



# 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan



City of  
**Golden**  
PLANNING AND DEVELOPMENT

1445 10<sup>TH</sup> Street GOLDEN, CO 80401



City of  
Golden

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All photos and graphics are provided by the City of Golden unless otherwise noted.

RESOLUTION NO. 1798

**A RESOLUTION OF THE GOLDEN CITY COUNCIL  
APPROVING THE 8<sup>TH</sup> AND 9<sup>TH</sup> STREET NEIGHBORHOOD  
PLAN AND INCORPORATING THE PLAN IN REFERENCE AS  
PART OF THE GOLDEN COMPREHENSIVE PLAN**

WHEREAS, by Resolution No. 1432, adopted on October 23, 2003, the City of Golden adopted the City of Golden Comprehensive Plan; and

WHEREAS, the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan has been prepared to supplement portions of the Comprehensive Plan; and

WHEREAS, the Golden Planning Commission has completed a study of the proposed plan and held public hearings on August 15, 2007 and September 5, 2007 relative to the adoption of the plan; and


WHEREAS, the Golden Planning Commission unanimously adopted the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan on September 5, 2007 and recommended that City Council approve said plan.

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

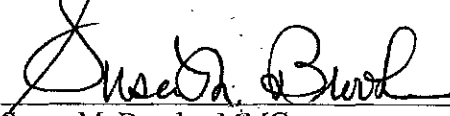
Section 1. The 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan as adopted by Planning Commission Resolution No. PC07-40 is hereby approved in reference as part of the City of Golden Comprehensive Plan.

Section 2. In approving said 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood 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.

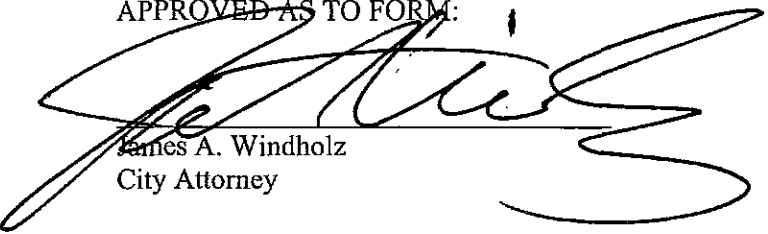
Adopted this 27th day of September, 2007.

  
\_\_\_\_\_  
Charles J. Baroch  
Mayor

ATTEST:

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


APPROVED AS TO FORM:

  
James A. Windholz  
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 meeting thereof held on the 27th day of September, A.D., 2007.

(SEAL)

ATTEST:

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

# WELCOME TO THE 8TH AND 9TH STREET NEIGHBORHOOD

## INTRODUCTION

The 8th and 9th Street Neighborhood Plan is intended to supplement the existing City of Golden Comprehensive Plan and to assist elected and appointed officials in their decision making. The plan is intended to identify the major issues facing the Neighborhood, formulate action plans to address these issues and promote implementation of these action plans.

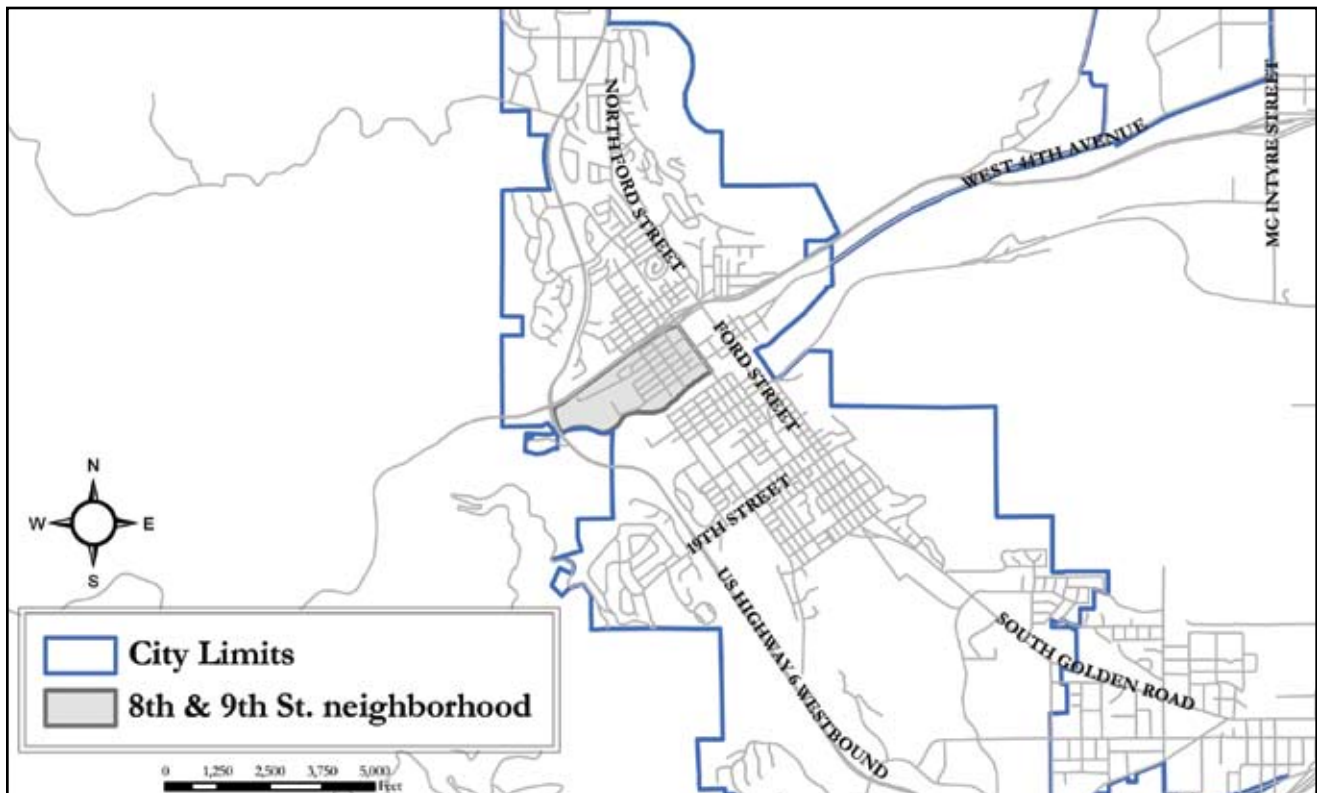
This new Neighborhood Plan was created with significant public input from the residents of the 8th and 9th Street Neighborhood. The process began in early 2006 with a public open house meeting held by the City of Golden Planning Commission. At the meeting, residents also completed a photo preference survey and short questionnaire. The photo preference survey attempted to gain resident's opinions on architectural preferences. The questionnaire also contained the following questions:

- If you were king or 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 problems impacting your Neighborhood?

Following the open house, Planning Commission compiled citizen comments and drafted the recommendations outlined in this plan.

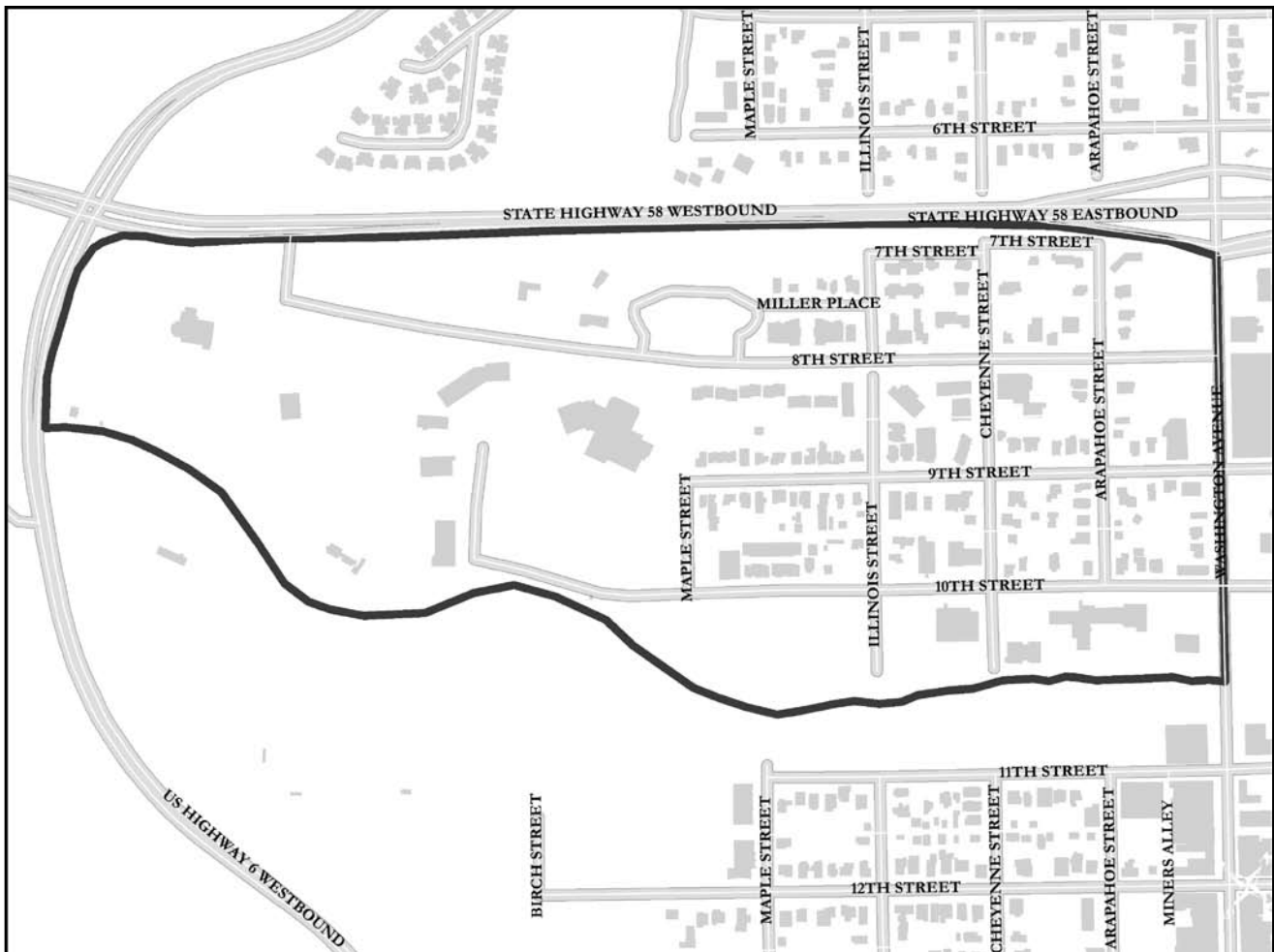
## CONTEXT OF THE NEIGHBORHOOD

The 8th and 9th Street Neighborhood is located in the City of Golden, Colorado, west of Denver. The Neighborhood is situated close to downtown Golden and is bordered on the south by Clear Creek, on the north by State Highway 58, on the east by Washington Avenue, and on the west by U.S. Highway 6.



*8th and 9th Street Neighborhood Location*





*8th and 9th Street Neighborhood Boundaries*

## **HISTORIC OVERVIEW OF THE NEIGHBORHOOD**

The 1871 photo view (right) overlooking the northwest area of Golden shows the beginnings of urban settlement within this Neighborhood. Downtown, Clear Creek and Washington Avenue can be seen in the foreground creating the south and east limits of the Neighborhood. At a distance, the Black Diamond Coal Mine can be seen at the base of the foothills. The Colorado Central Mountain Division Railroad had just finished constructing a rail line along Wall (8th) Street through the north area of the Neighborhood and up Clear Creek Canyon to Blackhawk.

While Clear Creek itself contributed to local industry, it also divided the town geographically and socially. As the town began to grow, rivalry and competition started between the Boston Company (north of Clear Creek) and W.H. Loveland (south of Clear Creek). The competition was based on who would be the first to finish the first major downtown

building. Loveland won only because he borrowed roof shingles from the competitor. This rivalry between people north and south of Clear Creek for downtown's focus continued until the 1920s when the Golden High School was built at the corner of Washington Avenue and 10th Street. The new school location encouraged more "Northside" Neighborhood residential development.

The "Northside" Neighborhood area was a major part of the city's industrial and residential development during the late 1800s and the early 1900s. The Neighborhood was formed by the homes west of Washington Avenue clustered along Garrison Street (9th Street), Platt Street (10th Street), Russell Street (Arapahoe Street) and Camp Street (Cheyenne Street). Many of the homes were constructed of wood frame or brick in a simple architectural style. The mining, milling and railroading industries relied on employees that lived in this Neighborhood.

After the Civil War, industrial development along Wall Street (8th Street) began to grow. Northside Neighborhood development contributed strong

support to Golden's economy. During 1865, W.H. Loveland organized the Colorado and Clear Creek Railroad Company later known as the Colorado Central and Pacific Railroad Company. During January 1868, construction began on a railroad line east of the Golden depot station and was completed in Denver by September 1870. The Colorado Central's "Mountain Division" railroad line west was completed to Blackhawk in 1872 and continued to Silver Plume in 1884. This was followed by the first regular passenger train from Denver through Golden to Silver Plume. Over the following years, sections of the Mountain Division railroad line were abandoned after several changes in ownership. During 1931, the last regularly scheduled train to operate in Clear Creek Canyon returned from Idaho Springs and Blackhawk to Golden.



*1871 Photo of North Golden*

## **THE NEIGHBORHOOD TODAY**

Development of the Neighborhood continued as described above until three events in the mid-20th Century affected the future of the Neighborhood. In the early 1950s, 8th Street and the road up Clear Creek Canyon were both paved, significantly improving access up the canyon and increasing traffic. Shortly after that event, City Council approved a large-scale rezoning of the residential portion of the Neighborhood from single-family to multi-family zoning. This regulatory change led to the start of an ongoing infill and redevelopment phase that continues today.

The third big event was the construction of State Highway 58. The construction of this road had two main effects on the Neighborhood. The new highway eliminated the role of 8th Street as a major transportation route to Clear Creek Canyon, and created a major barrier from the rest of the "Northside" Neighborhoods.

For purposes of this study, the Neighborhood is defined as extending from State Highway 58 on the north, Washington Avenue on the east, 10th Street on the south, and approximately U.S. Highway 6 on the west, but excluding the City owned area west of the Community Center, which will be addressed separately.

**Architecture And Housing Styles:** The 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood has a wide variety of housing styles, but today the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood is a unique and eclectic mix of land uses and housing types and styles. The most prevalent examples of architectural style of single-family homes include Gothic Revival, Folk Victorian, Queen Anne, Foursquare, and Bungalow. Although considered small by contemporary standards, these historic examples within the 8th and 9th Street Neighborhood reflect the construction technology of Golden's early mining era. Many of the homes retain historic architectural details such as porches, bay windows and trim features. Multi-family developments appeared later in the mid 20th Century and include a variety of larger housing structures. Commercial buildings and uses are found mainly in the east end



*An example of the Folk Victorian style architecture common to the Neighborhood*





*An example of the Classic Cottage style architecture common to the Neighborhood*



*An example of the Bungalow style architecture common to the Neighborhood*

of the Neighborhood, closer to Washington Avenue, although several older single-family homes have also been converted into offices in the Neighborhood. The current mix of land uses and environments is shown on the Land Use Map, Zoning Map, and the Opportunities and Preservation Map.

**Streetscape, Trees and Landscaping:** In the 8th and 9th Street Neighborhood, the typical street section is a 66-foot right-of-way with 36 feet of paved roadway. The exception is Washington Avenue, which has 80 feet of right-of-way. North-south alleys are typically 10 feet and east-west alleys are 20 feet.

All properties, with the exception of those at 1010 9th Street and the undeveloped properties on 8th Street, have sidewalks in front of their buildings. The landscaped areas between the curb and the sidewalk throughout the Neighborhood feature mature Street trees and Street lighting. Per the Golden Municipal Code, property owners are required to maintain the landscape area between the curb and sidewalk.

The 8th and 9th Street Neighborhood is home to many large, old trees dating back to the early 1900s. Inventories of trees adjacent to the Street in this Neighborhood were done in 1998 and 2000 in conjunction with the Colorado State Forest Service. More than 700 trees were identified in the inventory and recommendations were made based on their appearance and condition. The City is working toward an ongoing maintenance and inventory program for all Street trees within the city rights-of-way. The City Forester is committed to timely response of Street trees that require necessary maintenance. In the next several years, the City will be attempting to fill spaces within the city rights-of-way that can benefit from additional shade trees.

**Traffic and Transportation:** The main east-west Streets in this Neighborhood can only be accessed off of Washington Avenue or off of the State Highway 58 exit to 8th Street State Highway 58 and U.S. Highway 6 run to the west and north of the Neighborhood. Due to the close proximity of these high volume roads, there are issues with traffic noise.

In terms of public transportation, the Regional Transportation District (RTD) has routes to Boulder and downtown Denver that make stops on the east and west sides of Washington Avenue.

**Private Property Maintenance:** As a community ages, older elements of its housing stock become worn and need replacement. Maintaining the historic elements of the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood is critical to keeping the traditional character of the Neighborhood. The residents of the Neighborhood value the responsibility and upkeep of their properties.

**Public Works:** Maintenance of the public rights-of-way in the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood is the responsibility of the Department of Public Works. Overall street repair is scheduled year-to-year by the City's Pavement Management Plan. In general, the streets within the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood are in very good condition and only require periodic cracksealing and asphalt patching, as necessary. Specific streets that are planned for more significant repair in the next few years include the northern portions of Illinois Street and all of Cheyenne Street and 7<sup>th</sup> Street. 7<sup>th</sup> Street will be planned for milling and a new overlay of asphalt while Cheyenne Street and the northern portion of Illinois Street will be scheduled for a more comprehensive reconstruction.

The Public Works department is also responsible for a variety of duties including snow plowing, asphalt repair, striping and street sweeping. Other duties include inspection, cleaning and repair of all public sanitary sewer components, public storm sewer facilities, and water mains. Private companies provide trash collection, electrical, gas and cable TV services.

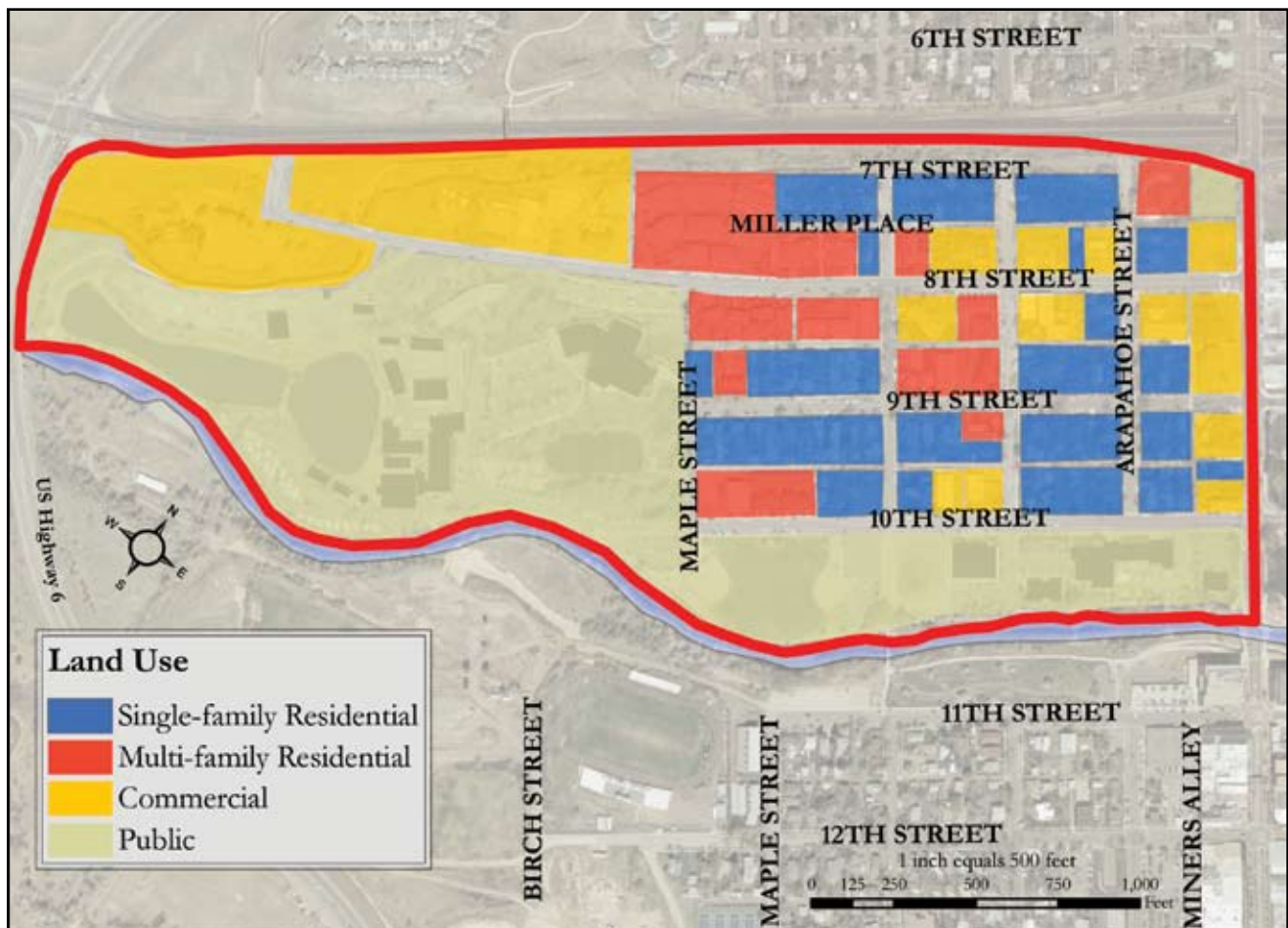
**Public Services:** The City of Golden and Jefferson County provide a wide variety of public services to the entire City. City of Golden residents can send their children to the Neighborhood elementary school, Mitchell Elementary, or any one of the highly-regarded Jefferson County R-1 District schools. Bell Middle School and Golden High School are nearby, but outside the Neighborhood. The full-time Police Department is located at City Hall, 911 10<sup>th</sup> Street as is the volunteer Fire Department. Both provide quick response times with their convenient location within the Neighborhood. Other amenities such as the Jefferson County Library, City of Golden Community Center and Lions Park are available to the public.

**Demographics:** The 2000 U.S. Census data and Jefferson County Assessor information provide an accurate count of the 8th & 9th Street Neighborhood. In 2007, there were approximately 350 people living in the 8th and 9th Street Neighborhood. Table 1 provides more detailed information.

	Average Household Size	City Population	Annual Growth
1980	2.34	12,237	n/a
1990	2.22	13,116	0.70%
2000	2.31	17,159	2.70%
2004	2.34	17,708	0.80%

## EXISTING LAND USES

**Residential Uses:** The Neighborhood is predominantly single-family homes and multi-family developments.



Current Land Use



There are also approximately 65 multi-family projects and three apartment buildings.

**Commercial Uses:** The majority of commercial uses are small offices located along 8th Street. Certain additional offices along the north side of 10th Street are currently legal, non-conforming uses.

**Industrial and Warehouse Uses:** Parcels within the Parfet PUD at the northwest end of the Neighborhood are permitted for industrial uses, however, at the current time, much of the land within this PUD is vacant.

**Institutional Uses:** Typical institutional uses in the Neighborhood include public uses, such as City Hall, the Police and Fire Stations, the Jefferson County Public Library and the Golden Community Center. Private institutional uses include the Montessori school on 8th Street.

#### **Parkland:**

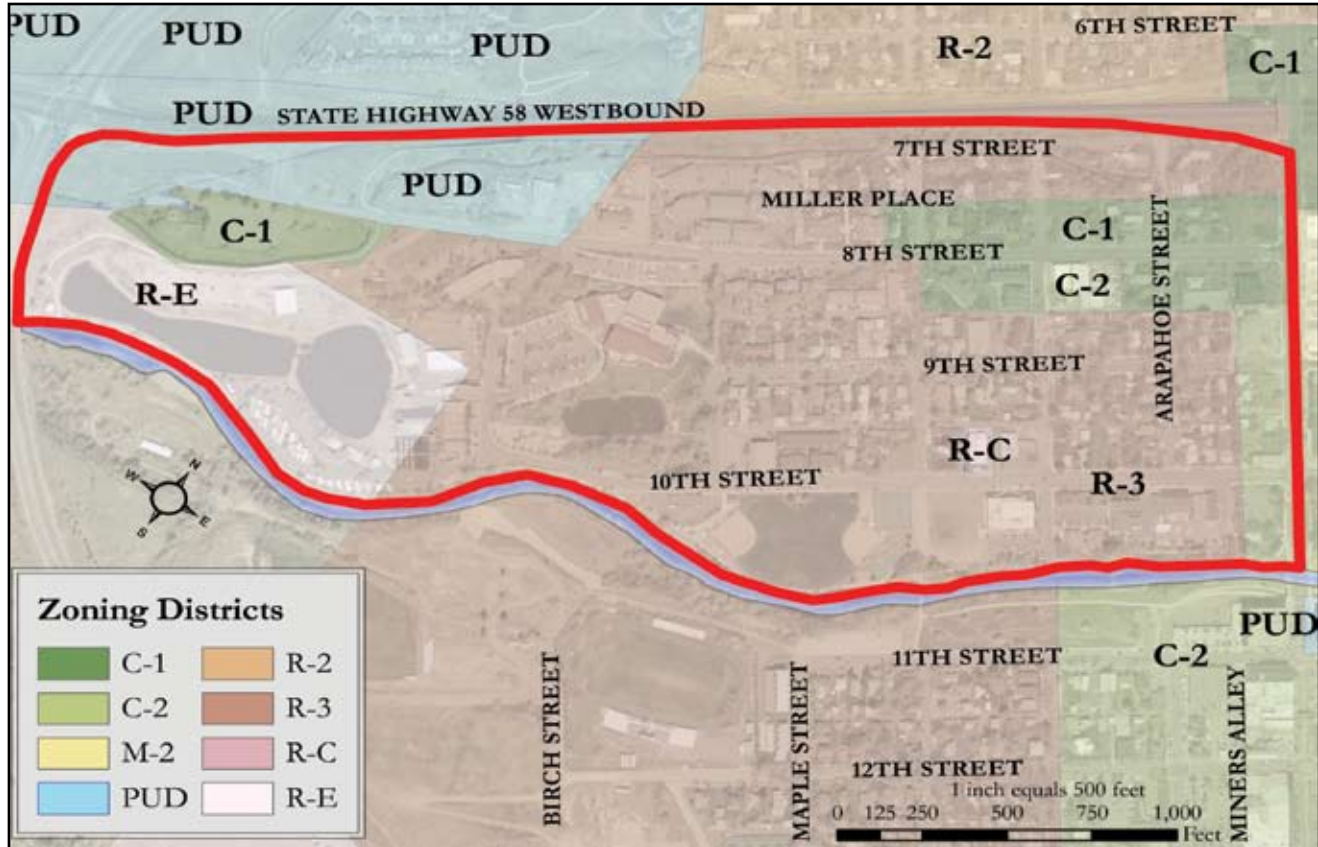
The 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood is bordered on the south by Clear Creek and Lions Park. This park provides Neighborhood residents with numerous

recreational opportunities, including bicycling, baseball, basketball, fishing, kayaking, picnic areas, and tennis.

**Vacant Land:** There is very little vacant private land in the Neighborhood. The primary vacant private lands consist of the Parfet family holdings along the north side of 8th Street and west of the Briarwood Commons Subdivision. There is a substantial amount of publicly-owned land at the west end of 8<sup>th</sup> Street that may have a change of use with the relocation of the city maintenance shops. The process to determine future land uses and configurations in this area will be an important part of the future of the Neighborhood.

## **ZONING**

The Neighborhood is comprised of 19 separate subdivisions totalling 100 acres. The first phase of the subdivisions in the Neighborhood was the North Golden Subdivision in 1859 followed by the Barber's Second Addition to Golden Subdivision in 1874. The portions east of Arapahoe Gulch were platted as part of the north Golden subdivision. Commercial uses appeared in the 8th Street Neighborhood beginning around 1867.



*Current Zoning*

Zoning	Percentage
R-3 Multiple Household	62.5 acres or 62%
RE, Residential Estate	12.5 acres or 12%
C-1, Limited Commercial	11.5 acres or 11%
C-2, General Commercial	4 acres, or 4%
PUD (for industrial uses)	9.5 acres or 9%

Subdivision	Recording Date
Barber's 1st Addition	1867
North Golden	1868
Barber's 2nd Addition	1874
Victoria Square	1978
Ninth Street Townhomes	1983
Sunlite Townhomes	1983
Tenth Street Row Homes	1983
Lookout Landing Condos	1985
City of Golden (Library)	1995
Briarwood Commons	1996
Maltese Minor Replat	1996
Cheyenne Terrace Townhomes	1999
Washington & 8th Street	2004

## FLOODPLAIN AREAS

Within the 8th & 9th Street Neighborhood there are two mapped floodplains. The Clear Creek floodplain is documented on Federal Emergency Management Agency (FEMA) maps which are free through FEMA website ([www.fema.gov](http://www.fema.gov)). The Arapahoe Gulch floodplain was mapped by the City and is available through documents at the City offices. Any renovations or additions to properties within the floodplain areas may be subject to additional building code requirements. To determine your property's flood hazard, the City Public Works department can provide assistance with regards to information about flood zones, depth of flooding, etc. The Public Works department can also help with selecting an architect, engineer or contractor to assist with floodproofing your property.

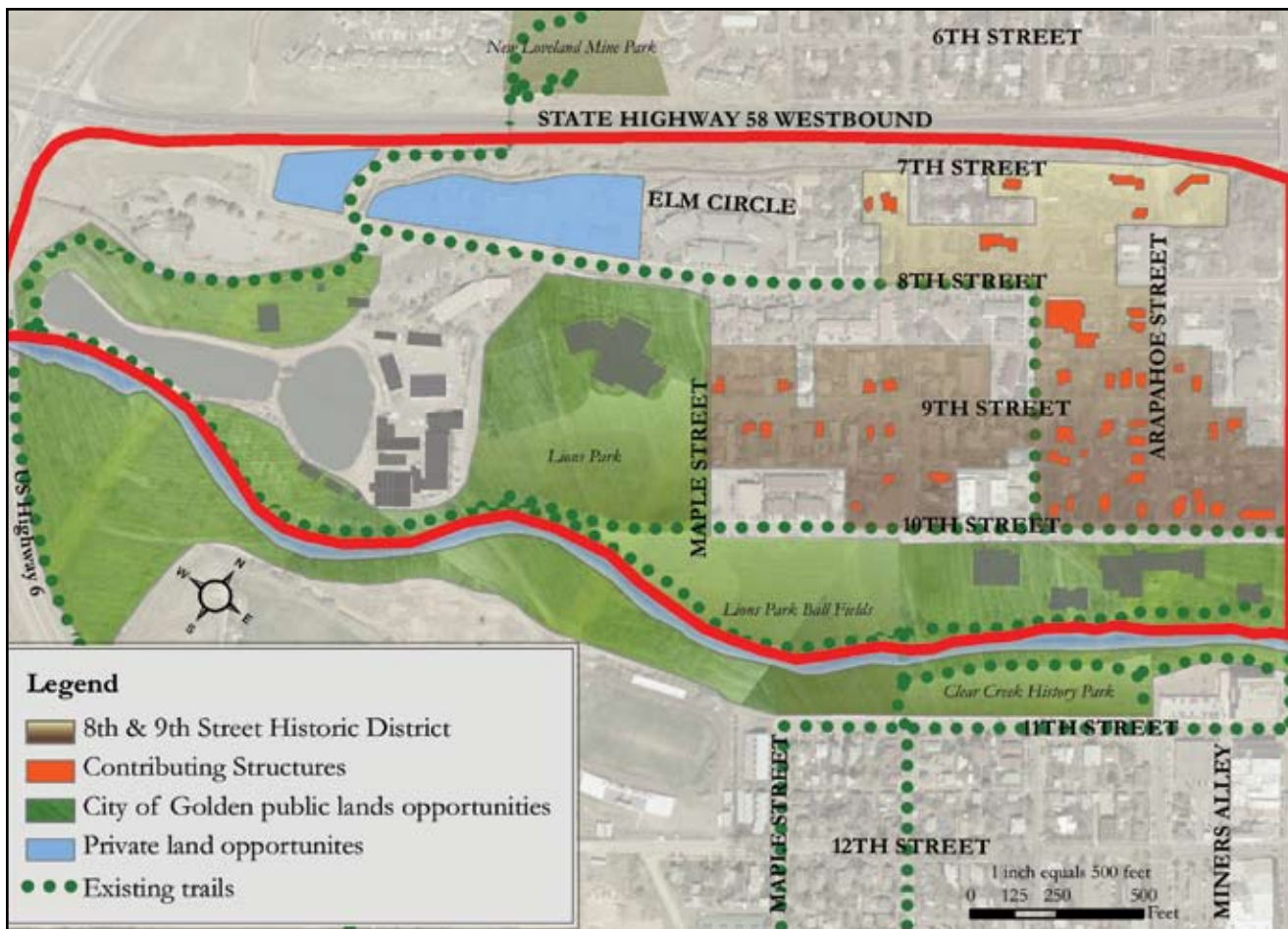
If requested, the Public Works Department will review flood information on file and produce a written Floodplain Determination for a property. A free Floodplain Determination may be requested by:

- Logging on to the City's website at [www.cityofgolden.net](http://www.cityofgolden.net).
- Call the Golden info line at 303-215-8882, and request item number 2903.
- Visit or call the City Engineer at 303-384-8156.



Floodplain Area





### *Opportunities and Preservation*

## **OPPORTUNITIES AND PRESERVATION**

The City of Golden recognizes the important Neighborhood contribution that is provided by historic homes and buildings. As part of that recognition, the City has defined certain areas as historic districts and has adopted and codified specific requirements for development within those districts. All of the City's historic districts are unique in their own way. In an attempt to distinguish specific buildings within districts, the City has identified certain structures as "contributing." A "contributing" structure is a structure or building located within a designated historic district, which exists in comparatively original

condition, or has been appropriately restored and clearly contributes to the historical significance of the historic districts. While other buildings in or out of the districts may be historically unique or interesting, they may not meet the specific definition of "contributing" as defined above.

Currently, the City of Golden has three historic districts – the 12<sup>th</sup> Street Historic District, the East Street Historic District and, of course, the 8<sup>th</sup> and 9<sup>th</sup> Street Historic District. The 8<sup>th</sup> and 9<sup>th</sup> Street Historic District encompasses a substantial percentage of the residential area as defined in this Neighborhood plan. As such, the district should play a vital function in the Neighborhood planning process.



## Chapter 2

# NEIGHBORHOOD GOALS AND VISION

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In 2006, the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood is an area of change, with an opportunity to become one of the premier Neighborhoods in Golden. The intimate pedestrian scale and walkability of the Neighborhood combined with the proximity to desired community amenities and services, and the mature, stable feel of the Neighborhood landscape all serve to define the area's character. At the same time, there are many areas of improvement and measurable land use pressures that should be addressed now. While the later chapters in this Neighborhood plan address specific policies and strategies, this chapter presents the overall goals and vision of the Neighborhood. The Vision Statement below is the same statement as is included in the 2003 City of Golden Comprehensive Plan. The Goals are specific to this Neighborhood.

### **THE VISION**

Golden is a unique and distinctive place that takes advantage of its natural and cultural resources. The city preserves its independent small-town character and friendly atmosphere.

Golden is a pleasant place to live, work and visit. The city is a community that blends old and new in a manner that respects and maintains a timeless character based on its rich past.

The city has a variety of land uses, distinguishable Neighborhoods, housing, job opportunities and recreation options, making it possible for people of various backgrounds and incomes to live, work, shop, get services, be educated and recreate here. The city's economy is strong and positioned to remain that way into the future. Land uses are arranged to be convenient and accessible for residents. Travel in the city and to the surrounding region is comfortable and convenient for pedestrians, cyclists, transit users and auto drivers. The city has an intimate pedestrian atmosphere and a walkable environment. Most additional development in the city takes the form of infill and redevelopment. Change takes place in a compatible and positive manner, so that the city's attractive qualities are maintained. Neighborhood connectivity is maintained.

The city has an infrastructure that provides quality and cost-effective public services, leads the way with a commitment to continual reinvestment in

the city, and creates a public realm that inspires and generates pride.

Preservation and improvement of the natural environment, including the surrounding mountains, is vitally important to Golden's character. Environmental impacts associated with transportation, growth and development are minimized and mitigated to protect existing and future residents and workers of Golden.

Informal social interaction and formal associations are both important aspects of life in Golden. Residents feel they are part of Golden as a whole, and at the same time are free to pursue their own social contacts as members of smaller formal and informal groups.

### **OVERALL NEIGHBORHOOD GOALS AND POLICIES**

The overall goals for this Neighborhood can also be found in the 2003 City of Golden Comprehensive Plan:

- Encourage a full range of citizen participation in the planning process, involving seniors, youth and other identifiable groups.
- Establish partnerships and networks with Neighborhood and community associations, local agencies, property owners, developers, business people and other groups in implementing community development projects.
- Encourage infill that is compatible to the surrounding Neighborhood.
- Ensure that change takes place in a compatible and positive manner.
- Preserve and improve the city's natural, historical, scenic and cultural resources.
- Provide a variety of housing types, prices, densities, sizes, architectural variety and lot sizes in the city. The mix of housing should be distributed throughout the City.
- Ensure redevelopment provides an intimate pedestrian atmosphere and walkable environment.
- Provide a variety of modes of travel to access a diverse range of services and activities.

- Create a public realm that inspires and generates pride.
- Make a commitment to continual reinvestment in the city.

### **NEIGHBORHOOD SPECIFIC GOALS FOR THE 8<sup>TH</sup> AND 9<sup>TH</sup> STREET NEIGHBORHOOD**

From the above overall direction, the following specific goals can be applied to the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood:

- The 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood already has the diversity of land uses and housing types and styles recommended by the 2003 City of Golden Comprehensive Plan. For this Neighborhood, the primary goal is to maintain and enhance the existing mix and housing diversity, and to assure that future land use changes and construction complies with reasonable compatibility standards and guidelines.
- The diversity of uses within and adjacent to the Neighborhood results in traffic patterns different than standard residential areas. The primary transportation goals include considering and accommodating pedestrian, bicycle and vehicular traffic modes in a safe, Neighborhood-oriented manner.
- With a significant part of the Neighborhood a designated historic district, the Neighborhood enjoys a character and feel that typifies Golden's development and evolution. Substantial efforts should be made to maintain and enhance the historic character of the Neighborhood.

### **NEIGHBORHOOD ISSUES FROM OPEN HOUSE**

#### **Neighborhood Topic #1:**

##### **Infill Development Issues:**

- How much more growth can our Neighborhood handle?
- Concerns about consolidation of lots to scrape off existing buildings and replace with larger, bulkier structures.
- Compatibility of new developments with existing architecture and scale.

#### **Neighborhood Topic #2: Home Ownership and Rentals Issues:**

- The Neighborhood contains a high amount of rentals that serve the needs of the Colorado School of Mines. Rentals often have more cars and absentee owners who may not keep up the property in terms of repairs and landscaping.
- By permitting more condominium development, many of the units will become rentals.

#### **Neighborhood Topic #3:**

##### **Traffic Issues:**

- Perceived difficulty for pedestrians to cross 10<sup>th</sup> Street at the former Transcript building.
- Traffic speeding is a perceived problem for 9<sup>th</sup> and 10<sup>th</sup> Streets.
- School crossing zone signs are needed for the Montessori School on 8<sup>th</sup> Street.
- A public sidewalk is needed for the former Transcript and 1010 9<sup>th</sup> Street properties.

## Chapter 3

# STRATEGIES AND IMPLEMENTATION

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The prior chapter listed overall community goals for Golden's Neighborhoods, as well as specific long-term goals for this Neighborhood. This chapter translates these specific goals into very specific, direct policies and strategies to achieve and maintain Neighborhood goals and quality of life. These policies and strategies are grouped in the same chapters as the 2003 City of Golden Comprehensive Plan.

### I. Character

- Complete a consolidated design review handbook for Golden's residential historic districts to improve the quality and completeness of design review assistance and suggestions for all structures within the 8th and 9th Street historic district.
- Enact improvements to the site development standards in Chapter 18.40 of the Municipal Code to increase the authority of Planning Commission to address the compatibility of new development, both in terms of design and bulk.
- Enact infill regulations related to the mass and scale of additions and new single family dwelling construction, including setback adjustments, bulk limitations on accessory buildings and lot coverage standards.
- Implement programs to encourage home ownership and investment opportunities in the Neighborhood, including first time homebuyer programs.
- The Neighborhood should form an association to increase communication and Neighborhood participation. Neighborhood associations can be influential in amending this Plan. Planning Commission welcomes Neighborhood input in making land development decisions.

### II. Land Use

- Working with the Neighborhood and property owners, review the commercial zoning on 8th Street west of Washington and make a recommendation regarding maintaining or adjusting the current zoning pattern for the commercially zoned area.

- Research a form-based policy for zoning regulations, rather than a zoning policy that relies on density.
- Provide assistance to property owners who agree to covenant their properties for the purposes of restricting further increases in residential density.
- Consider an adjustment to the R-3 zone district such that the minimum lot size for higher density multi-family would be increased from the existing 10,500 square feet. For parcels under a specific size, the permitted residential uses would be based upon the R-2 development standards.
- For the existing commercial uses, encourage small scale commercial uses that will serve the Neighborhood.

### III. Housing

- Promote residential rehabilitation loan programs through the Jeffco Housing Authority for eligible owner-occupied dwellings for seniors and low- and moderate-income households.
- Research a housing program that would encourage home ownership and could include down payment assistance and/or deed restrictions for affordability.

### IV. Transportation

- Perform a traffic (speed) study for 8th Street by the Public Works Department to determine if additional enforcement, street signs or traffic-calming improvements are needed.
- A road connection or bypass from 8th Street through the old city shops site to 10th Street should be considered. The City should critically analyze this area for possibilities of road connections to alleviate traffic congestion on 10th Street and to reduce traffic in residential areas. This option is also identified in the City of Golden Downtown Character Plan.

### V. Economic Vitality

- Support continued commercial and mixed uses in the commercially zoned parts of the Neighborhood; redevelopment should be

in conformance with the Site Development Standards (Chapter 18.40 of the Golden Municipal Code).

- Encourage smaller scale commercial uses that provide services to the surrounding residents.

## **VI. Public Investment**

- Improve pedestrian connections to the north via the Washington Avenue bridge over State Highway 58, as well as an additional ramp from the Neighborhood to the pedestrian bridge over State Highway 58 at New Loveland Mine Park.
- Construct missing sidewalks and connections in the Neighborhood, including 8th Street, and a needed connection from 8th Street to 10th Street east of the Community Center.
- Improve pedestrian safety within the Neighborhood, looking at crosswalks on 10th Street, safe crossings for children at the intersection of the Montessori school, and installing walks that are adequate in width.

- Complete Arapahoe Gulch drainage improvements as approved by City Council in 2004 and 2005.
- Design gateway improvements at State Highway 58 and Washington Avenue that complement the surrounding Neighborhoods, as well as welcoming community visitors.
- Continue with Clear Creek Corridor investment and improvements.

## **VII. Environment**

- Consider a comprehensive program to address the health and canopy benefits of public and private trees.
- Ensure that storm water quality standards are met with all new construction and consider requiring infill development to design detention to mimic predevelopment hydrology, even for building additions.

## Chapter 4

# FUTURE URBAN FORM

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### I. Neighborhood Values for Consideration in Land Use Cases

- The existing balance and mix of land uses is important. Does the proposed rezoning preserve the existing mix of uses? Does the proposal endanger the balance through too intensive land uses?
- Recognize the impacts of public uses and activities in land uses cases. For example, impacts from summer events already affect residents. Will the proposed rezoning increase the impact?
- Rezoning and most Special Use Permit cases should always provide a site plan for review.
- Given the existing and potential future mix of uses, the scale, character, or impacts of the project can be more important than the proposed use. Is the scale and form of the proposal appropriate for the Neighborhood?
- In cases where PUD zoning is proposed, the maximum building height should not be above what the existing zoning would have allowed.
- Connectivity through this Neighborhood from adjacent areas of the City is important.

### II. Criteria for Evaluating Land Use Cases

#### Health

- Preservation of an environment conducive to healthy living
- Overcrowding of land
- Provide for adequate recreation, either within the project or close to the project
- Walkability - provide continuity, eliminate barriers and missing links

#### Safety

- Lessen congestion and traffic
- Avoid floodplain zones - Arapahoe Gulch floodplain affects many existing properties and will affect the height of future

redevelopment projects.

#### Welfare

- Aesthetics
- Preservation of Neighborhood character
- Zoning to ensure adequate Neighborhood commercial services
- Zoning to conserve natural resources

#### Specific to the 8th and 9th Street Neighborhood

- Impacts from commercial uses
- Balance of mix of uses
- Preserve the existing mix of uses within the Neighborhood
- Recognize the impacts of public uses and activities
- Recognize the impacts from Arapahoe Gulch





# OPEN HOUSE MEETING COMMENTS

Thank you to all who attended the 8th & 9th Street Neighborhood meeting at the April 2007 Planning Commission meeting. 21 members of the public (33 total). The meeting was not only an opportunity for open discussion between residents and Commissioners, but much of the comments were helpful for several upcoming projects. The following comments were collected during the meeting as well as from the comment cards and photo preference survey:

- Comments regarding the R-3 and Infill changes
- What about the use of graduated setbacks? The higher the building, the larger the required setback.
- How much growth will we allow?
- How come my neighbor was allowed to build out to the property line and not the setback.
- Parfet's property at the end of 8th Street should be zoned Residential, not Industrial.
- We should restrict helicopter uses
- My Neighborhood is 65% rental. What should the Neighborhood look like? Enough high density development, we should be preserving single-family. Rentals cause less pride in ownership, there are too many cars, and people doing car repair in the street.
- The approved condo project at 920 8th Street will become rental units. Initial owners will keep the condos after they move into bigger places.
- A family-oriented Neighborhood is more important.
- Is the law enforced through Golden or CSM? A: Golden
- Consider more compact development. The proposed R-3 changes will result in a diminution in value. Rather, try to shape architecture and mass instead.
- Too much development will affect small, local stores.
- Traffic speeds down 9th & 10th; it's hard to cross 10th at the Transcript building; speed meters are useful; school signs are needed for the Montessori; crosswalks needed on 10th, and a sidewalk is needed at the Transcript.
- There's a parking problem at 1010 9th Street. Cars park head-in and back into traffic. They also block the sidewalk.

The following is a summary of written responses from the meeting.

- If you were king or queen of your Neighborhood, what would be your first priority?

- Speed bumps to control traffic around Lyons Park.
- Slow down the cars, enforce speed limits, put in crosswalks and school zone signs.
- Clean up zoning violations, no more high density, encourage revitalization, reduce rentals to 50%.
- Keep character alive, keep high density out, regulate building to consider neighbors/ Neighborhood.
- Change the max density project on 920 8th Street to something smaller and more appropriate.
- Single family homes or townhomes, sidewalks on every street, cross walks for schools and public areas. Slow moving traffic.
- How do you see your Neighborhood 20 years from now? What will it look like?
  - More owner occupied homes. Better upkeep of properties.
  - More owner occupied & pride of ownership. More restored homes. Stronger Neighborhood feel.
  - 60-70% owner occupied, younger families growing up (ideally). Reality = many rentals, not much family feel.
  - All condos and max density housing. No charming old homes left.
  - Mixed with single family, mostly not owner occupant dwellers. Taller buildings, with faster moving traffic.
- What do you see as the most significant problem(s) impacting your Neighborhood?
  - Apartment complexes
  - Too many rentals, too much hodgepodge, development at 8th – Cheyenne.
  - Traffic, development without concern of Neighborhood character.
  - Max density, traffic, parking, congestion. Greedy developers.
  - Development into multi-family buildings, bringing more traffic and faster.



Appendix B

## **PUBLIC HEARING MINUTES**

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PLANNING COMMISSION MINUTES FOLLOW

CITY COUNCIL MINUTES FOLLOW



CITY OF GOLDEN  
PLANNING COMMISSION  
MINUTES  
SEPTEMBER 5, 2007  
REGULAR MEETING

The Planning Commission met in regular session at 911 10<sup>th</sup> Street, Golden, Colorado at 7:00 p.m.

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1. PLEDGE OF ALLEGIANCE

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2. ROLL CALL

The following members were present at the roll call:

PRESENT: Casey Brown, Marjorie Sloan, Margaret Van Ness, Jill Powers,  
Jim Dale, Connie Chitwood.

ABSENT: Paul Long, Ted Smathers.

The Chair declared a quorum.

STAFF PRESENT: Steve Glueck, Ken Tribby, Theresa Worsham, Stacy Hussey.

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**B. PC07-40 8<sup>th</sup> & 9<sup>th</sup> Street Neighborhood Plan**

Theresa Worsham entered into the record a copy of an e-mail she received from Phil and Fran Konsella, the owners of 1202 8<sup>th</sup> Street regarding their comments on the written plan.

Worsham stated that three paragraphs within the plan had been changed and one addition inserted:

1. The demographics paragraph on page 9 had been changed to eliminate the Census data text and to include the approximate number of people living in the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood as 350.
2. Worsham noted on page 15, section II, fourth bullet that the consideration for an adjustment to the R-3 zone district was to be considered by City Council on September 20, 2007.
3. Staff had inserted the second bulleted point on page 15, section IV to state that the City should analyze the area from 8<sup>th</sup> Street through the old city chops site to 10<sup>th</sup> Street for possibilities of road connections to alleviate traffic congestion on 10<sup>th</sup> Street.
4. The language on page 16, section VI, third bullet has been strengthened in reference to pedestrian safety and crossings. Worsham stated that safety on



10<sup>th</sup> Street and on 8<sup>th</sup> Street was critical to the public and asked council to weigh in as to whether or not they felt it was adequately addressed.

Worsham explained that a member of the public had asked for a revision to the Land Use map on page 9 to include duplexes and triplexes in the multifamily category. She stated that staff recommended keeping the existing map with regards to land use, duplexes and triplexes as they appear to be more similar to single-family homes in terms of bulk than to multi-family complexes.

#### CHAIR SLOAN ASKED FOR COMMENTS AND QUESTIONS FROM COMMISSION

Brown asked Worsham to clarify her presentation and verify that the procedure should be that Planning Commission request that City Council adopt the neighborhood plan and have it be referenced in the comprehensive plan. Worsham confirmed that this is the case.

CHAIR SLOAN OPENED THE PUBLIC HEARING AT 7:38 PM.

Steve Griebel, 904 Arapahoe Street, Golden stated that he found the plan to be good and that he agrees with Theresa Worsham. He specifically agreed with the extensions of the lot size and the road connection. He is a big supporter of pedestrian safety and would like to see action in the near future. Mr. Griebel stated that he does not agree with chapter 3, section 3 regarding deed restrictions. He does support home ownership and is not a big fan of the restrictions.

CHAIR SLOAN CLOSED THE PUBLIC HEARING AT 7:40 PM.

#### CHAIR SLOAN ASKED FOR COMMENTS AND QUESTIONS FROM COMMISSION

Brown stated he was in support of the changes and that Staff had done a good job.

Chair Sloan agreed.

It was MOVED by Brown that Case No PC07-40, the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan be ADOPTED in reference as part of the City of Golden Comprehensive Plan by the City of Golden Planning Commission and be recommended for APPROVAL to Golden City Council.

Van Ness SECONDED the motion. The motion passed unanimously.

**City Council  
City of Golden, Colorado  
September 27, 2007**

**Regular Meeting**

The City Council of the City of Golden, County of Jefferson, State of Colorado, met in regular session in the Council Chambers, 911 10th Street, Golden, Colorado at the hour of 7:00 p.m. There being present at the call of the roll the following persons:

COUNCILORS: Charles J. Baroch, Diane L. Chesbro, Jacob Smith, Karen L. Oxman, Mary A. Weaver

ABSENT: Joseph G. Behm, A.Lynne Timpeiro

Mayor Baroch, presiding, declared a quorum present.

Those members of staff also present were as follows:

Michael C. Bestor, City Manager  
James A. Windholz, City Attorney  
Susan M. Brooks, City Clerk  
Jeffrey A. Hansen, Finance Director  
Steven J. Glueck, Planning and Development Director  
Daniel J. Hartman, Public Works Director

**Approval of Agenda**

COUNCILOR OXMAN MOVED, and Councilor Weaver seconded, that the Agenda be approved.

Voting results were as follows:

YES: Baroch, Smith, Weaver, Oxman, Chesbro

NO: None

ABSENT: Timpeiro, Behm

The Mayor declared the motion carried.

**Public Hearing - Resolution No. 1798 - A Resolution Of The Golden City Council Approving The 8<sup>th</sup> And 9<sup>th</sup> Street Neighborhood Plan And Incorporating The Plan In Reference As Part Of The Golden Comprehensive Plan**

Planning & Development Director Glueck gave background on the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan. He noted that this is the first neighborhood plan and Council is being asked to consider incorporating the plan in reference as part of the Comprehensive Plan. He noted that Council had requested information on looking at neighborhoods on a smaller scale. This neighborhood asked to be the first to put together a plan.

The plan states specific goals that include a strong desire on the part of the neighbors to maintain the balance of diverse land uses that already exist in their neighborhood. They are also concerned about traffic issues, infill development, and home ownership and rental issues. The plan also offers specific strategies and ideas for implementation.

The Mayor opened the public hearing. There being no comments from the audience, the Mayor closed the public hearing.

Councilor Chesbro asked how this plan will protect the neighborhood more than the Comprehensive Plan would. Director Glueck explained that it would only be more protective if Council would adopt the criteria outlined in Chapter 4, page 17 of the plan, which addresses health, safety and welfare criteria specific to the neighborhood. If the desire would be to enforce the plan as law, then code changes would be required.

Councilor Oxman noted that the website reference on page 11 was incorrect for the City website and should read [www.cityofgolden.net](http://www.cityofgolden.net). She also asked Director Glueck to identify where Victoria Square is located. Director Glueck said it was a town home development and will email Council with the specific location information.

In response to questions from Councilor Weaver, Director Glueck stated that the Neighborhood Plan concept is recommended in both the 2010 Plan and the Comprehensive Plan as an appropriate supplement to address specific land use policies that cannot be addressed in the Comprehensive Plan. It is a tool to engage and encourage the community to identify their vision, goals, and issues of concern. He explained the purpose and definition of downzoning, a term that is not commonly used anymore. People have generally thought that it means to rezone from a more intense use to a less intense use, but often the lesser intense use can be unpopular with residents. The purpose of adjusting zone district regulations is to address if they are no longer achieving the goals of the community and to ensure they meet modern day requirements.

In further response to Councilor Weaver's questions, Director Glueck stated that the plan proposes that raising the minimum lot size requirement of R-3 would benefit the neighborhood because it would lessen the speculative pressure to remove existing housing and add new and bigger housing. Director Glueck explained that residential density historically is calculated according to dwelling units per acre or square feet per dwelling unit. Councilor Weaver noted that a single family dwelling could be built on a 21,000 square foot lot whereby it could be occupied by a very large extended family, so raising the lot size requirement would not affect density in that case. Director Glueck concurred.

Councilor Smith stated that the Neighborhood Plan empowers neighborhoods to have their own vision and he is pleased to see that development from this process. He noted that there are places in the plan that are still vague but it will ultimately be very helpful. He offered his support for the plan and would like to come back to it to look at the traffic study and possible code changes in the future. He would like to see the plan adopted.

In response to questions from the Mayor, Director Glueck said the plan was named 8<sup>th</sup> & 9<sup>th</sup> Street even though it also encompasses 10<sup>th</sup> Street because the area has always been known by that name. He further explained that the intent of the plan is not to propose neighborhood-specific regulations. An overlay district or a new zone district would be other alternatives that could be considered to allow

additional standards to be imposed or to allow for code changes. He commented on other items referenced in the strategies and implementation section. The Mayor noted that adopting the plan means there would be a number of stages of implementation that would have to occur. He added that the plan was an excellent document.

COUNCILOR CHESBRO MOVED, and Councilor Smith seconded, that Resolution No. 1798 - A Resolution Of The Golden City Council Approving The 8<sup>th</sup> And 9<sup>th</sup> Street Neighborhood Plan And Incorporating The Plan In Reference As Part Of The Golden Comprehensive Plan, be adopted.  
Voting results were as follows:

YES: Baroch, Smith, Oxman, Chesbro

NO: Weaver

ABSENT: Timpeiro, Behm

The Mayor declared the motion carried.