

CENTRAL NEIGHBORHOODS PLAN



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1 WELCOME TO THE CENTRAL NEIGHBORHOODS

2 CURRENT CONDITIONS

3 RECOMMENDATIONS

4 IMPLEMENTATION

THE VISION

THE VALUES

PROJECT HISTORY AND NEIGHBORHOOD OUTREACH

CENTRAL NEIGHBORHOODS PLAN

WELCOME TO THE CENTRAL NEIGHBORHOODS

The Central Neighborhoods Plan is intended as a component of the City of Golden Comprehensive Plan and to help implement the Value Themes created by the residents of Golden through the Golden Vision 2030 project. The Plan looks to address the concerns of the Central Neighborhoods area and establish parameters for building and site design that will guide future redevelopment of commercial areas.

1.1 The Vision

The community values that came out of the two year outreach process known as Golden Vision 2030 (GV 2030) are the foundation of this plan, as well as the Comprehensive Plan as a whole.

The vision behind the Comprehensive Plan was to create a document that reflects the community's values and can function as a guide for Golden's future. The plan seeks to:

- Derive the goals and strategies for Golden's future directly from community values
- Provide direction for all related policy documents, as well as for zoning code changes, budget decisions and capital investments
- Integrate the community's commitment to historic preservation, sustainability and public health
- Initiate the evaluation of regulations and processes employed daily by the City
- Include measurable goals and strategies to ensure implementation

Neighborhood plans are components of the Comprehensive Plan that get more specific in how the community values apply on the ground in specific areas.

Neighborhood plans are microcosms of the comprehensive plan, and function as such for these particular pockets of the larger community. The neighborhood planning process involves going through each of the guiding principles and community values and determining how each value is or should be manifested in that neighborhood. Each neighborhood will look at the map of "Areas of Stability and Change," and discuss how this impacts them. A more in depth discussion on the areas of change found within each neighborhood is needed to get the most appropriate outcome. Those involved in the neighborhood planning process should refer back to Part 3 of the Comprehensive Plan and the section "Creating Sense of Place and Making Connections" when beginning discussions on the "Areas of Change."



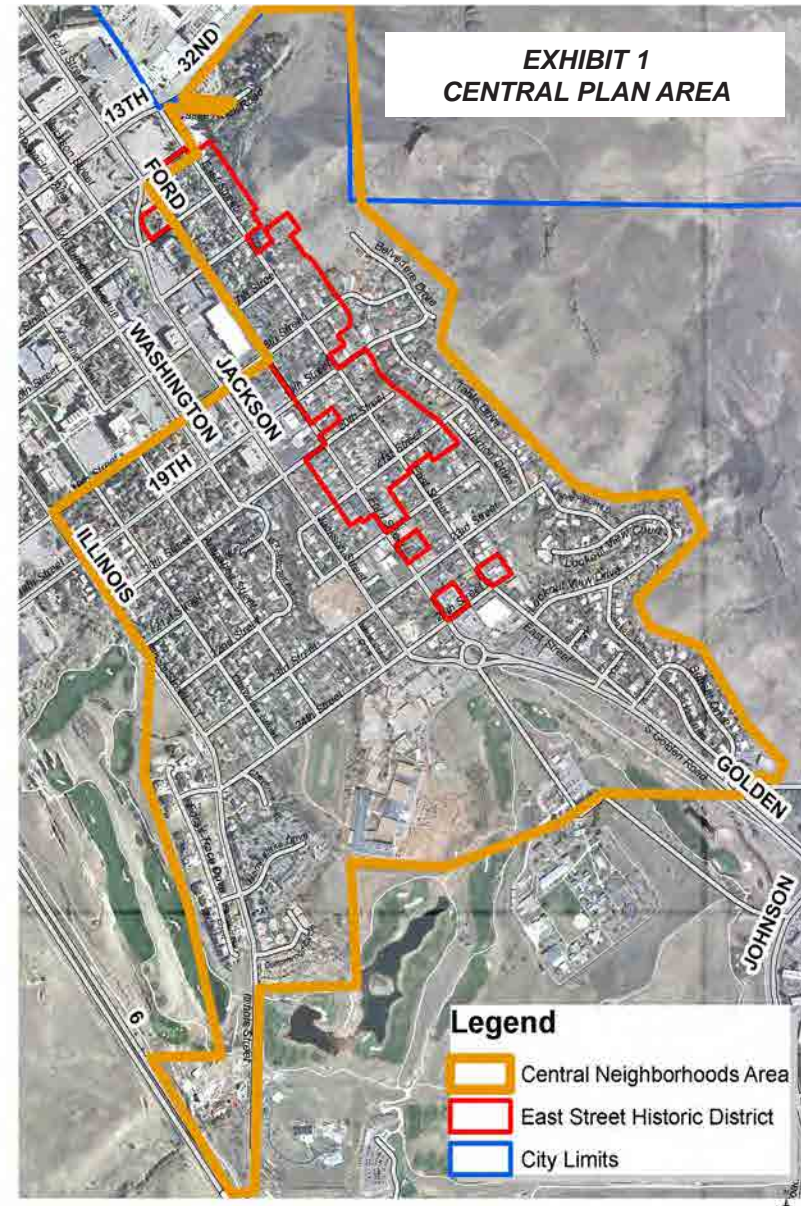
1.2 The Values

The results of the Golden Vision 2030 project provided community values that the citizens of Golden felt were important in preserving the lifestyle they cherish. One aspect of the neighborhood plans is to ensure that the recommendations fit within the context of the values. While not every value can be quantified or regulated, the hope is that some values can be indirectly achieved through the use of quality urban design, and public and private investment.

The community values created from Golden Vision 2030 are:

- Guiding Principles
 - Responsive Government
 - Controlled and Directed Change
- 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

When making specific recommendations, these values will be guides to ensure that no recommendation is made that would significantly clash with the stated values. Recommendations should support the community values, as well as promote the continuation of the values per the decision making model shown in Figure 1 of Golden Vision 2030 and the Comprehensive Plan.





1.3 Project History and Neighborhood Outreach

The neighborhood plan was created with significant public input from the residents of the Central Neighborhoods area. The project was initially kicked off on June 18, 2008 with a neighborhood meeting, but with a smaller neighborhood area. The neighborhood plan was then postponed while the City embarked on the Golden Vision 2030 community planning effort. Upon completion and adoption of Golden Vision 2030 in late 2010, the neighborhood planning efforts were reignited with a base of core values produced from Golden Vision 2030 as well as a broader neighborhood planning area.

A new kick off open house meeting was held on April 27, 2011, using the open house format where participants were invited to view exhibits and provide their comments directly on posters or in the form of a short survey which was also presented at the June 18, 2008 neighborhood meeting.

At both neighborhood meetings, participants were given a short questionnaire that included the following questions:

- If you were king/queen of your neighborhood, what would be your first priority?
- How do you see your neighborhood 20 years from now? What will it look like?
- What do you see as the most significant problem(s) impacting your neighborhood?

A second neighborhood meeting was held on June 22, 2011 that focused primarily on the “Area of Change.” For several weeks prior to and after the scheduled meeting, Planning staff encouraged residents to partake in an online survey that addressed the same questions that were used during the neighborhood workshop. With the focus on the commercially zoned properties within the “Area of Change”, the questions were intended to gauge residents’ opinions and ideas on the potential form and function of the area. Participants were asked to evaluate the following questions while keeping in mind the Golden Vision 2030 Value Themes. The questions were used in the online survey as well as during the neighborhood workshop as follows:

1. In the context of the Value Themes, how should this commercially zoned area feel when you are walking or biking down the street? Conversely how should it NOT feel?
2. What should this commercial area look like to complement the surrounding neighborhoods and fulfill the community values?
3. Can you name and describe other commercial/retail/public places you’ve been in Colorado that might be an inspiration for how this area should change over time?
4. How could this commercial area be designed to enhance connections between neighbors and improve the sense of community?
5. Describe the kind of public spaces, such as plazas and play areas, which would entice you to linger in the area and connect with your friends and neighbors.

Responses received from both neighborhood meetings were consistent and themes emerged. The comments received and the conversations with neighbors have become the basis for the recommendations for the Central Neighborhoods Plan. The responses have been compiled and included as Appendix A.



**Neighborhood Plan Input
Community Open House
April 27, 2011**



CURRENT CONDITIONS

2.1 Neighborhood Location

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 through the plan area, and eventually become South Golden Road.

2.2 The Neighborhoods Today

The Central Neighborhoods are characterized by some of the most striking historic and geographic features in the community and tell a varied story of Golden. The northern areas along Ford and East Street are part of the 1860's Kinney's Addition subdivision, one of the early expansions of the original town. The eastern edge of the neighborhoods is defined by the now abandoned Welch Ditch irrigation feature which winds along South Table Mountain below Castle Rock. The original Colorado School of Mines campus was located on the site of the current Lookout Mountain Youth Services Center, and helped shape the growth of the community in this direction. Following World War II, the area south of



Castle Rock & South Table Mountain

the current CSM campus became the primary area of new housing and neighborhood retail, until growth pushed north and westerly into Beverly Heights in the 1960's. Some of the most significant individual historic homes are located along 18th and 19th Streets near campus, and in the area now defined as the East Street Historic District.

The housing stock includes an eclectic mix of original homes and early subdivisions and newer construction. Residential uses are a mixture of single family homes, multi-family homes, (owner occupied units and rentals), and the unique Harmony Village Cohousing development.

While the area is predominately residential, there are commercial uses along parts of Jackson and Ford Streets as well as the area just east of Golden High School. This area currently contains a variety of uses from a bowling alley to neighborhood retail, and a specialty bicycle shop. This area has been designated in the comprehensive plan as an "Area of Significant Change" and will be the primary focus for recommendations. The remaining area is considered stable and looks to have limited overall change. A more thorough discussion has been included for this area with specific recommendations.

2.3 Architecture and Housing Styles

The Central Neighborhoods have a variety of architectural styles. From the historic homes along East Street, to the post World War II bungalows, to the multi-story homes that line Fossil Trace Golf Course, the neighborhood boasts an eclectic mix of styles and sizes. The existing zoning designations are shown on Exhibit 2 (page 5). The area is fully built out with little to no vacant land. Residential development in the neighborhood would primarily consist of redevelopment of existing residences. Commercially zoned properties have a higher probability of more significant change, which will be discussed in further detail in Chapter 3 of this plan.

2.4 Parks, Recreation and Open Space

One of the values that came out of the Golden Vision 2030 process was "Active outdoors and the environment." The City as a whole values the variety of parks, trails and open space areas located throughout the City. Currently, within the



East Street Area

NEIGHBORHOOD
LOCATION

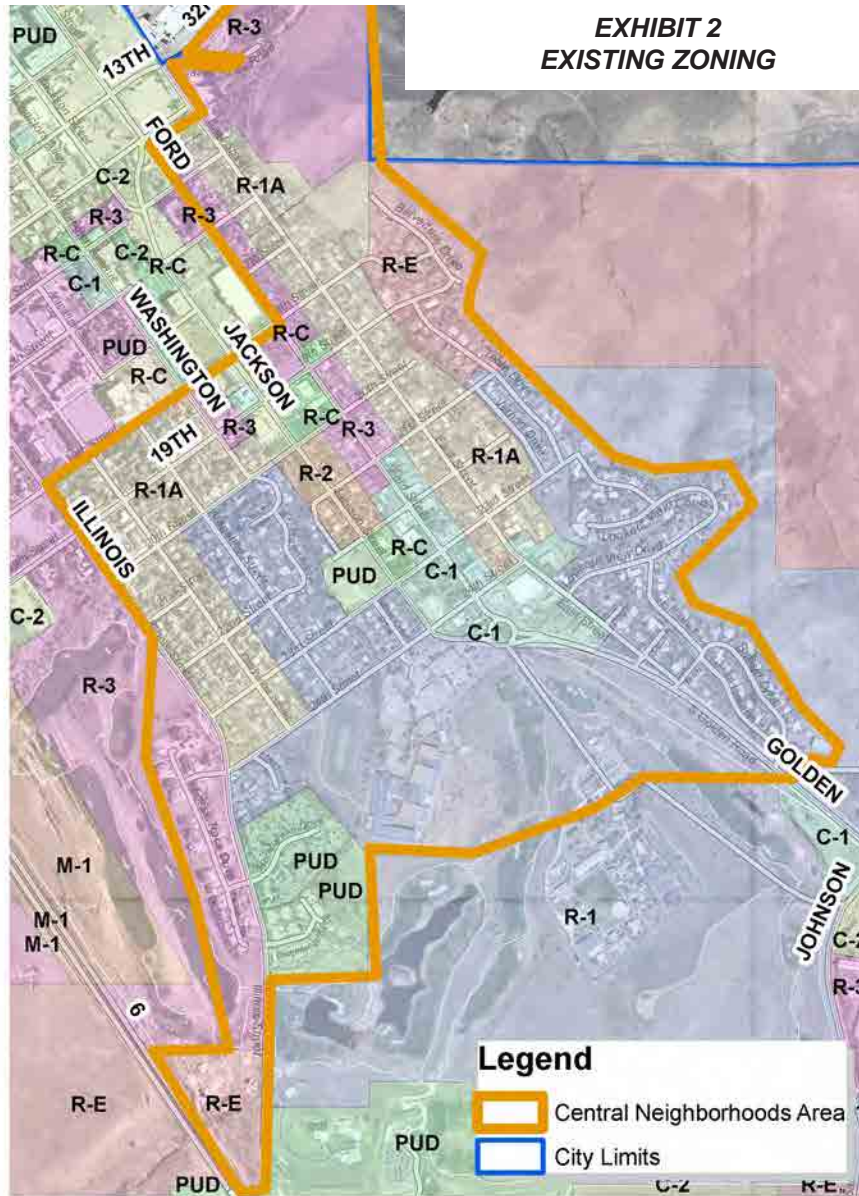
THE NEIGHBORHOODS
TODAY

ARCHITECTURE AND
HOUSING STYLES

**PARKS, RECREATION
AND OPEN SPACE**

COMMERCIAL AND
RETAIL USES

STREETS AND
TRANSPORTATION



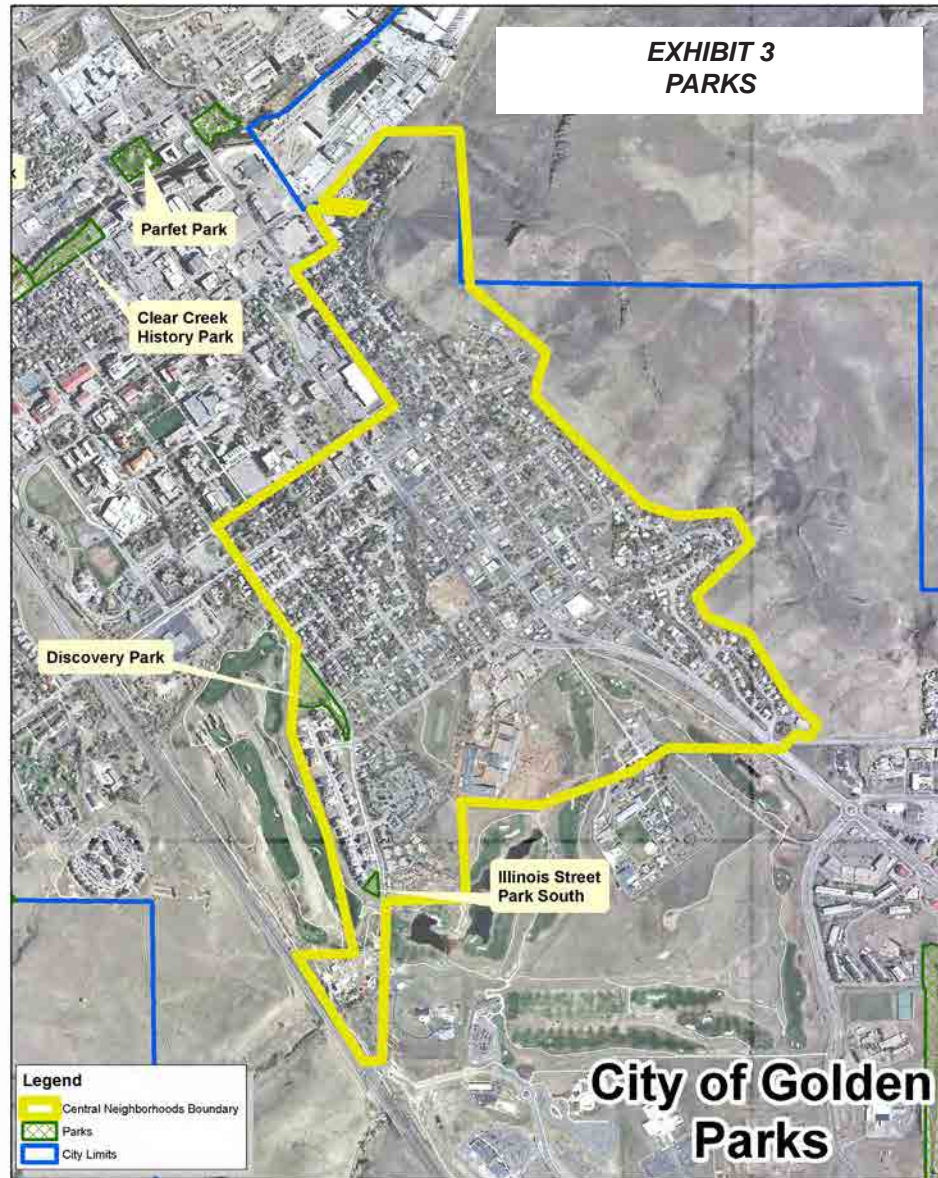
plan boundary, there are two parks, Discovery Park and Illinois Street Park South. Additionally, South Table Mountain is adjacent to the Central Neighborhoods plan area and is a part of Jefferson County Open Space.

Residents surveyed within the neighborhood use the parks in Golden on a regular basis, with about half of those surveyed walking to the parks, and the other half indicating the parks were too far to walk to. The two parks located within the bounds of this neighborhood plan are located along the western perimeter, leaving a majority of the neighborhood without a park within short walking distance. The Parks and Recreation Master Plan adopted in January 2008 cites a deficiency of neighborhood park space for this area.

Exhibit 3 shows all the parks within the City of Golden, with the neighborhoods plan area outlined in yellow. There are two City parks located along the western perimeter of the neighborhoods boundary, but there are no other park spaces



Discovery Park, Illinois Street



within the remaining plan area. A neighborhood park is something the entire neighborhood will benefit from, helping to create a central informal gathering place.

2.5 Commercial and Retail Spaces

Commercial and retail uses are situated along much of South Golden Road and Jackson and Ford Streets, which are designated as arterials in the City's transportation plans. For the area between 20th and 24th Streets however, the mix of residential and non-residential uses and structures is nearly equal. These streets bisect the neighborhood with residential and commercial/retail uses immediately adjacent to the streets, but with strictly residential uses beyond. These streets are an important part of the neighborhood fabric and experience as well as to the City as a whole. Current commercial and retail uses in this area include a bowling alley, coffee shop, informal dining, a bicycle shop, fencing studio, and a variety of professional offices. There are opportunities for the commercial properties southeast of 24th Street to be redeveloped and the use intensified. This will be the majority of the discussion in Chapter 3.



Neighborhood Commercial Uses

2.6 Streets and Transportation

In 2008, the Walkability Task Force was created and tasked to identify remaining walkability barriers, identify the major opportunities for enhancing walkability within the community and provide recommendations to City Council and staff that will make it safer and easier for citizens of all ages to walk to services, schools

and recreation. The final Walkability Task Force plan recommended significant improvements along Jackson Street stretching from 13th to 24th Street. As a major north-south corridor for Golden and for access to Golden High School, the infrastructure was not meeting the demands and needs of motorists, bicyclists or pedestrians. The Task Force recommended several changes to improve conditions for all modes of transportation along the Jackson Street corridor. Many of the suggested improvements were completed in 2010.

Throughout a majority of the residential areas within the Central Neighborhoods, there are wide right-of-ways, typically with narrow or no sidewalks. The City Council has adopted the “Complete Streets” resolution (Appendix B) which reinforces the policy that over time, the City should upgrade such pedestrian routes, starting with high priority connections, and recognizing that low volume streets will likely remain as is for many years.



***Jackson Street
Complete Streets Treatment***

RECOMMENDATIONS

After evaluating the current conditions of the neighborhood, it is important to look at specific sites and areas that have the potential for redevelopment in the future and provide more specific direction or establish redevelopment standards. It is also important to keep the values of Golden Vision 2030 prominent in such discussions and ensure that the recommendations for changes are in line with the Golden Vision 2030 direction as detailed in the Comprehensive Plan and neighborhood plans. While the majority of this chapter will address the recommendations for the “Areas of Change,” it will also address smaller scale changes and additions, as well as public investments such as a neighborhood park and streetscape improvements.

While all recommendations are made with the Golden Vision 2030 Guiding Principles and Values in mind, there are several that will be emphasized in greater detail. These value themes are not more important, but they lend themselves more to land use recommendations.

3.1 General Neighborhood Recommendations

A majority of the area within the Central Neighborhoods Plan is considered stable (Exhibit 4, unshaded areas), in that no significant change in development pattern or intensity is anticipated. While there will most likely be renovations of single



Area of Stability

- Well established residential neighborhoods
- No community policy encouraging large scale changes
- No perceived economic forces prompting large scale change
- Encourage neighborhood investment that maintains existing character and scale

Area of Incremental Change

- Mostly downtown and Ford/Jackson corridor
- Traditionally more variety and mix of uses
- Community policy assumes individual parcels or block changes, but does not encourage large scale changes
- Economic forces support potential reinvestment and redevelopment
- Encourage reinvestment and redevelopment that supports Golden Vision and Neighborhood values

Area of Significant Change

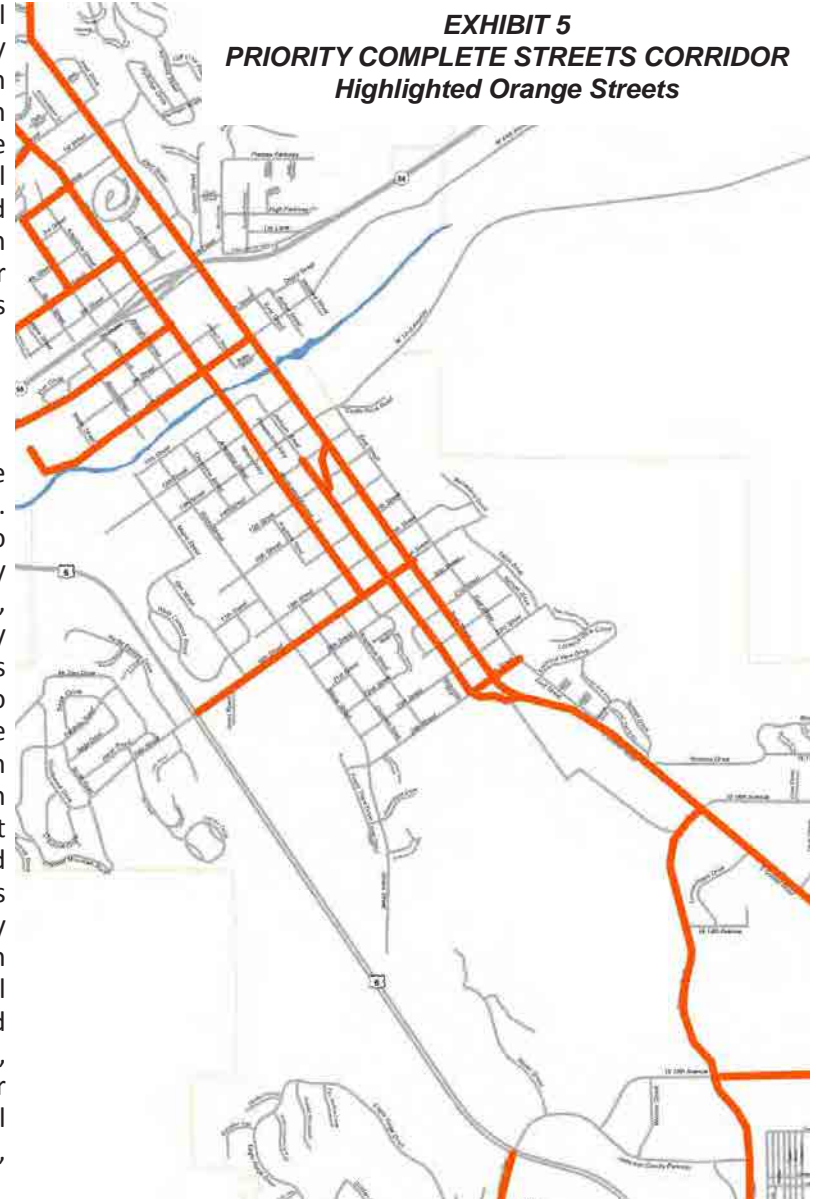
- **Locations where Golden Vision values and economic forces may lead to larger future changes**
- **Business Parks, Neighborhood Commercial, Colfax Ave, S. Golden Rd.**
- **Community policy assumes individual parcel or block change as well as possible large scale changes**
- **Economic forces support reinvestment or redevelopment, but may need public involvement**
- **Redevelopment that supports Golden Vision and Neighborhood Plan values should be clearly defined and encouraged**

homes or whole lot redevelopment, the overall character of the area will not be dramatically different in the coming years. For these cases, an appropriate method and standard of evaluation needs to be established. Additionally, there are recommendations for areas that do not fall within the “Areas of Change” that also need to be addressed. This section will establish parameters and general recommendations for the neighborhood (referred to on Exhibit 4 as “Areas of Stability”).

3.1.1 Transportation and Streets

In 2010, City Council adopted the Complete Streets Policy (Resolution No. 2059) which acknowledges the need to accommodate all modes of travel on City streets, including pedestrians, cyclists, motorists and mass transit riders. City Council defines complete streets as roadways designed and operated to enable safe, attractive and comfortable access and travel for all users. Within the Central Neighborhoods, South Golden Road, Jackson Street, Ford Street and 19th Street have all been designated on the “Priority Complete Streets Corridors” map as priority streets by City Council for complete streets design (Exhibit 5). While the City Council resolution and priority map identified only the previously mentioned streets, the following recommendations are for all streets located within the Central Neighborhood Plan Area and include, but are not limited to:

**EXHIBIT 5
PRIORITY COMPLETE STREETS CORRIDOR
Highlighted Orange Streets**



- Look for opportunities to narrow streets, especially at intersections, in order to accommodate safer pedestrian crossings and an ADA accessible sidewalk.
- Include “Complete Street” policies with every new infrastructure project along priority corridors and other high pedestrian traffic locations.
- Include bicycle lanes, bicycle routes, bicycle “sharrows” or other route designations on City streets.

The West Corridor Light Rail project and the end of line station at the Jefferson County Government Center is slated to be complete in the spring of 2013. The extension of light rail to Golden will bring convenient mass transit to a new segment of the population in the Metro Denver area. In order to bridge the distance between the station and downtown, a circulator bus has been discussed to run from the station to downtown, with the main path of travel going through the Central Neighborhoods area. It is anticipated that the circulator bus route may need amenities commonly found at other RTD bus stops, including benches, bus shelters, trash cans and signage. Exact details of the circulator bus route and service are still to be determined, but will likely be a hybrid system consisting of a flexible fixed route to serve the higher volume of people traveling from central Golden destinations to the light rail station, as well as a more traditional call-n-ride service to serve the rest of the community.

3.1.2 Residential

The Central Neighborhoods area is comprised of several smaller neighborhoods all with their own character and style. While large-scale change is not expected within single family residential areas, there is potential for change within the multi-family zones in the area.

A. Single Family Residential

With single family residential development mostly complete within the Central Neighborhood, the main form of single family development will either be remodels or whole lot redevelopment. In these cases the Central Neighborhood plan recommends the following:

- Remodel or redevelopment of single family lots must adhere to the guidelines and restrictions listed within the City of Golden zoning code located in Title 18 of the Municipal Code.
- Remodels and redevelopment of homes should take into account the neighborhood character and style and any historic character or designation during the design of the home.
- For the portion of the neighborhoods located within the East Street Historic District, new construction and alterations are subject to an advisory review by the City’s Historic Preservation Board.

B. Multi-family Residential

Infill multi-family residential remodels or redevelopment are subject to Chapter 18.40 of the Municipal Code, and are required to be presented to the Planning Commission for public hearing and approval. Additionally, because multi-family projects are subject to Chapter 18.40, they will be required to complete the “Comprehensive Plan Compliance” questionnaire that is a part of the application process for approval.

3.1.3 Parks and Open Space

While Golden has many parks and access to open space along the City’s perimeter, the Central Neighborhoods Plan area lacks a neighborhood park within walking distance of a majority of the residents. The City of Golden Parks and Recreation Master Plan indicates this area is in need of a neighborhood park. The City has been working for several years

to acquire property suitable for a neighborhood park, and these efforts continue today. The recommendation for parks and open space for the Central Neighborhoods Plan area includes, but is not limited to:

- Acquire property within the Central Neighborhoods Plan area to use for a neighborhood park.
- Include both passive and active park features for residents and users of all ages.
- Enhance trail connections for walkability and bikeability through the Central Neighborhoods Plan area.

3.2 Areas of Change



Beginning with the Golden Vision 2030 effort and finalized in the 2011 Comprehensive Plan update, the “Areas of Change” were established throughout the City. One of these areas is located within the Central Neighborhoods plan area. These “Areas of Change” are identified as areas where the property may be intensified or redeveloped for a better use of the space. These areas are generally already developed but can benefit from a complete redesign or merely intensification or re-arrangement of use. In this neighborhood plan, the exact boundaries of the areas of change are being refined as discussed below.

The “Area of Significant Change” in the Central Neighborhoods plan is a small portion of the neighborhood consisting of commercially zoned properties adjacent to the roundabout across from Golden High School on South Golden Road and a portion of the Ford and Jackson Street frontages north to about 23rd Street. While this area is mostly developed, there is potential for the area to better serve the residents of the Central Neighborhoods. The main properties abut South Golden Road, a major through street in Golden.

Additionally, there are areas designated as “Areas of Incremental Change,” between the “Area of Significant Change” and the north edge of the neighborhood where change is anticipated but to a lesser degree than the “Areas of Significant Change.” In these areas, the use, bulk and function of the development may not change significantly, but redevelopment opportunities can benefit from the same design features discussed below for the primary area of change.

3.2.1 Public Input

Planning Staff held two public neighborhood meetings; the first meeting was an open house on April 27, 2011 to introduce the residents to the planning process and gather some initial ideas. A second meeting was held on June 22, 2011 as a workshop, where participants were asked more detailed questions regarding the form and function for the “Area of Change.” The responses received from these two meetings are what form the basis of the recommendations for the Central Neighborhoods Plan. The participants brought many great ideas on how to make the area more inviting and safe, as well as provide public spaces for neighbors to connect. This input will help to define future development as a place that serves neighborhood needs, is sustainable and brings the community together.

3.2.2 Area of Incremental Change

The “Area of Incremental Change,” is designated on Exhibit 4. Within the Central Neighborhood plan, the Ford/Jackson corridor area from 18th Street to 23rd Street is considered an “Area of Incremental Change”, where change is likely but the form and function of the use of the site may not differ significantly with redevelopment. One of the main entrances into the heart of Golden runs right through this area. The 19th Street intersection across Ford and Jackson acts as a gateway towards Downtown Golden in one direction and towards the Central and South neighborhoods in the other. In addition, the Ford/Jackson corridor is the spine of the neighborhood and provides neighborhood services and housing in a more urban design than the surrounding areas. Because of the more prominent visibility of the corridor, the recommendations for this area will mainly be directed toward the creation of an identity and the promotion of placemaking on a neighborhood scale.

A. Character and Land Use

Current uses include office, a few retail businesses multi-family, and single family residential. Future uses between 18th and 20th Street should emphasize community gateway design and mixed use retail, service, office and multi-family.

Future uses in the area between 20th and 23rd Streets should emphasize the office, service, multi-family, and live-work style mixed uses. Retail uses are only appropriate in a carefully designed mixed use building. Auto oriented retail uses, and drive-up or drive-thru uses should be avoided. Parcels will likely be redeveloped on an individual basis, each addressing design and urban form recommendations separately.

B. Amenities and Streetscape

With this area acting as a gateway into Golden, but also surrounded by mainly residential uses, the scale of uses and changes to the area are anticipated to be less and on a smaller scale than the “Areas of Significant Change.” The following recommendations for amenities

and streetscape for the “Area of Incremental Change” include, but are not limited to:

- Provide attractive, functional and safe bus amenities including benches, shelters, trash cans and lighting.
- Consistent lighting that adheres to the lighting standards in Chapter 18.34 of the City of Golden Municipal Code.
- Consistently spaced street trees.
- Street furniture such as benches, planters and trash/recycling receptacles.
- Detached sidewalk with street trees and other landscaping that will give pedestrians a sense of protection from vehicles, as well as create an identifiable look and atmosphere for the area.
- Install a consistent street corner design to the intersection of 19th Street and Jackson Street to create an identity for the area as well as a gateway into Golden.



**Example of Effective Pedestrian
Friendly Amenities**

C. Building and Site Design

The scale and bulk of the buildings in this area are not likely to change significantly, however in the event that redevelopment of the site occurs, recommendations for buildings and sites include:

- Site buildings so they are closer to sidewalks, allowing parking

areas to be located at the rear of the building, shielded from view from public right-of-ways.

- Maintain a comfortable pedestrian scale with upper level setbacks and extended overhangs such as awnings and porticos.
- In the event of redevelopment of larger parcels or full blocks, balance the scale and siting of buildings with the feeling of scale and bulk.
- While not as urban as the downtown area, avoid drive-thru uses and balance neighborhood oriented retail and services with “gateway” land uses and form.



Example of Pedestrian Friendly Streetscape

3.2.3 Area of Significant Change

The following sections will address building and site design recommendations for the “Area of Significant Change” located in the Central Neighborhoods Plan Area.

A. Character and Land Uses

- The area between Jackson and East Streets between 23rd and 24th Streets forms the transition edge for the neighborhood core. The two triangular shaped parcels southeast of 24th Street are defined by their adjacent streets and will continue to function as the retail and service core of the neighborhood, as influenced by the high school and the community traffic on South Golden Road. The area will thrive with a mix of neighborhood level retail and service uses with opportunity to add mixed use residential and office in certain locations. Additional auto oriented retail uses, and drive-up or drive-thru uses should be avoided. The character of the area will be defined by the relationship of existing and new buildings to each other and the public and private spaces created.
- It should also be noted that the existing buildings in a given area do not always reflect what is allowed by zoning. Attention should be paid to current neighborhood patterns and zoning should be evaluated in order to reflect what is desirable.

B. Sidewalks and Edge Treatments

The “Areas of Significant Change” is primarily bounded by South Golden Road and East Street. South Golden Road serves as a major roadway for vehicular traffic connecting south Golden with downtown Golden. Streetscape recommendations along S. Golden Road will need to balance vehicular needs with pedestrian safety. A consistent treatment across all properties along S. Golden Road that provides greater separation from traffic will help to create a safe environment for pedestrians. There are some topographic changes between this roadway and the properties to the east that further

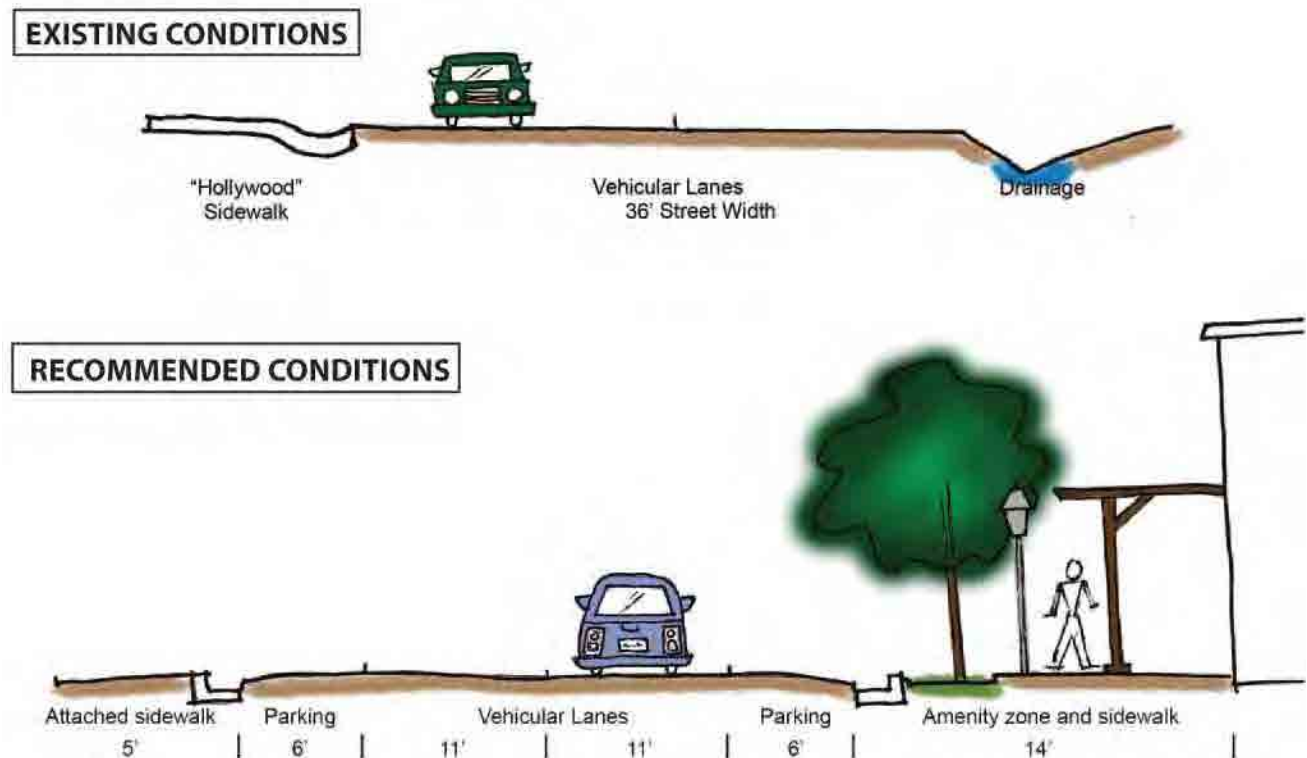
complicate streetscape and building placement. The following streetscape/sidewalk recommendations are for properties adjacent to S. Golden Road:

- Separated/detached sidewalk: amenity zone approximately 7 feet in width (to allow appropriate space for tree planting, trash/recycling containers, benches, lampposts, etc.) should be immediately adjacent to the roadway. This amenity zone will create a more secure walking path for pedestrians.
- Street Trees: Street trees should be planted within the amenity zone adjacent to the roadway. Trees should be spaced evenly as appropriate for successful growth of the tree species.
- Bus Stops/Shelters: Bus stops should include a bench with a shelter to protect users from inclement weather conditions. A trash/recycling receptacle should also be included with the shelter.

Sidewalks: Sidewalks should be wide enough to allow comfortable room for pedestrians while also allowing the potential for small tables and benches to occupy areas directly in front of retailers.

Ford and Jackson Streets are more established, with the model being defined by the 2010 Jackson corridor improvement project. Emphasis for Ford and Jackson as well as 23rd Street will be to maintain the existing character while improving side street sidewalks and connections, and enhancing bike facilities along Ford Street. Addressing current gaps in sidewalk connections should be a high priority.

EAST STREET AT 24TH STREET Looking South



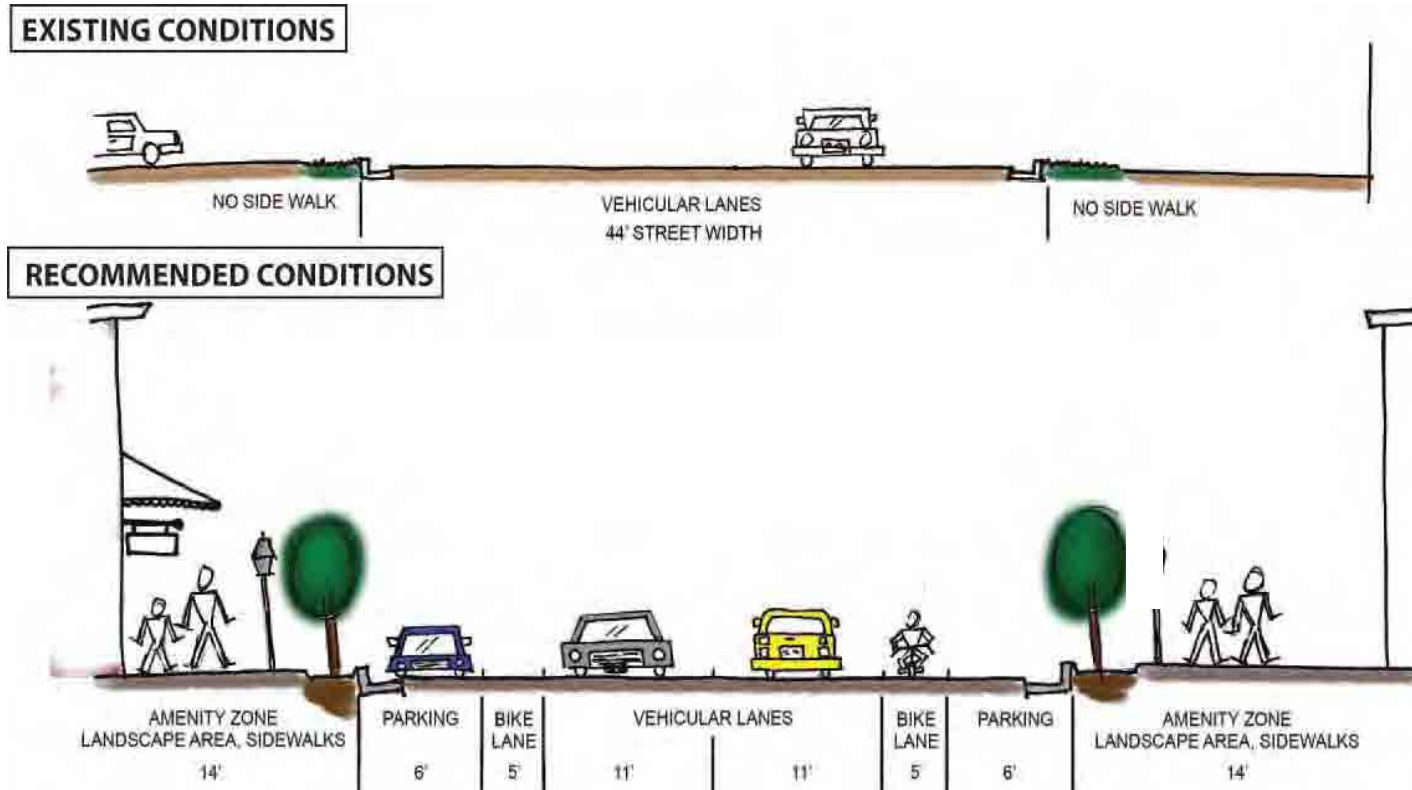
East Street is a street lined with historic homes and an important part of Golden's past. Mainly residential, it is also adjacent to the commercial area in question. The treatment of the East Street edge should be different than the treatment of the South Golden Road edge in that it should promote increased walkability and bikeability, connecting the residents in this area to the commercial area. The following streetscape/sidewalk recommendations are for properties adjacent to East Street:

- A wider sidewalk should be included along the east side of East Street.
- Allow proposed buildings to be sited at the back of the sidewalk.
- For shade, either large tree grates for large shade trees or a covered portico or patio extending off of the adjacent building (similar to downtown Golden)
- Groupings of potted decorative plants at the street corners to make the commercial area visually appealing.

- Consistent accent lighting along sidewalks for pedestrian safety.

The 24th Street area between Jackson and East Street will connect the high traffic "front" of the area with the calmer, residential "back" of the area. These two sides of the street will become an important connector and center for the "Areas of Change." There are opportunities here to create an edge, streetscape and street pattern that is both pedestrian, vehicular and bicycle friendly.

**24TH ST. between FORD & JACKSON ST.
Looking West**



C. Building Placement

In order to create a pedestrian friendly, neighborhood oriented commercial center, buildings should be situated closer to sidewalks. The following recommendations for building setback include, but are not limited to:

- The building should be sited so it is right behind the property line and adjacent to the sidewalk to help create a walkable, pedestrian friendly area.
- Areas between the sidewalk and building that are set aside for public space and/or outdoor dining are strongly encouraged to add vitality to the sidewalk.
- The required parking for the building should be located at the rear of the building or the interior of the overall site so that parking areas are not obviously visible to vehicular traffic or impede pedestrian access.
- The size and shape of individual parcels will dictate which street frontage is the primary focus, and how to best incorporate parking and vehicular circulation.

D. Building Height

The allowed maximum building height for C-1 and RCzoned properties is 50 feet. In order to function as a neighborhood commercial center, and create a more pedestrian friendly environment, the community has expressed a strong desire to maintain a two-story building height for the area. A third story could be allowed based upon criteria including, but not limited to:

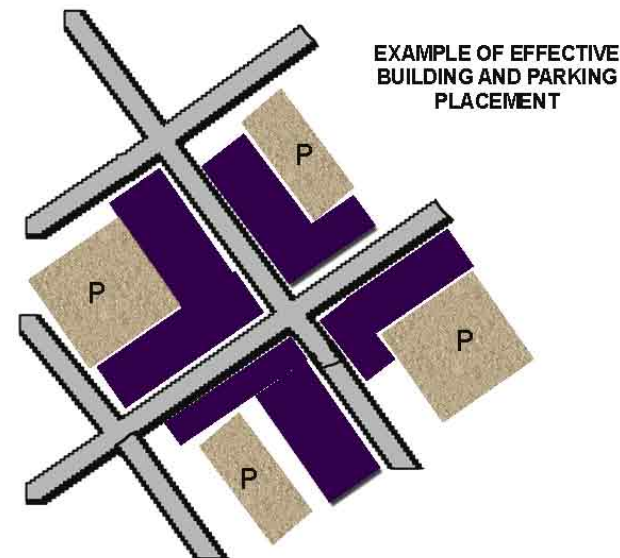
- Third story step back, to create less of an imposition on pedestrians at ground level.
- The proposed building is mixed-use, allowing the first floor to

be used as retail/restaurant and the upper two floors to be used as residential or office.

E. Architectural Detailing

A walkable human scale is the most important aspect for architectural detailing of this area. Detailing should be done in relation to the building height and treatment of windows, doors and other openings. Ground level details should vary visually, creating focal points along the building facade. The following recommendations for architectural detailing should be incorporated:

- Decorative window and door moldings, corner entries, recessed openings and other treatments to create accents or focal points.





- Large ground floor windows that create transparency between the sidewalk and the business.
- Use of color, texture and a tasteful variety of materials to help create visual interest.
- Awnings, porticos, patios or other similar architectural features are encouraged to enhance the user's experience and enliven the street.
- Building step backs at upper floors or building overhangs are encouraged to create more visual interest.

F. Parking

In order to promote a neighborhood commercial area that is pedestrian friendly, parking is recommended to be located at the rear of the building, or the interior of the property, so that it is not immediately adjacent or visible to roadways and will not create a visual or physical barrier for pedestrians on the sidewalk. This arrangement will reduce the potential for pedestrian and vehicle conflicts, and improve safety.

Allowing buildings to be sited closer to the front property line will allow for more flexible options to locate parking. Additionally, parking lot landscaping is encouraged to minimize the visual impact of paved surfaces. Parking lot landscape and softscape recommendations include, but are not limited to:

- In accordance with Chapter 18.40 of the Municipal Code, include parking lot islands located between parking stalls every 6-8 spaces (for smaller parking areas, space the islands evenly as site distances allow) planted with an ornamental tree. This will help to lessen the amount of solar reflection and absorption associated with large paved parking areas. Pedestrian walking paths through parking areas leading to the buildings are encouraged using a variation in color, texture and material.
- Incorporating bio-swales, porous landscape detention or other forms of passive water treatment in parking islands are highly encouraged.

G. Public Spaces

The residents within the Central Neighborhoods Plan area would benefit from a neighborhood park or a neighborhood plaza. A public space serves many purposes for a neighborhood, but primarily helps to create a gathering spot for residents where they can feel safe and develop a sense of community. The following recommendations for public spaces within the Area of Change should be considered:



Example of an Effective Public Space

- Place publicly accessible spaces in a central location in the “Area of Change,” and not located in a remote corner.
- Must be easily visible and accessible from the street and sidewalk, and ideally located at a crossroads, where walking paths intersect.
- Connections to sidewalks along South Golden Road, Ford Street, East Street, and 24th Street.
- Public spaces should not be too large in order to provide a more intimate scale for people to connect.
- Well lit and in plain view of sidewalks, streets and windows to provide “eyes on the street” (with all lighting complying with lighting standards listed in Chapter 18.34 of the City of Golden Municipal Code).
- Use an interesting variety of materials for pavement, which can include: pavers, brick, colored and patterned concrete and stone. The public plaza area needs to have a distinguishing appearance from the remainder of the commercial area.
- A water feature is an amenity that is appreciated by all ages. Whether it is interactive or passive, a water feature is something that the entire public space can center around.
- Provide benches and moveable chairs in small groupings that allow users to gather informally. Provide a variety of options for different

functions and visual interest.

- Picnic tables or small café tables that are not fixed in place are amenities that help to create inviting spaces for people to gather. Tables and chairs should be maintained by the property owner.
- Informal seating, such as low planter walls and broad steps that face public space are also important for casual seating.



Example of an Effective Public Space



Landscaping is an important part of what makes a place feel comfortable and inviting. Landscape standards are addressed in Chapter 18.40 Site Development Regulations of the City of Golden Municipal Code. The following are additional recommendations for landscaping in public spaces such as plazas and/or parks within the designated area:

- Use canopy trees that will provide shade for users, located near benches or other places where people may gather.
- Provide xeric, ornamental plantings that are low-maintenance and require little water.
- Landscaping should not create isolated areas or areas that are not visible from adjacent public and private space (“eyes on the street”).

Lighting is an important part of any public space. Spaces should be well lit so that users feel safe after nightfall; however the space should adhere to the City of Golden lighting standards in Chapter 18.34 of the City of Golden Municipal Code. The following recommendations are for lighting in public spaces such as plazas and/or parks within the designated area:

- Use functional, decorative and consistent lighting that gives the area a sense of identity.
- Ensure that lighting fixtures have shades that do not allow light to leave the premises.
- Illuminate all accessible paths with low lights or landscape lighting.
- Provide lighting for all seating areas with enough illumination to remain functional for evening activities.

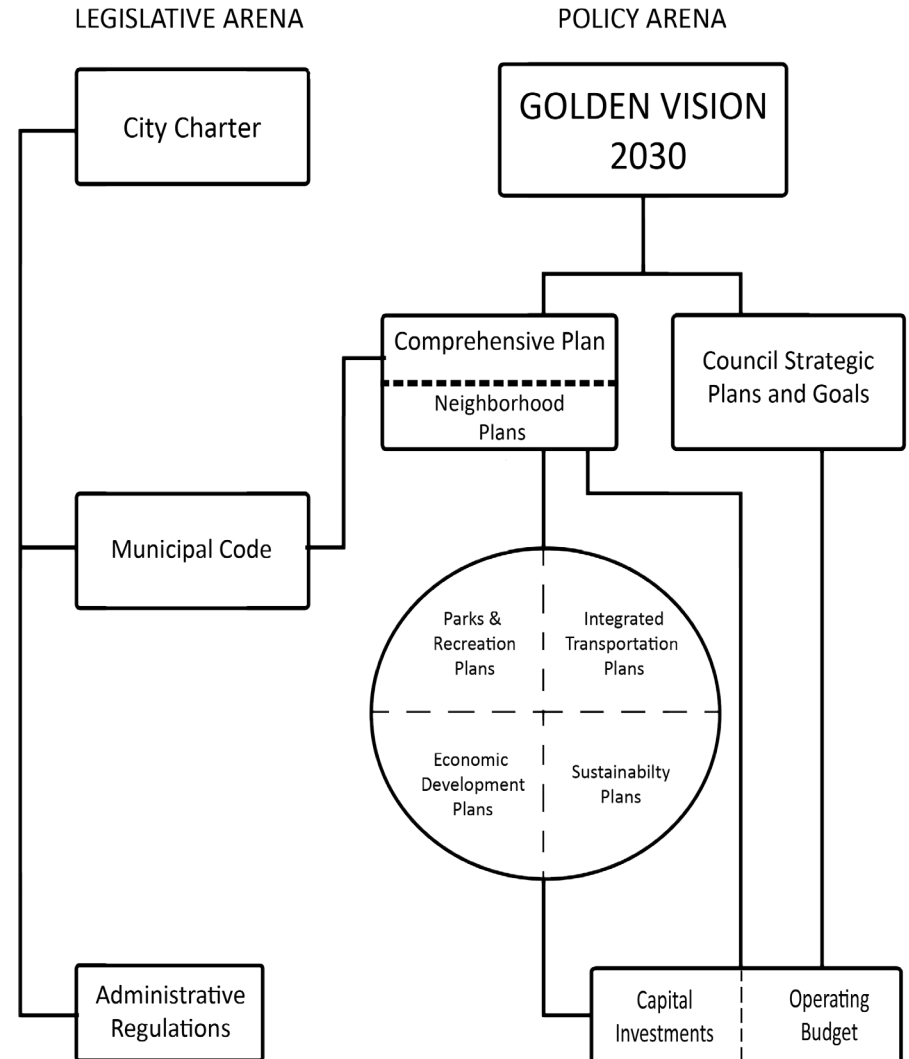
IMPLEMENTATION

Neighborhood plans are intended as a component of the comprehensive plan and should be referenced when considering a public or private project within that neighborhood's boundaries. The Central Neighborhoods Plan aims to provide guidelines and recommendations for future changes, while keeping in mind the wishes of the community.

As shown in the Exhibit 6, the neighborhood plans are a part of the comprehensive plan, and therefore should be taken into account when planning a project within the neighborhood's boundary. Proposed land use projects will be evaluated using the "Comprehensive Plan Compliance" form and reviewed with the comprehensive plan and neighborhood plan recommendations, strategies and goals in mind.

Proposed projects located within the "Area of Incremental Change" and "Area of Significant Change" will be highly encouraged to include as many of the recommendations listed in Chapter 3 of the neighborhood plan as possible. Staff evaluation of proposed projects, as well as support and recommendation for approval to Planning Commission, will be based on the values of Golden Vision 2030, the strategies, goals and policies found in the Comprehensive Plan, and the recommendations listed in the neighborhood plan. In addition, several specific actions are recommended below to further assure that neighborhood character and values are preserved and enhanced.

EXHIBIT 6 HOW THESE PLANS ARE USED



Character

1. The City should enact zoning style regulatory tools for the Areas of Change to reflect community values and neighborhood plan goals. This may include use of a form based code or overlay district(s), or further enhancement of the City's site development standards and guidelines to achieve the pedestrian oriented design approach described in the values, and to pay special attention to transitions and the edges between redevelopment and existing residential properties.
2. Promote establishment of neighborhood groups or organizations to empower area residents and provide a communication network for ideas and concerns.

Land Use

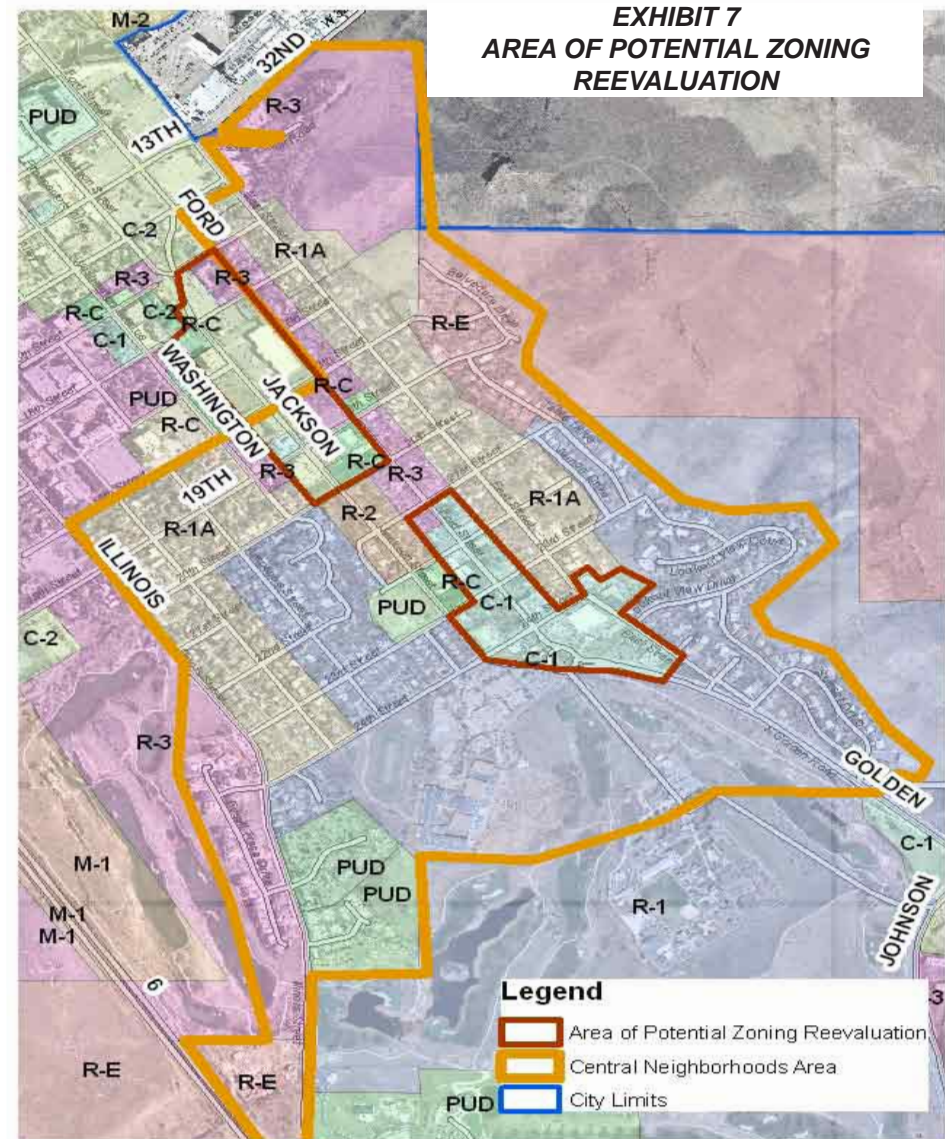
1. The City should consider regulatory changes to allow a vibrant mix of uses in Areas of Change to serve neighborhood needs, but also balance the desire for quiet residential streets surrounding these areas.
2. The City should evaluate the existing C-1 zoning between 21st and 23rd Streets and determine whether to pursue a rezoning to the RC or similar zone district.

Housing

1. The City should promote residential rehabilitation loan programs through Jeffco Housing Authority and other neighborhood investment mechanisms for eligible owner occupied dwellings for seniors and low and moderate income households.

Transportation

1. Plan for transit infrastructure for the existing RTD bus lines, as well as the planned circulator bus, which will serve the area. Amenities should enhance safety for riders and include bus shelters, seating, trash/recycling containers, bike parking, lighting and landscaping.



Economic Vitality

1. Develop an inclusive process to engage the community in an investigation of available economic development tools to help achieve Neighborhood Plan and Golden Vision 2030 goals and values.
2. In order to achieve such goals and values, the City, commercial owners, interested residents and economic development agencies such as the City Economic Development Commission and Urban Renewal Authority should investigate the pros and cons of public/private partnerships to facilitate future commercial and mixed use development supportive of this plan in designated areas of expected change.

Public Investment

1. The City should continue to pursue the acquisition and future development of a neighborhood park site to serve the eastern portion of the neighborhoods.
2. Include implementation of enhanced neighborhood amenities as determined annually with City Council's approval of the budget and update of the 10 year Capital Improvement Program. Continuation of interim phase (restriping) bike lane improvements along South Golden Road from the high school roundabout to Johnson Road should be a high priority.

Environment

1. Parks, trees and trail connections are important components of this plan, and will be addressed in decisions on zoning, urban renewal and development applications.
2. Ensure that storm water quality standards are met with all new construction and consider requiring infill development to design storm water detention to mimic predevelopment hydrology, even for building additions. Opportunities for innovative porous landscape detention geared for urban areas should be explored, such as curb cuts for landscaping along streetscape and in parking islands and the use of bioswales to provide infiltration and water quality.

APPENDIX A

Neighborhood Meeting Comments and Results

Open House - April 27, 2011
Workshop – June 22, 2011

CENTRAL NEIGHBORHOODS PLAN OPEN HOUSE

APRIL 27, 2011

RESPONSES TO PARK AND “AREAS OF SIGNIFICANT CHANGE” QUESTIONS

Which park do you currently use most often?

- a. Lions (+7)
- b. S. Table Mesa (+4)
- c. Illinois Pocket Park
- d. Ulysses
- e. Tony Grampas (+1)
- f. Heritage Dells (+1)
- g. Discovery (+1)
- h. South Illinois Park (+1)
- i. Dinosaur Park (Fossil Trace Park) (+1)
- j. Rooney *
- k. Dog park
- l. Parfet
- m. Apex

*Empty trash more frequently on Field #1

Do you walk to the park? Why or why not?

- a. Yes (+3)
- b. Yes, close to home (+3)
- c. Usually
- d. Yes to Lions – close
- e. Yes to Dinosaur
- f. No park in this neighborhood
- g. No – park downtown

What do you value most in a park?

- a. Feeling away from the city
- b. Safety (+2)
- c. Shade
- d. Big trees
- e. Walkability (+3)
- f. No dog mess (+1)
- g. No geese mess (+1)
- h. Activity areas, playgrounds, ball fields, etc
- i. Fenced in
- j. Fun stuff for kids
- k. Open area (+1)

- l. "Entertainment features" for kids (+1)
- m. Views (+2)
- n. Picnic tables (+1)
- o. Water features (creek)
- p. "Park" or open space
- q. Amenities
- r. Ball roofs
- s. Playground
- t. Grass

What would you like to see in the "Area of Significant Change"?

- a. 2 story max (+1)
- b. Landscaping (+1)
- c. Small outdoor park
- d. 24 hour emergency medical
- e. Ability to cross S. Golden Road between Sunset Drive and crosswalk at Golden High
- f. More landscaping in shopping center area, bowling alley area to create visual appeal (+1)
- g. Businesses that would attract people that would support socializing/gathering (+1)
- h. Create an urban authority to effect change
- i. Belmar-style area of some things for daytime, some things for evening, eg. Wine bar, a couple of restaurants, and a gathering place for whole area
- j. No tobacco or medical marijuana store there

What changes or additions would make this area an important part of the neighborhood?

- a. A café I could walk to (+1)
- b. Redevelop all except bike shop and bowling alley to include retail and residential
- c. All intersections free of fence/tree impediments
- d. Prettier
- e. Safer to cross S. Golden Road
- f. Restaurants – walk to dinner (+1)
- g. Make intersections wide enough to make a turn safely
- h. Empanada Grill has liquor license and good food
- i. Thai restaurant (+3)
- j. Community garden
- k. More stuff/stores for kids
- l. Wine bar
- m. Café focused on health food (veggie, organic, in season) (+8)
- n. Italian Bistro like Bella Bistro in Arvada, Yum! (+1)

I AM A.....SINGLE ADULT

RESPONSES

As a single adult,

Why did you seek out this neighborhood?

- a. I was not single when I “entered” the neighborhood
- b. The history and beautiful homes
- c. Proximity to mountains, quality of service

What park or trail amenities do you use in the area?

- a. All of the open space trails in and near Golden – South Table Mountain, Clear Creek, Chimney Gulch, North Table Mountain, Nightbird Gulch, the Lookout Mountain trails, CC History Park, Apex, Matthews Winters, etc.
- b. The little park at the end of Illinois (great for views, quiet)

What other park or trail amenities would you like to see added?

- a. Rec Center needs more competitive pricing – compared to health clubs (eg. 24 Hour Fitness)
- b. Restaurants open later (comment by 2 people)

Are there any businesses or services that you would really like to see in the neighborhood?

- a. Running shoe store
- b. Dance classes like Nia or Zumba
- c. Healthy food/vendor/café
- d. Fitness/activities for older singles not yet seniors

What are other comments you have as a single person living in the neighborhood? Please provide them here...

- a. It’s not really oriented for single adults – more child/couple centric

I Am A.....HOMEOWNER

RESPONSES

1. As a homeowner, one of the biggest concerns to me about the neighborhood is....
 - a. Unkept houses/rentals
 - b. Over-development: multi-family homes (three people)
 - c. Separation between neighbors with common needs and interests; no “felt” common/shared community
 - d. Ratio of rentals to owner occupied (two people)
 - e. Driving too fast on S. Golden Road
 - f. Rental properties no maintained (lots of people agree with this one)
 - g. Some homes are 50 years plus – need to keep this “established” area
 - h. Speeding on the street near the high school
 - i. If people in the neighborhood have off street parking – they should use it. Too many cars on the streets.
2. As a homeowner, I think one of the biggest threats to my property value is....
 - a. Too many people (students living in one property)
 - b. Renters that do not take [care] of their property
 - c. Property neglect – weeds, trash, etc.
 - d. Over-development – multi-family homes/apartments
 - e. Affordable housing is not a threat (comment by 4 people)
 - f. Rentals
 - g. Alleys need updated and cleaned up
 - h. Bait and switch of senior housing design (they won’t build what they’ve proposed)
 - i. Keep library open 7 days/week
 - j. The “Are of significant change” – it needs to look better/be more successful

How true are these for YOU? On a scale of 1 to 5 with 1 being the best and 5 being the worst, mark your answer under each question

As a homeowner, I feel that my street is adequately maintained (swept, plowed, pothole repairs, etc)...

1 = 13

2 = 5

3 = 0

4 = 2

5 = 5

- a. Coordinate street sweeping and trash pickup – not on the same day

- b. The plows do an excellent job on East Street. And Sunset Drive

As a homeowner, I feel that my street or neighborhood has adequate street lighting that makes me feel safe to walk at night if I want to....

1 = 12 2 = 3 3 = 2 4 = 1 5 = 7

- a. I hate my streetlight – it's too bright and needs to have a way to down light – not spread light up into the sky

As a homeowner, I feel that the condition of my neighborhood contributes positively to the appreciation of my home....

1 = 7 2 = 2 3 = 5 4 = 3 5 = 8

As a homeowner, I feel that the neighborhood is welcoming to me.....

1 = 8 2 = 2 3 = 6 4 = 0 5 = 6

What are other comments you have as a homeowner? Please provide them here...

- a. Love Golden! (2 people)
- b. That you for taking the time and interest to ask "we fine citizens"!
- c. Area at 24th and Jackson – the undeveloped old trailer home park needs to be cleaned up/taken care of/developed/something!!!

I Am A.....SENIOR CITIZEN

RESPONSES

As a Senior Citizen, the things I like most about this neighborhood are....

- a. Stability

As a Senior Citizen, the things that are most difficult about this neighborhood are.....

- a. Absent landlords

As a Senior Citizen, I wish there were more of these things in this neighborhood.....

- a. Wider sidewalks
- b. Better lighting
- c. Parks

How true are these for YOU? On a scale of 1 to 5 with 1 being the best and 5 being the worst, mark your answer under each question

This neighborhood provides an adequate choice of housing options for me to be able to stay here in retirement....

1

2

3 = 1

4

5 = 3

I feel that there are enough medical services close to this neighborhood.....

1

2 = 1

3

4

5 = 2

What are other comments you have as a senior living in this neighborhood?
Please provide them here...

- a. Need circulator bus as alternative to driving at night (3 people)
- b. No bus through my neighborhood

I Am A.....COMMUTER

RESPONSES

When I leave for work from my neighborhood, the most difficult thing in getting out of my neighborhood is...

- a. Traffic 6 – 70 – C470
- b. 19th Street traffic to 6th
- c. Too many stoplights, put more roundabouts in (3 “No!” comments directed at this sentence)
- d. Can’t cross Ford or Jackson because the traffic now is constant with less lanes
- e. 20th Street between Washington and Jackson is very difficult
- f. Crossing S. Golden Road to go south from Sunset Drive

It would make it easier for me to get to work if I had....

- a. Public transit that didn’t double or triple commute time (3 people agreed)
- b. Good connections to soon to be finished light rail
- c. Light rail will be great – but don’t need high frequency bus through a neighborhood street
- d. Provide covered bike parking at the RTD station, more important than a bus route through neighborhood

How true are these for YOU? On a scale of 1 to 5 with 1 being the best and 5 being the worst, mark your answer under each question.

I work within the neighborhood or within Golden....

1 = 9 2 3 4 = 1 5 = 4

I live close enough to work that I could take alternative transportation (walk, bike, bus) if I wanted to.....

1 = 3 2 3 = 2 4 5 = 3

I don’t use alternative transportation, but would if it was closer to where I live....

1 = 3 2 = 1 3 = 3 4 5 = 4

I don’t work in Golden, but would prefer to if a position were available.....

1 = 5

2

3 = 1

4

5 = 4

When driving in the neighborhood, I often find myself frustrated at traffic and congestion...

1 = 7

2 = 3

3 = 2

4

5 = 3

What are other comments you have as a commuter? Please provide them here...

- a. Need a more reliable Golden to Boulder bus. The G5 is rarely on schedule
- b. Need Professional office space, specifically Livework units
- c. Need in town bus – just around Golden

I Am A.....PARENT

RESPONSES

As a Parent, I feel the best things about the neighborhood are...

- a. Bus transportation to schools (2 people)
- b. Open space on So. Table Mtn. (2 people)
- c. Safe (2 people)
- d. Community that values diversity in attitudes, opinions, etc.

As a Parent, I feel the things that most concern me about the neighborhood are...

- a. Lack of safe sidewalks
- b. Traffic goes too fast on Illinois – we need speed bumps (repeated by several people, 1 unsure about adding speed bumps, but would like reduced speed)
- c. Welch ditch
- d. Rentals turn over fast – who lives in neighborhood?
- e. Need wider/real sidewalks

As a Parent, for the neighborhood, I would like more...

- a. Park close to Mesa
- b. Access to the golf course during non golf hours (several people echoed comment, one requested for skiing in winter, and for walking when it is closed)

If your children currently attend school in Golden, what things would make it easier for your children to walk to school?

- a. Better crosswalks across Ford and Jackson – make them more visible
- b. Pathways to Bell Middle School
- c. A stoplight between the East St side and the high school
- d. Can't walk – it's too far!

If your children are tweens or teenagers, what things in the neighborhood would help them stay safe?

- a. Better sidewalks of course they probably would walk in streets anyways
- b. Safe crossings across S. Golden Rd.
- c. Teen club with music, dancing, snacks, soft drinks (1 person echoed with idea for ages 11-16)
- d. No tobacco or marijuana stores!

What park amenities would you like for your children?

- a. Sand box, swings
- b. A park by So. Table Mtn.
- c. Bars (gymnastics bars)
- d. Basketball court
- e. Swings in Dinosaur

PUBLIC COMMENTS RECEIVED FROM COMMENT CARDS
OPEN HOUSE MEETING – APRIL 27, 2011

1. If you were king or queen of your neighborhood, what would be your first priority?
 - Nicely maintained homes, streets and alleys – we are very fortunate to have alleys!
 - I would turn the Welch ditch right-of-way into a walking path to downtown.
 - Preserve the historic district. No more modern homes and no pop-ups. Too many cars parked on the street (multi renters).
 - Protect our neighborhoods – balance with growth. Fine line between bringing people in for revenue and protecting residents and neighborhoods. Keep Mines parking off Illinois, control growth on Creek to protect residents, too many tourists that just use creek, parks, do not spend money in town. Make it comfortable for our kids, elders to walk on creek paths.
 - Keep the quality of life we presently have. This is also affected by town wide decisions
 - Ditch the Welch Ditch, it is dangerous and needs an alternative. Ensure the small town feel and ambiance of Golden.
 - Being on a first name basis with all of my neighbors. Bus transfer station to the light rail station especially at night.
 - Getting someone else to do the yard work! Seriously though, public transportation.
 - A park, less rentals, affordable housing for young families (ex. There are only 2-3 young people in attendance here.)
 - Speed bumps on Illinois Street
 - Get the owners who rent their property, to take [care] of it.
 - Enforce property/landscape up keep
2. How do you see your neighborhood 20 years from now? What will it look like?
 - Parts will have been redeveloped, small post war houses *21st) will likely be removed – larger homes near golf course.
 - Some of the small houses at the edge of the Mesa will be scraped and replaced.
 - Peaceful, historic, places to walk to, especially cafes and restaurants with healthy food.
 - Just like it is.
 - Continue to be a safe area. Controlled growth
 - Very much the same if families can afford the housing. Less rental housing for college students, more families.
 - At my age, I probably won't see it in 20 years! I expect that several of the 1950s – 60s houses will be scraped. I would like to see the house footprint stay small and see more variety in the demographics.
 - Much the same which means City needs to maintain integrity. New Park
 - Similar to now – mainly single family residences and mixed age groups. We'd like to stay in our house for 20 years. Hopefully Illinois will still be close to through traffic.
 - Like it looked 20 years ago when there were very few rentals.
 - Homeowners living in their own homes taking pride in living in the neighborhood.
3. What do you see as the most significant problem(s) impacting your neighborhood?

- Rentals – primarily to students. Property owners should be held responsible for the properties up keep and the numbers of students who are living (or crashing) in these residences.
- We live in a great place.
- Too many cars on the street – multiple cars for one rental. Development – we’re a historic district, so need to preserve it. With new builds, they should adhere to strict guidelines to fit in and not take away from the historic charm.
- Rentals – how can we control number of kids living in houses, parking on streets? Condition of houses, yards. Keep residential neighborhoods - “Residential.”
- Change
- The rentals
- Too many rentals with absentee landlords (or probably management service that doesn’t care).
- Fix the canal that crosses Welch ditch and dumps into 23rd Street. Divert all/most of the water flow into Welch ditch. Current situation is very dangerous. Please fix ASAP.
- So. Golden Road and Jackson Development. No park
- We (husband and I) support the circulator bus route using Illinois Street, but I hope Illinois will remain a quiet neighborhood street, closed to through traffic (with a gate to allow the bus to go through). Hopefully there will be quiet (electric?) buses with speed bumps.
- The traffic speed on Illinois Street.
- Have a code that the City can enforce to take [care] of the properties in neglect.
- The number of rental and low income housing.

Additional Comments

- a) We need places for singles over 50 to congregate. The rec center has prices that are just too high. I go to 24 Hour Fitness in Lakewood \$24.99/month including all classes. I’d rather leave my money in Golden, but the rec center can’t compete. We need a Sunflower Market somewhere in Golden.
- b) Against marijuana shops – do not belong in Golden.
- c) We must think about the quality of life for the residents and not make town decisions on sales tax revenues. Great things have been done in Golden throughout the years but one has to ask at some point when is enough, enough. Don’t turn us into Boulder!
- d) We need to ensure that homeowners view remain – as folks “pop the top” of their current homes in renovation, Golden needs to have a regulation that they can’t block another person’s views. Any new commercial buildings should not be more than 2 story (homes too). I understand low income housing is important but it needs to be spread out – to put it all in one area is not fair to current residents.
- e) We really like the mixed age groups in our neighborhood. College-age renters through older folks. That and proximity to Golden is why we chose the area. We support better sidewalks to downtown, and more bike paths going along 6th to downtown. I hope the older houses will continue to be renovated, rather than lots of new developments.

CENTRAL NEIGHBORHOODS PLAN WORKSHOP

JUNE 22, 2011

SURVEY MONKEY RESULTS

1. In the context of the Value Themes, how should this Commercially zoned area feel when you are walking or biking down the street? Conversely, how should it NOT feel?
 - a. I and my kinds (13 and 10) should feel safe walking or biking in this area. We should not have to worry about cars speeding around. We should be able to cross South Golden Road safely.
 - b. Closed in, obnoxious signage, and way too many bicyclist crowding the streets.
 - c. I would like to see locally-owned shops that add a cool neighborhood vide – restaurants, coffee shops, etc. I realize that might be hard in this neighborhood. I would not like to see chains (Walgreens, McDonalds, etc) or big box stores.
 - d. It should feel connected to downtown, walkable, a community asset to the nearby residents and the high school. It should not encourage excessive vertical growth or too dense horizontally. Encourage small businesses with greater architectural cohesiveness – if possible.
 - e. How about attracting Golden's first really great restaurant to this location? Many of us in the community are looking for that. We want to feel like this is a sae place o walk and to be around. Not have to worry about safety issues, etc.
 - f. Less auto oriented: bring buildings to the street, parking behind the businesses, fewer driveways. Include outdoor space like patios, welcoming sidewalks, and other space for the public to hang out. It should NOT feel like a place to just pass by.
 - g. Safe roads (visibility, slower traffic, sidewalks, bicycle lanes, cross walks); unwelcoming, hurried, run down
 - h. The commercial businesses allowed should be compatible with the surrounding residential areas..i.e., low impact neighborhood restaurants with outdoor patios, and small retail and service businesses are appropriate.
 - i. I think it is not too far off. Businesses are mostly owned by locals. The bike store, fencing shop, music store and restaurants are good businesses. The Golden Motel was the reason we didn't buy a house down there.
 - j. It would be good if there was a bike-able and walkable way to get through the area safely. It should feel a little more coherent, consistent but not thoroughly developed like Belmar. It would be nice if there were some accent places to sit, but I would not like these to be secluded areas for High School smokers. It would be nice to have space between sidewalk/bike area and road for planting of trees, flowers, xeriscape. This should be smaller establishments, not big box stores. There need to be something cohesive pulling it together. This could be through consistent parking plans, plantings, placement of buildings on lots or other plans.
 - k. It feels like a big parking lot – should not feel that way!
 - l. Should feel: walkable, bikeable and accessible to all. Active, healthy community that appreciates the outdoors and our connection to the natural environment. Safe, quiet, clean and well-maintained neighborhoods. Supporting our local businesses and keeping a vibrant downtown for future generations. Family/.kid-friendly/kid-supportive

community. Maintain friendliness and connections neighbors and other residents. Keep and enhance our sense of community, pride, our diversity and tolerance, and our community character and community events. Should not feel like a parking lot!

- m. It's fine for it to be commercial – but it shouldn't be for storage, should be retail. It would be nice to give incentives to locals to own businesses. We could use a nice restaurant, spice store, craft store, sewing store...stuff like downtown Arvada has.
 - n. The area should feel clean, safe and appealing, with a variety of businesses and services. Transition to be less auto-oriented.
 - o. I don't see it as a neighborhood downtown or central shopping area, but it should be attractive and offer as many locally owned businesses that its neighbors would use as possible.
 - p. Safe! Long-term business that provide valued services and availability. Construction should mirror the downtown look and feel – more murals, other things that will link this section of the city with the downtown businesses.
 - q. No large commercial box stores. More traffic pauses/slow downs (like tree medians used on Mines campus).
 - r. This area has always struggled because of the high school. This naturally influences the kinds of businesses that are there, and kids hang out and are not necessarily the best influence for other people.
 - s. I do not value a bikeable community. Most bikers are inconsiderate, running stop signs & traffic lights.
 - t. Safe
 - u. It should feel comforting and friendly, safe for pedestrians and cyclists, and cute, to make us want to go there. it should not feel haphazard old abandoned businesses. Some common design elements or even common landscaping would help.
 - v. The area should feel warm and welcoming, alive, as if someone cared about the people. A sense of common space would be good. A place where people feel safe. It should not feel cold and industrial or cheap. It should not feel stripped of life, or like people are only driving through.
 - w. It should feel safe; from unleashed dogs, skateboarders zooming down the sidewalk and expecting you to move, cars turning left when pedestrians have a walk sign and expecting you to move/wait or cursing at you. All examples I have experienced, which does not make it feel safe. Also, the ability to walk along Clear Creek without being attacked by dogs not on leashes, bikers and skateboarders that recognize that a slower speed is necessary when many people/children are walking, and overall better surveillance regarding the laws in place for this area.
 - x. It should feel safe and family friendly. It should be clean and well-lit at night and have businesses like coffee houses and restaurants that are open late (until 10 pm). I like to walk, and enjoy exploring Golden's neighborhoods, but this area does not feel safe from a traffic standpoint. I usually try to avoid the roundabout.
2. What should this commercial area look like to compliment the surrounding neighborhoods and fulfill the community values?
- a. I like the mix of old (i.e. the Big Ring Bike Shop building) and the new (i.e. the new high school building). The variation of buildings reflects the rest of the neighborhood. I would like to see more planter boxes, etc.

- b. Blend in with surroundings – mish/mash of buildings at present.
- c. Central neighborhood has a great family vibe and is very walkable, except for the narrow sidewalks on Ford. It would be nice if the commercial industry could fit in with this fee...
- d. This area needs a central open area, perhaps between the bowling alley-pedal pushers-noa noa- cowboy café – with trees and a gravel/dirt path that encourages lingering and shopping..."green up" the areas between the business as there is too much pavement.
- e. Clean, simple, safe, welcoming, not a lot of parking – Walkability...not congested.
- f. Blend in with the houses in the surrounding neighborhoods while also making it clear that there are businesses/commercial uses there.
- g. I like the smaller buildings and patronize many of the businesses but don't feel it's particularly attractive or welcoming.
- h. The area should include buildings that blend with the surrounding residential areas (i.e. height and architecture) with low water landscaping required.
- i. The streetscape needs addressed and follow more of the traditional neighborhood design. It has very wide streets and little sidewalks. This could be the entryway to East Street if we can get 7-9 foot driving lanes with wide sidewalks and bulbouts. It could be a good start for the rest of East street, which needs a lot of help as well with wider sidewalks and narrower roadways. Please don't put the shag carpet of the roadway world in. I am referring to speed bumps – they sure seemed like a good idea a long time ago, but now we wonder what were we thinking?
- j. Variety of building heights and space between buildings for plantings. It would be good to continue to have adequate adjacent parking. The parking should have trees, plantings so that it does not look like black top. In the area of well maintained have code enforcement for repair of parking surface. Possibly more consistent surface to pull the area together. The parking should not be drive through. Possibly have entrances from one street, to encourage traffic on main arteries rather than side streets. If the bowling alley could have a more visible entrance off of Ford, with plantings between it and East street, it would be more inviting for the neighborhood. Possibly parking could be moved to the east street side with a wall or other barrier (with plantings) between it and the neighborhood.
- k. Sidewalks, trees, bushes, low-water flowers & plants. Parking lot visibility should be lessened by bushes. Heat lessened by shade trees (but then how would you deal with the leaves?).
- l. Nice
- m. It's going to have to be 60s and 70s unless the whole thing gets taken down –so maybe we should embrace that retro motif somehow?
- n. Low to mid-rise (2-3) floors with safe sidewalks, street trees and benches.
- o. Attractive, but not "up-scale" or pretentious. Basic landscaping, some shade, maybe a picnic table. A sheltered bus stop.
- p. Similar to the downtown look – covered sidewalks, inviting store fronts or buildings housing other businesses that compliment and link to the downtown area.
- q. Provide picnic tables, bigger grass area to play for kids, the addition of the coffee shop is great! Subsidize those people!!
- r. Quaint, low-key

- s. The surrounding neighborhood is 50s and 60s ranch homes and includes a bowling alley. A design that evoked a retro 50s feel might work well in that area. Im not sure what design elements would be used, but signage is an obvious candidate. That would also fit in with the Super Cruise traffic.
 - t. It should have some rounded features such as arches, and well-planned architecture. Parking should be as interior as possible or softened with landscaping and trees. Outdoor seating would be welcoming. Less linear, more rounded. Natural-looking exteriors when possible. Less neon lighting, more softer lighting. With Castle Rock as an iconic background, it would be good not to block this as a view. Also, to emphasize natural, native landscaping which marks out southwestern heritage.
 - u. Clean, uncluttered, business-like
 - v. The neighborhood is pretty eclectic, so it's hard to describe a "look", but it should NOT be industrial or have metal buildings. Maybe the sort of retro look of the bike shop and the bowling alley would be fun and interesting. I love historic downtown, but this neighborhood has a different feel to it, so why not run with that?
3. Can you name and describe other commercial/retail/public places you've been in Colorado that might be an inspiration for how this area should change over time?
- a. The shopping center where McGuckin's is (in Boulder). Especially consider the changes it has gone through in the last 20 years – from frumpy, big parking lot, boring shops to beautiful yet car/pedestrian friendly with interesting and varied shops and restaurants.
 - b. Definitely NOT Boulder, NOT Breckenridge...Old Town Arvada and Downtown Littleton are well planned.
 - c. Hmmm, not sure. But Denver has lots of little neighborhood areas that have smaller commercial venues that support/add to the neighborhood.
 - d. REI downtown – but with multiple smaller businesses – I like the outside area and accessibility by car and bike, with water, grass, trees, some historic elements (perhaps tie into the old "motel" lot between 22nd – 23rd on Jackson). The cars parking on the outside of the facility and walking through the area is like entering a park, but we go to shop.
 - e. Highlands area – 32nd Ave. between Lowell and Tennyson, as an example. Old Fort Collins area that is available for walkers.
 - f. Maybe East or West Pearl Street in Boulder (not the pedestrian portion) where there is a mix of uses, 1-2 story building heights, inviting public sidewalks and spaces.
 - g. None come to mind
 - h. Highlands area of Denver
 - i. Durango has done a pretty good job of making a commercial zone somewhat scenic at the Hwy 160 area east of town by connecting the river trail to the area. A small organic grocery store anchors the site.
 - j. Boulder's Pearl Street Mall
 - k. I like the way lots of areas in Denver are changing...like the area behind REI that has that nice park and bridge area. I know that's a big area, but it feels great and has an awesome combination of shops.
 - l. Downtown Golden and Steamboat Springs.
 - m. The shoppette at the north end of Washington Street.

- n. Downtown Arvada, and downtown Littleton. Protect buildings or property that have a significant role in Golden's history, and allow properties, houses, motels, land, other businesses to become sites for long term businesses or housing that would "fit in" with the look and feel that shows this area is part of Golden – not just a street to drive on to get to downtown Golden.
 - o. More similar to Highlands (32nd & Lowell). Small local stores, good restaurants.
 - p. Capitalize on the remnant of the rail road that is left, describe the history of Golden, how the train/metro influences the city, DON'T drain the water where the blackbirds and sharpshined hawks live!!!!!! The golf course has already taken so much of the space for wildlife. Set up educational signs capture some land by the golf course for a large sheltered picnic area where people can bring their picnics?
 - q. Bikers are loud & obnoxious yelling at each other as they ride two or more abreast blocking traffic & being noise pollutioners.
 - r. Not really. I think areas as small as this don't register in my memory. Gaylord Street is right in the middle of a residential area, but has been a traditional downtown.
 - s. None come to mind...Sorry!
4. How could this commercial area be designed to enhance connections between neighbors and improve the sense of community?
- a. Entrances or welcoming look from the east and west sides. Integrate into the community. Does the community really want a tobacco store there, across from the high school??
 - b. Too late for that connection.
 - c. Nice landscaping to make it welcoming. Businesses with outdoor seating/eating areas. Yoga studio, arts studios??
 - d. More walkable green areas, wider sidewalks, trees along the property boundaries.
 - e. Wider sidewalks and bike lanes...
 - f. Make it more welcoming with sidewalks, public space and lively businesses.
 - g. Bowling does that as does preschool and/or fencing (but I know preschools have struggled there).
 - h. Continue encouraging neighbors to attend planning sessions and incorporate their ideas. Allowing businesses that provide services that neighbors may use would be important. Include sidewalks in the design.
 - i. Less pavement. Less parking. Smaller roadways. Wider sidewalks.
 - j. Provide good crossing areas for walking and biking. Tables outside for eating establishments to share. Possibly a variety of eating establishments clustered near the high school with easy walking access so that students would walk rather than drive to lunch.
 - k. Sidewalks & bikeways – maybe through the alley instead of along busy street. Nice signs like downtown.
 - l. Lots of public spaces, such as piazzas and play areas which would entice people to linger. Somewhere where the high school students can linger and loiter, and it looks natural and non-threatening.
 - m. Reorient parking lots and building fronts so they don't all face different directions and aren't all facing narrow parking lots. (And can you get Mountain Mama's to come back??? We miss it!)
 - n. Continue to encourage local businesses.

- o. Give it a name that connects – “Golden Central”?
 - p. Get the neighbors involved in the design of their neighborhood –they have a stake in the development around them. They need to have their voices heard.
 - q. Plant more trees, expand space in strip mall for outside seating for restaurants.
Although I don’t like the idea, I think a speed bump just after the split is needed to slow down traffic. With the traffic circle and all its speed bumps, more cars take the back road to avoid the bumps, me included, so this suggestion is not in my best interest.
 - r. Keep the sidewalks clear of people and chairs.
 - s. A public garden, with surrounding coffee shops, bakeries, and a neighborhood market, would be great. Maybe musicians from the Golden Music Center could play there, and the music center could hold recitals there.
 - t. Outdoor seating, a water feature accessible to kids in the summer (like the one at Westminster promenade), an evening café or bistro with live acoustic music and wine/beer, maybe an ice cream shop, a community room for gatherings, meetings, etc. It would be great to have something that appealed to workers in the daytime and neighbors in the early evening.
 - u. Design is fine “as is”. That is why we bought in Golden 1 ½ years ago. Downtown commercial works well for me.
 - v. Outdoor seating at restaurants and coffee shop. More grass! This area has LOTS of asphalt!
5. Describe the kind of public spaces, such as plazas and play areas, which would entice you to linger in the area and connect with your friends and neighbors.
- a. Gardens, walking paths, small and locally-owned shops, a café or other informal restaurant, etc.
 - b. Bicycle free zones!
 - c. This area could really use a small park (like the Dinosaur park on Illinois Street) that has grass/trees/small play area for local families.
 - d. A central plaza area, with outdoor seating and park structures (play area for smaller children), clearly marked and lit crosswalks at all the street intersections for kids walking/biking to high school and park facilities are what come to mind immediately – perhaps a small terrain park for biking – to facilitate pedal pushers business.
 - e. Outdoor space/tables in which to sit. Visible and safe – not a lot of vegetation...
 - f. Any space with some place to sit, landscaping, and a place to put my bike. Food/treats nearby helps – coffee, sandwiches, etc. these are all there, they just have to be more connected. It would be great to make this area a place that people want to hang out in rather than just stopping in!
 - g. Shielded from traffic, places to sit, vendors, shade.
 - h. More trees and softscapes would help.
 - i. With the busy roadway right there, I worry that a park area won’t be heavily used. A flagship store, like a grocery store would invite people to return more than a park that abuts a busy road. I would prefer more open space, but this area is just so busy.
 - j. I am amazed at the number of people that I see in the discovery park along Illinois. It is nice to have a small play area and tables.
 - k. Outdoor food courts; fenced sandbox area with benches (cat proof!). Ice cream truck. Coffee wagon.

- l. For the students, maybe mobile food carts around a plaza. Park area with picnic tables. Wifi access. Art that makes people think (please, no more bronze sculptures). Please go to the high school and ask the high school students what they would like.
- m. We have LOTS and lots of tweens and teens in this area. A basketball court, sand volleyball court, or maybe a little dog park would draw both older kids and adults. Ideally, it would also provide a nice spot for the high school kids to get exercise during lunch or after school. Please don't go with something for little kids or just decorative, wouldn't attract enough people. I'm afraid something like that would become a smoking hangout for teens.
- n. Pocket parks, outdoor fireplace (like Santana Row).
- o. A small park with trees and a few picnic tables or benches. Flower garden. Or maybe another community vegetable garden?
- p. The skies are the limit here! Plan for gazebos, porticos (shade!) and walkways that are accessible and visible, provide plenty of seating, room for people to set up a birthday party or block party (they would bring in tables and chairs, etc). Keep the structures the same to show connections with one neighborhood to the next. Landscape with native plants and then take care of them! When construction is being done – plan for water to help the bushes, trees and maybe plants to actually grow. Solicit neighbors to adopt an area to maintain.. Planting trees and bushes and grass but not including a way to provide water to the area is a waste of money. Grass doesn't grow without water – weeds take over and whatever “landscaping” that was planted usually dies within one or 2 years – no one maintains the areas – saying “that's the city's property or problem”. The round-about in front of the high school is a perfect example. That area could have been a showplace. It is one of the first places visitors see when coming into Golden – and all we have are high weeds – including noxious weeds that are ignored and look terrible. That area could have been reclaimed so much better.
- q. A little park area would help. Something unique similar to Fossil Trace dino park.
- r. Plant some fast growing trees, buttress the green areas so that people aren't afraid of someone failing to make the turn. Water features always help an area and encourage people to linger – the area needs BIG trees, and I hate the car parade. The exhaust and noise make me plan to be gone the first Saturdays. Set a trail system that connects this area to the open space on S. Table Mtn. South Golden suffers because we don't have a nice trail the way north Golden does – one has to walk the streets. Capture the abandoned irrigation ditch and make it into a bike and hike path with rest stops along the way, just the way it was done in north Golden. Bottom line, nice places to stop, “hang”, sculptures, things for small kids to climb on, exercise tools, something that connects to Splash by TRAILS not the road. As I said, I have watched all the nice developments in north Golden and feel south Golden has been ignored. What Golden allowed to happen to the trees at the Big Tree trailer park was unconscionable. WHEN that development occurs it will be a sterile environment, just like the rest of south Golden. I could not believe it when the City allowed that to happen. I have lived with cottonwoods all my life, and I know that not ALL those trees were diseased.
- s. Do not need public areas to connect with friends & neighbors!
- t. We need shade trees, places to sit, a small play structure to entertain kids, and possibly some interpretive signs to give the new spot some interest and cachet.

- u. Why do people gather? Exercise their dogs, play with their kids, meet over coffee, share a meal outside the home, enjoy some pleasant entertainment...outdoor eating space, low-key entertainment, the aforementioned-mentioned water feature...my creativity seems a bit stifled here.
- v. Leave the lake and fountain by the Rec Center alone. It is a great water alternative to Clear Creek and gives the area a peaceful, lake-like picnic area. What a shame to remove it and fill it in.
- w. I'd like to see a little cobblestone plaza that is surrounded by little shops and restaurants that draw the residents out into their neighborhood. Does that area have lots of kids? Does it need a play area?

CENTRAL NEIGHBORHOODS PLAN WORKSHOP

JUNE 22, 2011

TABLE 1 RESULTS

- More retail options
- Family restaurant – quality food
- Need a bus circulator
- Make East Street walkable
- Wider sidewalks, increase landscaping
- 1-2 stories
- 3rd story if it's setback
- Crossing the street in this area – make it pedestrian friendly, more clear
- Pedestrian bridge?
- Outdoor seating/plaza
- ADA accessible along sidewalks that lead to this area
- Mixed use
- Area the group suggested:
 - Highlands
 - Boulder 29th Street
 - Belmar
 - All liked the photos provided for examples
 - Littleton Blvd
- Push buildings closer to the street
- Restaurants for the high school kids
- Theater/night time entertainment
- Art related stores
- Book store and coffee shop combo
- Outdoor seating to support all the stores
- Mimic the feel of older retail areas (Gaylord, Littleton, Arvada, Pearl, Downtown Golden)
- Live/work type of buildings
- More landscaping/trees
- Water feature would be a draw to the area
- Dog friendly park – though not off leash park
- Garden Centric area
 - Garden store
 - Greenhouse space
 - Community Garden
 - Farmers market space during the weekdays- plaza space?
- Consistent street trees
- In the triangle area – more landscaping, water feature, welcome to Golden sign?
- Traffic engineering – improve flow through traffic circles
- Balance Walkability with vehicular traffic
- Make the area inviting and accessible to all modes of travel

- Create incentives for more landscaping or other design elements to break up all the pavement

TABLE 2 RESULTS

- Question 1
 - Not feel dangerous to walk or bike into and within
 - Do feel distance from cars
 - Should be comfortable to walk
 - Recognize road network
- Question 2
 - Should be coherent/not random/hodge podge
 - Feel warm/not linear/not right angles
 - Serve locals
 - Feel like transition (surface street) to downtown
 - Opposite of sterile
- Question 3
 - Highland community of businesses (but recognize traffic), no civic spaces there
 - Belmar – mix of uses not necessarily architecture/scale – live/work space
- Question 4
 - Connect to inter-urban trail
 - Emphasize East Street and 23rd as bike route – family neighborhood connections
- Question 5
 - East Street side (entrance) mini version of West Minster Promenade
 - Seating/shade
 - Grass area
- View/feel – architecture
 - Transition in scale from downtown to south Golden
 - No – internal transition consists of the change
- Extras
 - Recognize vehicular side access, don't sacrifice for only pedestrian access
 - Pedestrian side access to site and through site
 - Balance between vehicular and pedestrian access
- Wants
 - Restaurants, coffee, alcohol, independent users

TABLE 3 RESULTS

- Question 1
 - Context sensitive height to preserve views
 - Slow traffic on Ford and Jackson (make 2 way?)
 - 2 way streets better for commercial districts
 - Should feel safe and inviting
 - Wide sidewalks, interesting architecture, more landscaping/trees
 - Public spaces, street furniture, seating

- Outdoor seating at restaurants and cater (commercial) for livelier streets/activity
- Multifamily housing for more activity and customers
- Residential on second floor
- Better balance in parking regulations – reduce requirements
- Shared parking – park once and then walk, GHS at night or weekends, share resources
- Question 2
 - More restaurants
 - GCB – cool that it's in a house
 - Not faux historic
 - Use similar materials as area neighborhoods
 - Like the mixed use nature of it
 - Services for GHS, CSM, neighbors, etc.
 - Attractive play areas
 - Bike parking
 - Varying facades
 - Bricks, windows and doors facing street
 - Awnings, umbrellas, shade structures, trees and green spaces (not too uniform)
 - Should not look/feel suburban
 - Lighting for safety, small low scale lamps instead of big street lights
- Question 3
 - Estes park
 - Old S. Pearl
 - S. Gaylord
 - 3rd Street in N. Cherry Creek
 - Durango
 - Crested Butte
- Question 4
 - Inviting for pedestrians
 - Orienting businesses to needs of neighbors
 - Small park or plaza
 - Mitigate traffic impact on surrounding neighborhoods
 - Pedestrian friendly street design
 - Shared courtyard for multiple businesses and customers, but don't have to buy something, owners maintain it (trash cans)
 - Seating – grass, low walls, planters, tables/chairs, benches
 - Mix of sun and shade
 - Skate park or other teen draw on outskirts to draw away from prime pedestrian space/plaza
 - Teenage proof seating areas
 - No bronze art
 - Welcoming signs or art into Golden from south end of town

APPENDIX B

Complete Streets Resolution 2059

City Council Resolution and
Priority Complete Street
Corridors Map

RESOLUTION NO. 2059

**A RESOLUTION OF THE GOLDEN CITY COUNCIL
RECOGNIZING THE ADOPTION OF A COMPLETE STREETS
POLICY**

WHEREAS, the City of Golden City Council recognizes the need to accommodate all modes of travel on City streets, including pedestrians, cyclists, motorists and mass transit riders; and

WHEREAS, the City of Golden seeks to meet the transportation needs of all its citizens by providing road networks that are safer, healthier, more livable and welcoming to everyone, regardless of age and ability; and

WHEREAS, City Council defines complete streets as roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users. Pedestrians, bicyclists, motorists and public transport users of all ages and abilities are able to safely and comfortably move along and across a complete street; and

WHEREAS, Complete Streets are typically designed to include wider sidewalks, pedestrian intersection treatments, bicycle facilities, enhanced landscaping, and transit accommodations; and

WHEREAS, a Complete Streets policy is consistent with the City of Golden sustainability goals and the Comprehensive Plan; and

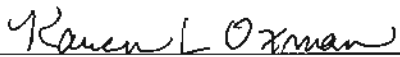
WHEREAS, City Council has identified priority corridors for redesign that have been selected to provide the greatest benefit to the community.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. City Council hereby establishes a Complete Streets Policy, which directs City staff to accommodate all modes of travel, including pedestrians, cyclists and transit riders, to the highest degree possible when redesigning the public right-of-way.

Section 2. The City Council authorizes staff to employ the approved "Priority Complete Streets Corridors" map, attached hereto as Exhibit A, which identifies those streets with the highest priority for improvement as resources become available.

Adopted this 10th day of June 2010.


Karen L. Oxman
Mayor Pro Tem



Susan M. Brooks
Susan M. Brooks, MMC
City Clerk

Approved as to form:

David S. Williamson
David S. Williamson
City Attorney

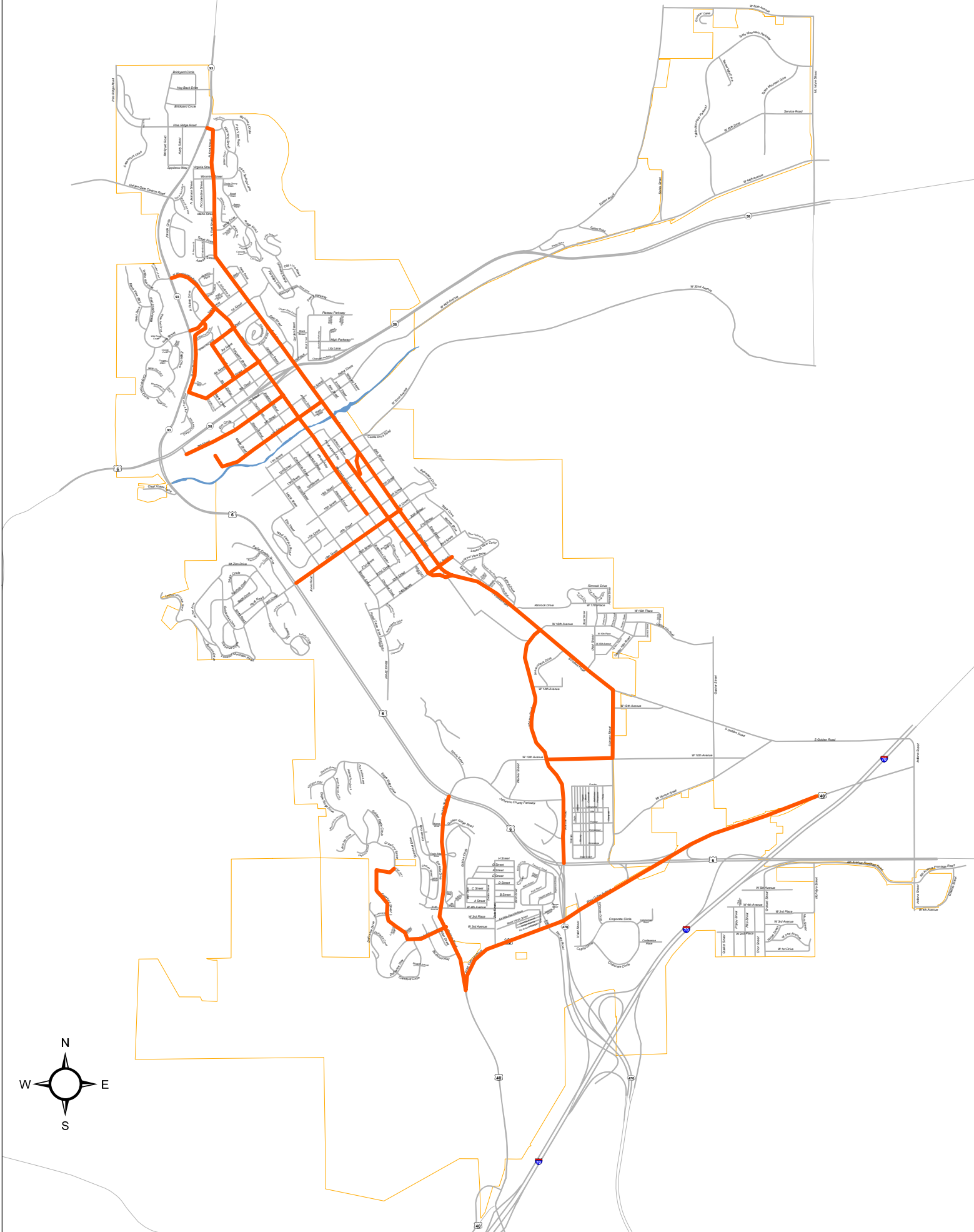
I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a regular business meeting thereof held on the 10th day of June, A.D., 2010.



ATTEST:

Susan M. Brooks
Susan M. Brooks, City Clerk of the City of
Golden, Colorado

Priority Complete Street Corridors



APPENDIX C

Resolution PC 11-32:
Central
Neighborhood Plan
Adoption

Planning Commission Public
Hearing: January 4, 2012

RESOLUTION NO. PC11-32

**A RESOLUTION OF THE CITY OF GOLDEN PLANNING
COMMISSION ADOPTING THE CENTRAL NEIGHBORHOODS
PLAN**

WHEREAS, the City of Golden Planning Commission is charged by the Golden Municipal Code to plan for the future growth and development of the community; and

WHEREAS, Planning Commission, in conjunction with residents and landowners within the Central Neighborhoods has prepared this plan through public workshops and meetings in 2008 and 2011, as well as in the Golden Vision 2030 Project; and

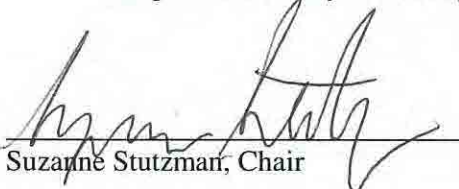
WHEREAS, Planning Commission finds that adoption of the Central Neighborhoods Plan will promote the goals and objectives shared by the community, in conjunction with Golden Vision 2030 and the City's adopted Comprehensive Plan; and

WHEREAS, Planning Commission conducted public hearings on the adoption of the Plan on December 7, 2011 and January 4, 2012.

THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLDEN, COLORADO:

Section 1. The Central Neighborhoods Plan is hereby ADOPTED as part of the City of Golden Comprehensive Plan by the City of Golden Planning Commission and recommended for APPROVAL to the Golden City Council, subject to the deletion of the specific "Economic Vitality" implementation recommendation on page 22 of the draft plan document.

Adopted this 4th day of January, 2012.


Suzanne Stutzman, Chair

ATTEST:


Stacy McClure, Secretary to
Planning Commission

APPENDIX D

Resolution 2179:
Central
Neighborhood Plan
Adoption

City Council Public Hearing:
February 9, 2012

RESOLUTION NO. 2179

A RESOLUTION OF THE GOLDEN CITY COUNCIL APPROVING THE CENTRAL NEIGHBORHOODS PLAN AND INCORPORATING THE PLAN AS PART OF THE GOLDEN COMPREHENSIVE PLAN

WHEREAS, by Resolution No. 2133, adopted on June 16, 2011, the City of Golden adopted the City of Golden Comprehensive Plan; and

WHEREAS, the Central Neighborhoods Plan has been prepared to supplement the Comprehensive Plan; and

WHEREAS, the Golden Planning Commission has completed a study of the proposed plan and held public hearings on December 7, 2011 and January 4, 2012 relative to the adoption of the plan; and

WHEREAS, the Golden Planning Commission unanimously adopted the Central Neighborhoods Plan on January 4, 2012 and recommended that City Council approve said plan.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. The Central Neighborhoods Plan as adopted by Planning Commission Resolution No. PC11-32 is hereby approved as part of the City of Golden Comprehensive Plan, subject to the insertion of the following statements in place of the Economic Vitality implementation recommendation deleted by Planning Commission at the top of page 22 of the draft plan:

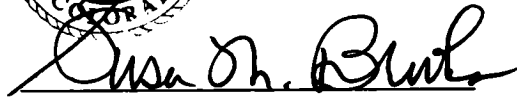
1. Develop an inclusive process to engage the community in an investigation of available economic development tools to help achieve Neighborhood Plan and Golden Vision 2030 goals and values.

2. In order to achieve such goals and values, the City, commercial owners, interested residents and economic development agencies such as the City Economic Development Commission and Urban Renewal Authority should investigate the pros and cons of public/private partnerships to facilitate future commercial and mixed use development supportive of this plan in designated areas of expected change.

Section 2. In approving said Central Neighborhoods Plan, City Council recognizes that said plan is a working and living document that must grow and remain flexible to meet the needs of the City of Golden. Therefore, said plan is approved with the understanding that Planning Commission and City Council will continue to review, analyze and amend the same as the needs of the community dictate and as based on good and proper planning considerations.

Adopted this 9th day of February 2012.




Susan M. Brooks, MMC
City Clerk

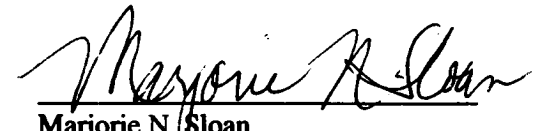
APPROVED AS TO FORM:

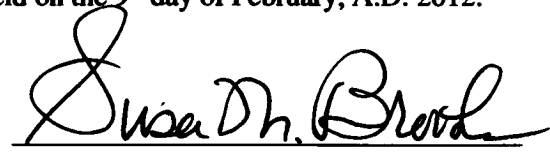

David S. Williamson
City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a rescheduled regular business meeting thereof held on the 9th day of February, A.D. 2012.



ATTEST:


Marjorie N. Sloan
Mayor


Susan M. Brooks, City Clerk of the City of
Golden, Colorado