



City of  
Golden

PLANNING AND DEVELOPMENT

Name

Project Address

Email

## DEMONSTRATING COMPREHENSIVE PLAN COMPLIANCE

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The City of Golden Comprehensive Plan was adopted on June 1, 2011. This update is a complete overhaul of the previously adopted Comprehensive Plan which was adopted in 2003. As the basis for the 2011 revision, the Guiding Principles and Value Themes adopted by the community during the Golden Vision 2030 project were used as guides to create a comprehensive plan that accurately reflects the needs of the community as a whole. This application packet and the below questions have been prepared to assist applicants in demonstrating comprehensive plan compliance, as well as providing policy guidance for project design. This application narrative will be part of the materials presented to staff, Planning Commission, and/or City Council (as applicable) in reviewing the various land use case applications.

Comprehensive Plan compliance is a specific legal requirement for rezoning, special use permits, and subdivisions. Comprehensive Plan compliance is also an evaluating factor for site development plan approvals, and certain other applications. Specific criteria for evaluating cases are detailed in the Comprehensive Plan as defined on page 2 and 3 under "*How to Use This Plan.*" These criteria will need to be addressed as applicable with the proposed project. Please see Part II for further details.

Please take time to review the Comprehensive Plan and understand the policies, goals and strategies. Each Value Theme Goal contains a Strategy at the end with a set of questions that pertain to different aspects of development, though they may not be relevant to every development proposal.

### PART I

In addition to the required plans, reports, and other documentation listed on the Development Application, please include a narrative with a description of your proposed project. The narrative should include a brief description of the following:

- Existing and proposed land uses and existing conditions
- Planned site design
- Architectural design elements
- Existing and proposed public or private street(s)/access to the site
- Landscaping, including a description of open space/public space areas and hardscape
- Energy efficient and sustainable design elements
- Color and materials for the proposed structure
- Any special design elements for the proposed project

The narrative should demonstrate compliance with the following documents, as applicable:

- City of Golden Municipal Code Titles 17 and 18
- Comprehensive Plan, Adopted June 1, 2011
- Golden Vision 2030
- Any associated Neighborhood Plan

**PART II**

The following questions are taken from the Comprehensive Plan adopted on June 1, 2011 and have been sorted into categories by type of development application. Please read through the questions pertaining to your development application type and include in the narrative answers to applicable questions and/or issues addressed in your project. ***Please check the boxes of questions you have addressed and return this form to the Planning and Development Department with your completed application.***

**FOR SUBDIVISIONS**

Please describe how the proposed case meets the requirements for compliance as discussed in the Comprehensive Plan (page 3; Comprehensive Plan, June 1, 2001):

Criteria for Evaluating Subdivisions:

1. How does the design, layout and arrangement of the subdivision proposal submitted under the conventional subdivision process avoid any condition that materially conflicts with a Comprehensive Plan goal, strategy or recommendation.

2. Describe how the design layout and arrangement of the subdivision proposal submitted under the conventional subdivision process will create a positive impact or contribution for a majority of applicable comprehensive plan goals or strategies.

3. How does the design, layout and arrangement of the subdivision proposal submitted under the conventional subdivision process make a specific positive impact or contribution related to the goals within Value Themes A, B and C of the Comprehensive Plan.

**FOR ANNEXATIONS, INITIAL ZONING AND REZONING CASES**

Please describe how the proposed action meets the requirements for compliance as discussed in the Comprehensive Plan and shown below (page 2; Comprehensive Plan, June 1, 2011):

Criteria for Evaluating Annexations, Initial Zoning and Rezonings, and Special Use Permits:

- 4. Describe how the proposal will avoid any condition that materially conflicts with any comprehensive plan goal, strategy or recommendation.

- 5. How will the proposal create a positive impact or contribution for a majority of applicable comprehensive plan goals or strategies?

- 6. Describe how the proposal and the design parameters will create a positive impact or contribution related to the goals within Value Themes A, B and C of the Comprehensive Plan.

- 7. How will the proposal and the design parameters create a positive impact or contribution related to the applicable site specific recommendations of the neighborhood plan for the area?

In addition, please address the following questions:

- 8. If rezoning, please describe why rezoning the proposed property remains consistent with the values listed in the Comprehensive Plan.

- 9. If re-zoning, how would the rezoning create a benefit or contribution, and create a positive impact for the existing uses in the area?

- 10. Please describe how the proposal will create a positive impact or contribution for a majority of applicable comprehensive plan goals and/or strategies.

- 11. Would the land uses proposed within the requested rezoning create or increase a conflict with existing uses in the area?

**FOR SPECIAL USE PERMIT CASES**

- 12. Please describe how the proposed location of the special use permit and the proposed conditions under which it would be operated or maintained will be consistent with the Comprehensive Plan values; will not be detrimental to the public health, safety and welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or the general welfare of the City.

- 13. Would the requested special use permit create an unfair advantage for the property over properties with similar situations?

**FOR SITE PLAN APPROVAL (Both as part of a Zoning or Special Use Permit request and for previously zoned property)**

***Access, Walkability, Public Transit***

- 14. What aspects of the proposed project or plan improve accessibility for pedestrians and cyclists of all abilities, what related amenities will be provided, and what connections will be made or enhanced?

- 15. How does the proposed design of this project improve safety for all modes of transportation?

- 16. How do the building design, placement and orientation create or contribute to a pedestrian and bike friendly environment?

- 17. What is the "walkscore" ( <http://www.walkscore.com/> ) of the site?

- 18. Is the proposed project along an existing transit corridor or within a half mile walk of a station or stop? Identify the transit line(s), the walking path and distance, as well as any potential pedestrian barriers.

- 19. How can the project integrate the use of transit to access the site? What opportunities are there to provide a mix of uses, a pedestrian oriented design and a compact urban form to take advantage of adjacent or nearby transit?

20. What amenities will be provided for those who wish to take transit to or from the finished project, such as shuttle buses to light rail station, bus shelter or bench, transit passes for employees or residents, etc?

21. Demonstrate on a map all available multi -modal options, as well as distances, and where connections could be improved.

22. What new amenities will be provided to enhance universal mobility and access?

23. Demonstrate how the site is safely accessible by all modes of transportation (walking, biking, transit, personal automobile).

24. What can this project contribute in the way of improving the adjacent streets, sidewalks and other public amenities?

25. How can the project take advantage of or create alternative transportation options in the area?

26. What opportunity exists to provide or enhance pedestrian/bike amenities for the community?

**Placemaking, Site Design and Amenities**

27. What elements of "place" are created with this project?

28. Does the proposed building(s) address the street, with any parking located behind the building or screened from view from public right-of-ways?

29. How do the building design, placement and orientation create or contribute to a pedestrian and bike friendly environment?

30. How do the architecture, streetscape and urban design achieve a human scale that is aesthetically pleasing from the sidewalk?

31. How is the site being designed to provide "eyes on the street" and allow the community to police itself and thereby increase safety?

32. What opportunities are there to allow a mix of uses or to program the site to keep it active throughout the day and early evening?

- 33. What opportunities are there to incorporate public amenities, such as trash receptacles, planters, seating, lighting and public space, which improve the streetscape?

- 34. How does the project improve access to amenities, or contribute to a more diverse offering of services needed in the community?

***Open Space and Views***

- 35. Does the project detract from public view sheds, soundscapes and landscapes of the surrounding foothills and mesas, if so, what would be affected?

- 36. If the site is located in a scenic or sensitive area, how does the proposed design minimize the impact?

- 37. What opportunities are there for the site to contribute to Golden's natural beauty, or at the very least, not detract from it? How is this demonstrated in the proposed project?

- 38. Please describe the usable open space provided for the users of the proposed site? What design concepts are being utilized?

39. Are there opportunities to add usable open space for the community to the site, and what design concepts are being considered?

40. Are there opportunities to provide recreational facilities on site, whether public or private, indoor or outdoor, that help support Golden's goal of active and healthy lifestyles?

41. Is there land at the perimeter of the site that could be donated to City right of way for pedestrian, bike or trail improvements, or for active public space such as a children's play area?

42. What opportunities are there to create safe public places for children either on or adjacent to the site?

43. How can the site incorporate nearby trails and other outdoor recreational opportunities into the design?

44. If the site is adjacent to open space, explain how access and connections to the open space could be affected and what efforts will be made to mitigate any impacts.

45. If the site is adjacent to or less than a quarter mile from Clear Creek, how will the creek corridor be impacted, how will water quality be improved or impacted, and what can be done to provide good access and connections to the creek?

46. Are there opportunities to establish or improve connections between the site and nearby trails, bike lanes, sidewalks or other recreation options?

47. Does the proposal affect significant geological or aesthetic features of Golden, and if so, what can be done to mitigate an impacts?

**Water Quality**

48. How will the site improve the water quality entering waterways and reduce the amount of runoff through use of bio -swales, rain gardens, porous pavement and other techniques approved by Urban Drainage and allowed by the Municipal Code?

***Economic Development***

49. Describe how the project will contribute to the local economy, support local businesses, create jobs and fill retail gaps within the community.

50. How can the project contribute to Golden's unique identity that feels geographically separate from the metro region, though falls within it?

51. How will the project fit into Golden's community of cooperative business interests to create further success?

52. How does the project improve access to amenities, or contribute to a more diverse offering of services needed in the community?

***Historic Preservation, Cultural Assets and Education***

53. If the site contains a historic structure, explain how it will be preserved, enhanced, or incorporated into the project.

54. If the project is located within the downtown district, how will the architecture and design complement the nearby historic structures?

55. How can the project contribute to the preservation of historic properties or the advancement of cultural assets within Golden?

56. Are there opportunities for the project to partner with Golden's schools, the Colorado School of Mines or any of the other education or cultural facilities in the community?

***Neighborhood Enhancement***

57. What resources can the project offer that would enhance family life in Golden?

58. How will the project contribute to neighborhood or area cohesion by adding or enhancing public space or creating services for residents?