to develop programs and identify funding to support healthy housing such as radon mitigation.

### GOAL H.4 – Support new workforce and affordable housing developments. Value Themes G, H, and I

- ⇒ Partner with the Downtown Development Authority and Golden Urban Renewal Authority to fund construction of new permanently affordable rental and homeownership units.
- ⇒ Leverage local funding with state and federal grants.

### Goal H.5 – Secure a permanent source of funding for the City’s affordable housing trust fund.

- ⇒ Review federal, state, and local funding opportunities and propose funding contributions as part of the City’s budget process.
- ⇒ Evaluate long-term funding opportunities as part of the upcoming Housing Action Plan.

### GOAL H.6 – Support construction of diverse housing opportunities across all income levels and housing types consistent with adopted neighborhood and housing plans. Value Themes G, H, and I

- ⇒ Monitor the number of housing units constructed for each municipal code form type, form zone, and neighborhood plan area, and propose regulatory changes as necessary.
- ⇒ Identify development regulations, policies, and incentives to encourage different housing sizes, income levels, preferences, and needs in neighborhoods Citywide consistent with adopted neighborhood plans.

### GOAL H.7 – Ensure preservation and construction of affordable housing units meets the City’s commitment to increase affordable housing by 3% annually under the state voter-approved proposition 123.

Value Themes G, H, and I



## HISTORIC PRESERVATION

**GOAL HP.1** – *Safeguard, recognize, and acknowledge distinctive architectural styles and structures found within Golden. This intangible heritage is important to preserve, while also allowing for flexibility to accommodate the changing life circumstances of residents, the community, and society. Value Themes D, F, and I*

- ⇒ Integrate historic preservation and rehabilitation, archeological resources, and historic context into City capital projects and private development proposals.
- ⇒ Regularly review and refine historic preservation program processes and regulations to ensure consistency with community value themes, equity, and best management practices.

**GOAL HP.2** – *Leverage and maintain the City’s status as a Certified Local Government (CLG) and continue to ensure that the City’s Historic Preservation program meets the community’s needs. Value s D, F, and I*

- ⇒ Explore opportunities with the State Historic Preservation Office for resources and funding to assist the City with program improvements and financial assistance for preservation training, education, and projects within the community.

**GOAL HP.3** – *Modernize the City’s historic preservation program by revising the City’s processes, procedures, and architectural review criteria, as well as establish neighborhood context statements for the City’s historic districts. Value Themes D, F, and I*

- ⇒ Align historic preservation processes and public engagement criteria with the larger municipal zoning code requirements to create consistency and improve community engagement.

- ⇒ Update architectural review criteria to recognize a broader range of architectural and historic styles representative of the City’s built environment.

**GOAL HP.4** – *Update and conduct historic resource surveys on regular intervals for existing historic structures within neighborhoods that are already designated and those that have the potential to be preserved, rehabilitated, or restored, and include previously un-surveyed time periods as they become relevant, such as those constructed in the 1950s through 1970s. Value Themes D, F, and I*

**GOAL HP.5** – *Promote awareness and acknowledgement of the City’s historic resources and neighborhoods within the community through education, training, support of the Golden History Museum, and integration of historic resources and contexts within neighborhood and area plans. Value Themes D, F, and I*

- ⇒ Provide access to resources and establish education and training metrics for historic preservation staff and board members.

**GOAL HP.6** – *Update surveys for existing historic structures and structures that have the potential to be preserved, especially those constructed in the 1950s-1970s. Value Themes D, F, and I*

- ⇒ Identify, align, and integrate specific resources and incentives to support equity-based historic preservation and rehabilitation.



## REGIONAL PARTNERSHIPS

**GOAL RP.1** – Utilize formal and informal partnerships with other municipalities and government agencies, nonprofits, and private sector organizations to achieve the Comprehensive Plan’s vision, goals, and implementation actions. Value Themes D, E, F, H, I, and J

**GOAL RP.2** – Collaborate on regular updates to the Campus Master Plan, Comprehensive Plan, and the development and operational intergovernmental agreements to ensure continuity of the Mines and City of Golden partnership. Value Themes D, E, F, H, I, and J

**GOAL RP.3** – Coordinate opportunities for the Golden community and City staff to review and comment on proposed Colorado School of Mines development projects. Value Themes A, B, D, E, F, H, I, and J

**GOAL RP.4** – Coordinate with partner jurisdictions regarding annexation plans and requests, IGAs, and common interests related to housing, open space, and regional trail and transportation connections.

Value Themes A, B, D, E, F, H, I, and J



## ECONOMIC DEVELOPMENT

**GOAL ED.1** – Encourage economically diverse existing and redeveloped commercial and mixed-use business centers. Value Theme D

- ⇒ Develop targeted business grant opportunities and outreach to support local business needs.
- ⇒ Coordinate business roundtable discussions and other engagement events in partnership with nonprofit and private sector organizations to spur collaboration and opportunities for local businesses and business centers.

**GOAL ED.2** – Support existing manufacturing and industrial business centers and redevelopment that enables local business growth and expansion. Value Themes D and E

- ⇒ Ensure the municipal code and other development standards enable innovative and unique businesses to be located and expand in Golden.