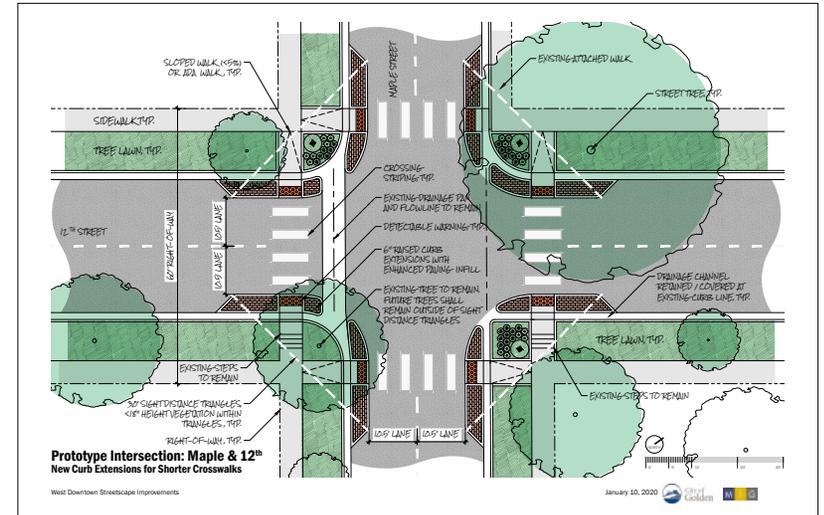


# WEST DOWNTOWN NEIGHBORHOOD PLAN

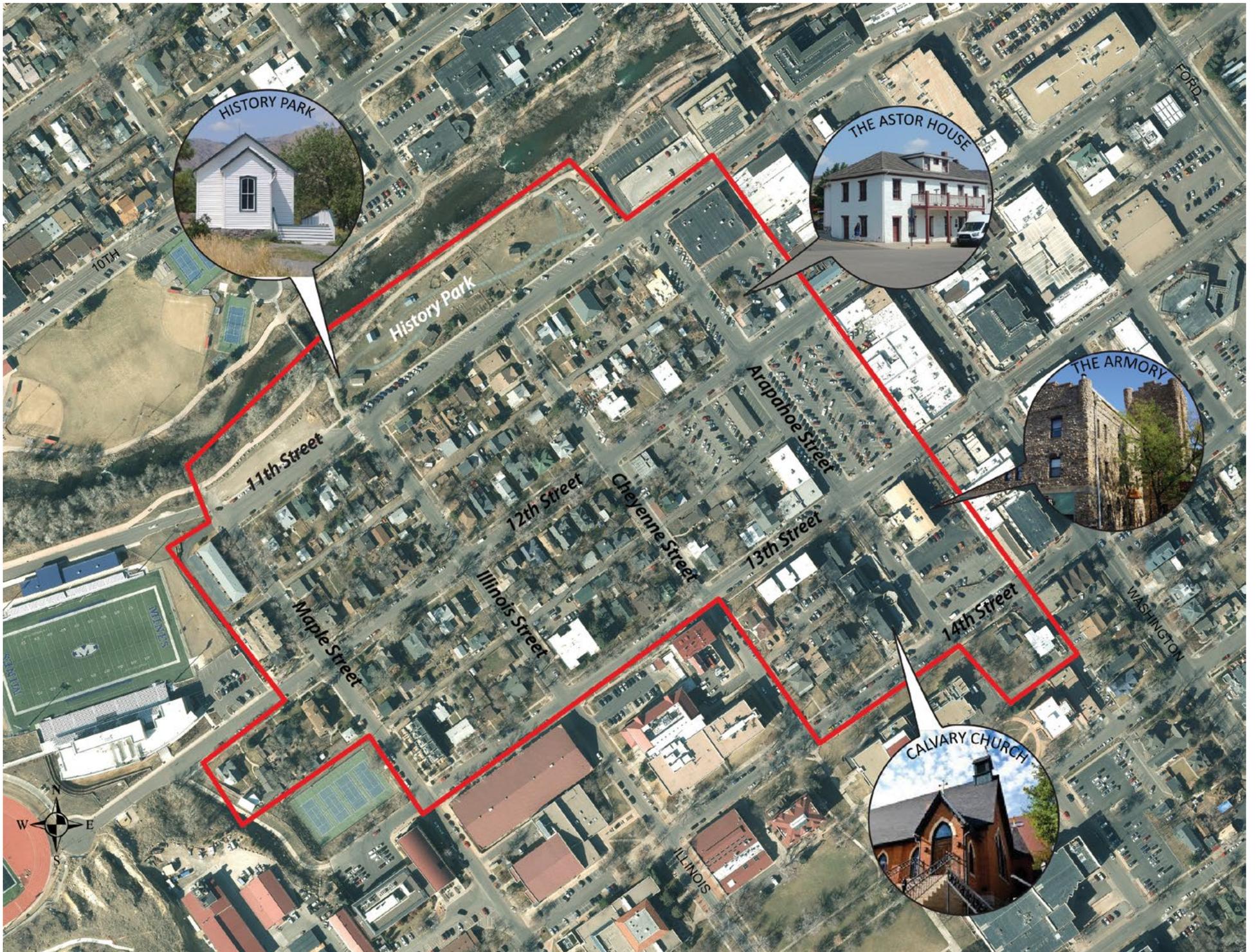


June 2020

# West Downtown Neighborhood Plan



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West Downtown Neighborhood.

# Executive Summary

In the fall of 2018, the City of Golden’s Planning Division began work on the West Downtown Neighborhood Plan. This plan, along with all of Golden’s neighborhood plans ([www.cityofgolden.net/CommunityPlans](http://www.cityofgolden.net/CommunityPlans)), functions as a component of the City of Golden’s Comprehensive Plan ([www.cityofgolden.net/media/Comprehensive\\_Plan.pdf](http://www.cityofgolden.net/media/Comprehensive_Plan.pdf)) and Vision 2030 documents. These larger documents were based on community feedback, to establish improvement strategies for urban growth topics such as sustainability and housing. However, the City of Golden is comprised of multiple neighborhoods that promote unique characteristics, land uses, history, and architecture. The neighborhood plans of Golden provide the opportunity to outline specific projects for each unique area of the City that incorporate both the goals of Golden Vision 2030 and the Comprehensive Plan.

In addition to the goals mentioned above, the West Downtown Neighborhood plan will guide future capital investments and, if necessary, recommendations for zoning updates. The West Downtown Plan will also work to incorporate the goals of the City’s newly published Transportation Master Plan ([www.cityofgolden.net/TMP](http://www.cityofgolden.net/TMP)).

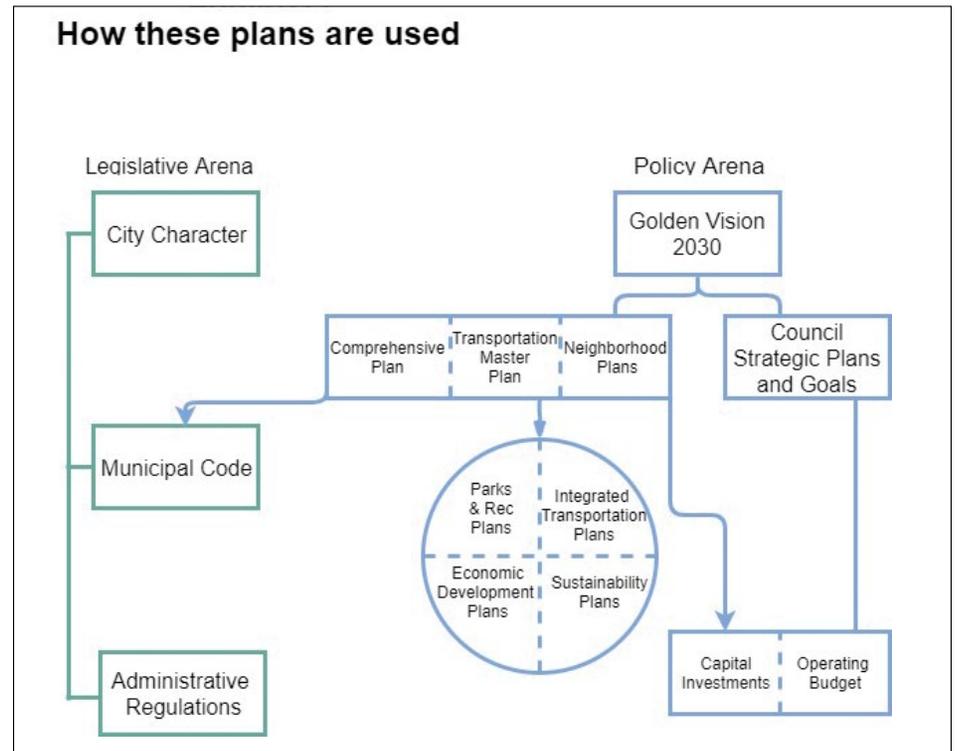
It is important to note that the West Downtown Neighborhood Plan is not a regulatory document; it is a guideline. Neighborhood plans are intended to compliment the comprehensive plan, and should be referenced when considering a public or private projects within that neighborhood’s boundaries. The recommendations from the plan will be used to initiate and evaluate possible changes to the City’s land use regulations. The plan will serve as a library of community driven projects to be initiated, should the required funding and opportunities arise. The recommendations of the West Downtown Neighborhood Plan are summarized below and provided in detail in Chapter 3.

## Short-Term City Goals (1-2 Years)

- As part of the zoning code audit and rewrite process (initiated in 2019), the urban form of both the residential and commercial areas of west downtown will be analyzed. This will help determine if new design restrictions are appropriate to protect the character of the West Downtown Neighborhood. Any potential design restrictions will be integrated into the new code rewrite which is expected to begin in 2020.
- Investigate a reconfiguration of both on-street and off-street parking in the commercial areas of West Downtown. Additionally, the City will investigate the code enforcement mechanisms for parking of in the residential parking areas around the downtown core. New mechanisms will also be explored in an effort to reduce congestions of on-street parking. This will be in an effort to increase parking efficiency while potentially opening up space to accommodate more bikes and allow alternative mobility options.



13th and Arapahoe.





- Research the opportunity to provide satellite parking lots intended to service the downtown area via shuttle. The satellite parking will be created either through partnerships with property owners adjacent to downtown or on City-owned parking lots within proximity of downtown. The City will determine the resources required, the types of events that might benefit from satellite lots, as well as the feasibility of a shuttle service to downtown. If these tasks can be efficiently performed over the short-term time frame, the City will seek to establish a pilot program and evaluate its effectiveness.
- Continue to evaluate lighting concepts for Miners Alley in order to enhance the safety and attractiveness of the space as a pedestrian, multi-use area in the future.
- In a similar fashion, the City will explore logistics to allow the parking lots located between Miners Alley and Arapahoe Street to function as flex space for businesses that front the area, as well as community events and activities. If these areas are determined to be desirable for community events, the City will meet with the Events Committee to determine how their needs can be met to activate the parking areas as community space.
- Work with the Colorado School of Mines (CSM) to extend potential shuttle service to campus, if feasible.
- Analyze the Arapahoe Street Improvement Plan, which may implement pedestrian improvements between Calvary Church and Golden History Park. The improvements will include widening the pedestrian route on both east and west sides of Arapahoe and provide additional amenities.
- Explore similar pedestrian improvements for the east/west right-of-way connections between Arapahoe Street and Washington Avenue, specifically along 11th, 12th, and 13th Streets.

- The City will collaborate with its marketing division and museums division to develop a wayfinding concept that spotlights downtown's historic assets.
- Engage with CSM to explore amicable transitional zoning standards between the neighborhood and campus.
- Take advantage of the current code audit and rewrite process to evaluate transitional zoning between Cheyenne and Arapahoe Streets in West Downtown. If appropriate, incorporate transitional zoning in the zoning code.
- Assess methods to increase vegetation on the dirt lot west of the History Park4.
- Evaluate code enforcement issues in the 12th Street Neighborhood and work to reduce/eliminate congestion. The City will also analyze how to better inform visitors how parking is handled in the neighborhood and enhance intersection safety through appropriate design measures.
- Work with Downtown Development Authority (DDA) and Golden Urban Renewal Authority (GURA) partners to obtain funding for any Arapahoe Street improvements.

### **Medium-Term City Goals (2-4 Years)**

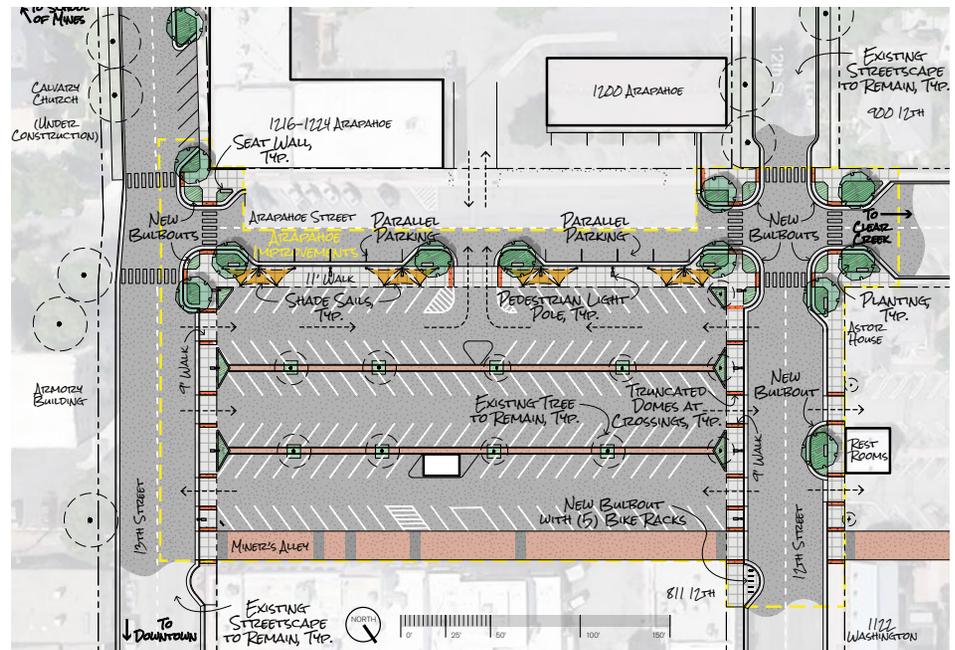
- Analyze the results of the zoning feedback survey and, if needed, address concerns regarding residential zoning. These include potentially crafting and integrating new zoning regulations for the zoning code. The City will take a similar approach with commercial design standards.
- Seek the allocation of funding for the redesign of Arapahoe Street as well as 11th, 12th, and 13th Streets.
- Implement a satellite parking pilot program aimed at analyzing the effectiveness of this concept for downtown Golden. The Community & Economic Development department will also coordinate regulations for a satellite parking service in order to make these facilities permanent. This may include annual funding for shuttles and contracts with property owners.
- Work with the West Downtown neighborhood to refine the design for enhanced pedestrian improvements along Arapahoe as well as 11th, 12th, and 13th Streets. If a satisfactory design can be accomplished, and if the opportunity arises, the City will construct the improvements.

- Work to enhance mobility infrastructure for transit, bike, and micro mobility services. A proper area within the West Downtown neighborhood to accommodate an all-in-one transit hub will be explored.
- Determine if the Flex-Ride can be expanded. This could be done through either an expansion of routes or increasing the fleet of shuttle vehicles. The City will determine if this can effectively be administered through the creation of satellite parking lots.
- The City will work alongside downtown business owners to determine how Miner’s Alley could serve them as supplementary/flexible, tenant space when not used for traditional alleyway purposes (e.g. deliveries and trash removal).
- A feasibility of the West Downtown parking lots will be performed to determine the viability of these areas for flex-event space.
- Work with marketing team to construct wayfinding program and/or rework existing signage in the area.
- Explore a pilot program for Miner’s Alley flex space
- Seek funding to enhance the design of intersections to increase safety and reduce traffic/parking congestion in the neighborhood.



### Long-Term City Goals (5-10 Years)

- Work with CSM to complete a pedestrian connection that will extend Arapahoe Street through CSM and into the neighborhoods west of campus.
- Should flex business space along Miner’s Alley prove to be successful, the City will plan and implement permanent infrastructure to help enhance the space in the future.
- Should satellite parking services prove viable though the proposed pilot program, the City shall consider installing permanent transportation infrastructure including but limited to bus canopies and benches.
- Continue to monitor the parking efficiencies in the West Downtown neighborhood. Continue to evaluate paid parking options for both off-street and on-street parking as parking demands increase.
- Continue to evaluate street crossings throughout the West Downtown neighborhoods and construct the Arapahoe Street Improvement Plan if funding can be made available.



Concept Design: Arapahoe Street Improvements



# West Downtown Neighborhood Plan

## WELCOME TO THE WEST DOWNTOWN PLAN

### 1.1 The Vision

The community values that resulted from 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, while also functioning as a guide for Golden’s future. The Comprehensive 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.
- Evaluate and make recommendations for land use regulations and processes employed daily by the City.
- Include measurable goals and strategies to ensure implementation of the plan.



Golden Vision 2030 outreach effort.

## 1.2 The Values

The results of the Golden Vision 2030 project provided community values that the residents of Golden felt were important to preserve. One task of each neighborhood plan is to ensure that it's proposed projects and land use recommendations fit within the context of those 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 as well as public and private investment.

*The community values created from Golden Vision 2030:*



### Guiding Principles

These two structural principles are the foundation upon which City leaders intend to act and make decisions.

#### • **Responsive Government**

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

#### • **Controlled and Directed Change**

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

### Community Values

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

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

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. This model will be shown later in this plan, under "Implementation."





### 1.3 Public Engagement

The West Downtown Neighborhood plan cannot be effective without first gathering input from the Community of Golden. After all, as much as this plan is an extension of the City’s Comprehensive Plan, the drafting of a neighborhood plan is an opportunity to reexamine the goals, vision, and desire the community holds in regards to the neighborhood’s future development. Therefore, staff created a lengthy outreach process to gather feedback on West Downtown. This process consisted of several engagement events within the community, as well as online surveys through the City’s public engagement platform – Guiding Golden.

In August of 2018, the City of Golden Planning Division experimented with a new approach to public engagement. Rather than host a series of traditional open houses at City Hall, the planning team attended a variety of community events in order to bring information about the West Downtown effort to the community. These included: The Golden Farmer’s Market (two separate dates), the Chili Cook-Off and Beer Fest, the Golden Gallop, and the Golden Giddy Up. Several informational posters about the West Downtown area were presented to the public, along with a survey provided in both paper form and digitally through the Guiding Golden website (via iPad). In addition to the above venues, the Planning Division attended other events including the monthly meeting of the Downtown Merchants, as well as monthly meetings for appointed boards including Planning Commission and the Downtown Development Authority meetings.

Throughout the outreach process, the City distributed two surveys. The first survey was created to be broad in scope. Ultimately, the Planning Division wanted to know the general thoughts that the public shared about the area of West Downtown, and how they would like it to function in the future. The first survey generated 153 individual responses. The Planning Division summarized the responses provided from the initial survey, and drafted a second survey with more focused questions related to zoning, amenities, historic assets, pedestrian infrastructure, and plaza space. In total, 111 individuals took the second survey for West Downtown.

In the fall of 2019, an initial draft of the plan was posted on the Guiding Golden website for further review and comment. Additionally, public comment was requested through a post card mailing. These were sent to every property and business owner within the neighborhood to invite response and comment.



The comments received online, as well as the conversations with neighbors, are the basis for the recommendations included in the West Downtown Neighborhood Plan. Responses have been compiled and included in Appendixes B and C.

#### 1.4 West Downtown History & Historic Resources – provided by local historian Rick Gardner

The West Downtown area has major historical and preservation importance, featuring the highest concentration of individually and collectively designated National Historic Register landmarks in the Golden area. It is comprised of three historic neighborhoods: 12th Street, the west end of the southern portion of Downtown Golden, and the remaining portion of College Hill. The area was created in 1859 in the Original Town plat of Golden and its first buildings were built during the gold rush.

Downtown Golden’s core commercial and civic area has, for over 160 years, been the focus of commerce, trade and services for the city. West Downtown includes its southwesterly portion, focusing on Arapahoe, 12th and 13th Streets. This portion was originally developed from 1859 into the early 1900s as a primarily mixed use area of small to mansion-sized frame and brick single family homes, and moderate to major sized commercial buildings usually made of brick and/or stone. Early landmarks included the Golden House hotel at 13th and Arapahoe (1870-1878); Bush Mansion adjoining it (1867-1878); Loveland Mansion at 818 14th Street (1863-1997), Astor House hotel at 822 12th Street (1867), Gertrude Wheeler Bell’s home at the northwest corner of Miners Alley and 13th Street, and Lt. Gov. William Grover Smith’s home at the northeast corner of 13th and Arapahoe. The area was also a civic center, featuring City Hall with Central Fire Station at 810 12th Street (1883-1961), Standley Hall public venue at 815 12th Street (1873-1901), Colorado National Guard Armory at 1301 Arapahoe Street (1913), and Calvary Church at 1320 Arapahoe Street (1867), with the Astor House also serving civic uses.

The 12th Street neighborhood, first known as 2nd Street, was one of the first residential districts of Golden. Its first homes appeared in 1859 and the oldest now remaining, the Kelly Cottage at 914 12th Street, dates from 1865. The neighborhood historically spanned the area west of Arapahoe Street along 11th, 12th and 13th Streets. Developing through the 19th and early 20th Centuries, it became home to many important merchants, industrialists and civic leaders along 12th and 13th Streets, while 11th Street became the focus of Golden’s Swedish immigrant community. The neighborhood developed as primarily brick and frame single family homes of small to moderate size, 1-2 stories, usually with front porches, gabled or hipped roofs, sizable yards and ornamental fencing.



*Astor House, c. 1867. Photo credit: Rick Gardner, Gardner Family Collection.*

Its streets were originally named for important gold rush pioneers, including Mary Street, Helen Street and Nettie Street, named for Mary Sharp Clow Boyd, Helen Samaria Ferrell Berthoud, and Jeannette Nichols Ferrell, acclaimed by Golden Transcript founder George West as “honored mothers of the town”. These were renamed the north side names of Illinois, Maple and Elm over the protests of pioneers in 1904.

Despite being the choice way for hauling clay to and from nearby quarries, 12th Street nevertheless became a beautiful thoroughfare, known as Golden’s Lovers’ Lane, lined with silver maples, flagstone sidewalks and ornamental iron fencing along the fronts of lots, each placed there in the 1890s. Prominent neighborhood landmarks include the Standley Residence at 900 12th Street (1873), Kelly Mansion at 922 12th Street (1879), Collum Residence at 1000 12th Street (1902), West Residence at 1018 12th Street (1871), Wyman Cottage at 1100 12th Street (1873), Dennis Residence at 1106 12th Street (1873), Koenig Residence at 1111 12th Street (1873), Kimball Residence at 1123 12th Street (1877), Tripp Mansion at 1205 12th Street (1873), Jones Residence at 1219 12th Street (1869, rebuilt 1903), Robinson Residence at 1100 13th Street (1924),



THE VISION

THE VALUES

PUBLIC ENGAGEMENT

WEST DOWNTOWN HISTORY

Ahlstrom Residence at 919 11th Street (1867), Bengson Residence at 1107 11th Street (1872), and Bradway Residence at 1220 Cheyenne Street (1874). Nearby is the Colonial Hotel at 910 13th Street (1909), now individually designated. The neighborhood benefited greatly in the early 20th Century from the renewal efforts of Swedish descendant and City Councilor Oscar Nolin, who built or remodeled from poor condition at least 11 neighborhood homes, all of which still stand today.

College Hill is a micro neighborhood of 14th Street in the area of Arapahoe Street. With roots in the 1870s, it blossomed in the early 20th Century as the neighboring Mines campus developed. It featured homes for prominent citizens, which at times became fraternity houses and student housing. Standing today is the heart of College Hill, including the Rubey Mansion at 914 14th Street (1895), Ballard Castle at 918 14th Street (1907), and Livingstone Residence at 922 14th Street (1905). Nearby is a Territorial-era home, the Davis Residence, now known as Calvary House at 817 14th Street (1867), originally meant to be made of brick but built of stone due to Golden’s severe postwar boom materials shortage. Each is eligible for historic designation with the home built by Martha C. Ballard eligible for the National Register for its unique artistry and being the largest building made of cement blocks in the area.

In the 1950s-1980s, campus expansion of the Colorado School of Mines and urban renewal in Downtown Golden greatly impacted West Downtown by razing a number of landmarks. Places destroyed included almost all residential property and City Hall east of Arapahoe Street, leaving only the Astor House and Armory standing. Also destroyed were most homes south of 13th Street, the homes south of 14th Street, and much residential property on the west side of Arapahoe Street. Large new commercial buildings including Arapahoe Plaza, Meyer Hardware, Golden Coin-Op Laundry and Fleming & Patridge Law Office were built along Arapahoe Street in 1967-1972, with the Jewell Apartments (now Peri Apartments) at 915 14th Street, built in 1961, as Golden’s largest multi-family residential development to that time. 12th Street’s neighborhood store, standing just outside the historic district and now eligible for inclusion, was built in 1961 at 12th and Cheyenne as the Golden Eagle Dairy store and long served as Golden Natural Foods.

With the area being encroached upon from two directions, discussion of connecting 12th Street to Highway 6 and potential development of the Clear Creek



View of Golden c. 1900. Photo credit: City of Golden Collection.

corridor, citizens became deeply concerned. In response, historic preservation efforts worked to save and revitalize the area, beginning with forming the Golden Landmarks Association and saving the Astor House in 1971-1972. Preservation continued with repurposing the Armory in 1978, designating the 12th Street Historic District and creating Golden’s preservation ordinance in 1983, creation of Clear Creek History Park (now Golden History Park) in 1994, and the preservation and designation of Calvary Church in 1994-1995. Preservation of the Astor House and its property included the creation of West Downtown’s first and now Golden’s 3rd oldest public park, Colorado Territory Park, in 1976. These efforts stabilized West Downtown and promoted its restoration and vitality.

The riverside north of 11th Street developed differently than the rest of West Downtown. This area was historically a cliffside with river delta below, with the Fitzpatrick Planing Mill (1870-c. 1890), a large frame building, at the northwest corner of 11th and Arapahoe, followed by the Golden Outlook newspaper office (1956-1980s). The Denver & Intermountain tramway built a freight siding out to the clay quarries along 11th Street in 1904, alleviating the hauling traffic impact along 12th Street. The riverbank was infilled in the 1930s after the Civil

THE VISION

THE VALUES

PUBLIC ENGAGEMENT

WEST DOWNTOWN HISTORY

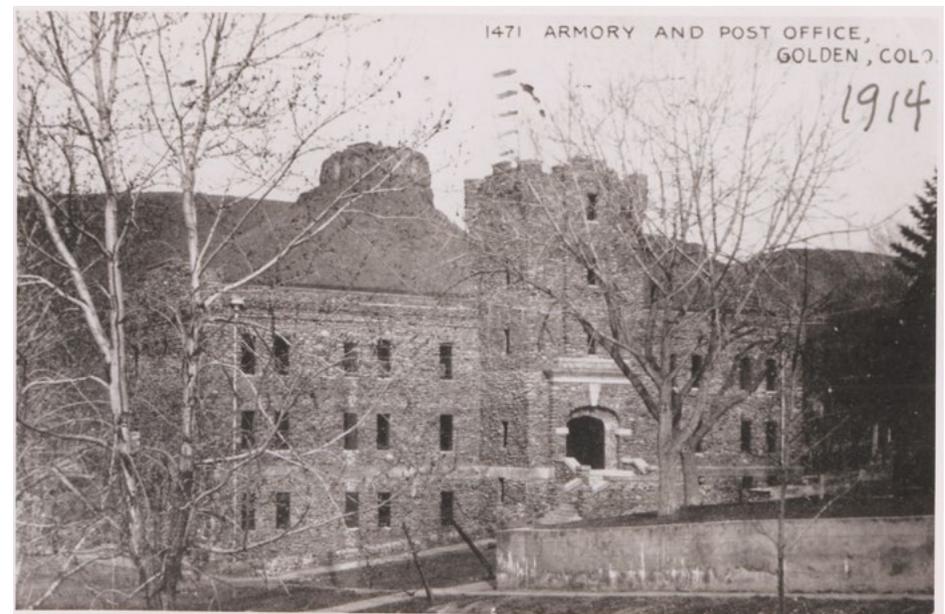
Works Administration straightened the river channel. By the 1980s, 12th Street neighbors were so concerned about the potential for commercial development of the riverside that a major battle took place with the property owner to preserve it and ultimately the City of Golden acquired it. In 1994 the Golden History Park was established there, with the historic cabins and barns (all from the 1870s) of the Pearce Ranch moved from Crawford Gulch and Guy Hill School to create the living history park. The Clear Creek Trail soon followed, incorporating the westernmost end of the tramway embankment which remains preserved west of Maple Street.

As a result of extensive preservation efforts over nearly half a century, West Downtown now possesses three individually designated National Register landmarks and a district. The 12th Street Historic District is also designated at the municipal level, along with four individually designated local historic sites (Astor House, Calvary Church, Guy Hill School inside Golden History Park, and the Colonial Hotel). Homes adjoining the district along 11th, 13th and Cheyenne

Streets, originally too young when the historic district was formed, are now eligible to join it, as is its neighborhood store. College Hill's homes are also eligible for historic designation, possibly as a small historic district of their own. Although a history park, only Guy Hill School within it is historically designated, with the cabins and barns eligible. A unique underground historic resource is one of Golden's 1874 fire cisterns, which is a brick and concrete cylinder 10 feet in diameter by 15 feet deep holding 8,000 gallons, likely still exists at 13th and Cheyenne Streets. A younger landmark, the Fleming & Patridge Law Office at 1200 Arapahoe Street, is now eligible for designation, having been built in 1967. West Downtown adjoins and interfaces with additional historic landmarks leading to Washington Avenue from its cross streets, including the National Register designated Loveland Block at 1122 Washington Avenue (1863), the Quaintance Block at 805 13th Street (1911), and Golden designated Piggly Wiggly at 807 13th Street (1946). This creates the potential for a small 13th Street historic district, in an area where the celebration plaza of Calvary Church is now being built.



City Hall, 1910s. Photo credit: City of Golden Collection.



The Armory, 1914. Photo credit: Rick Gardner, Gardner Family Collection.

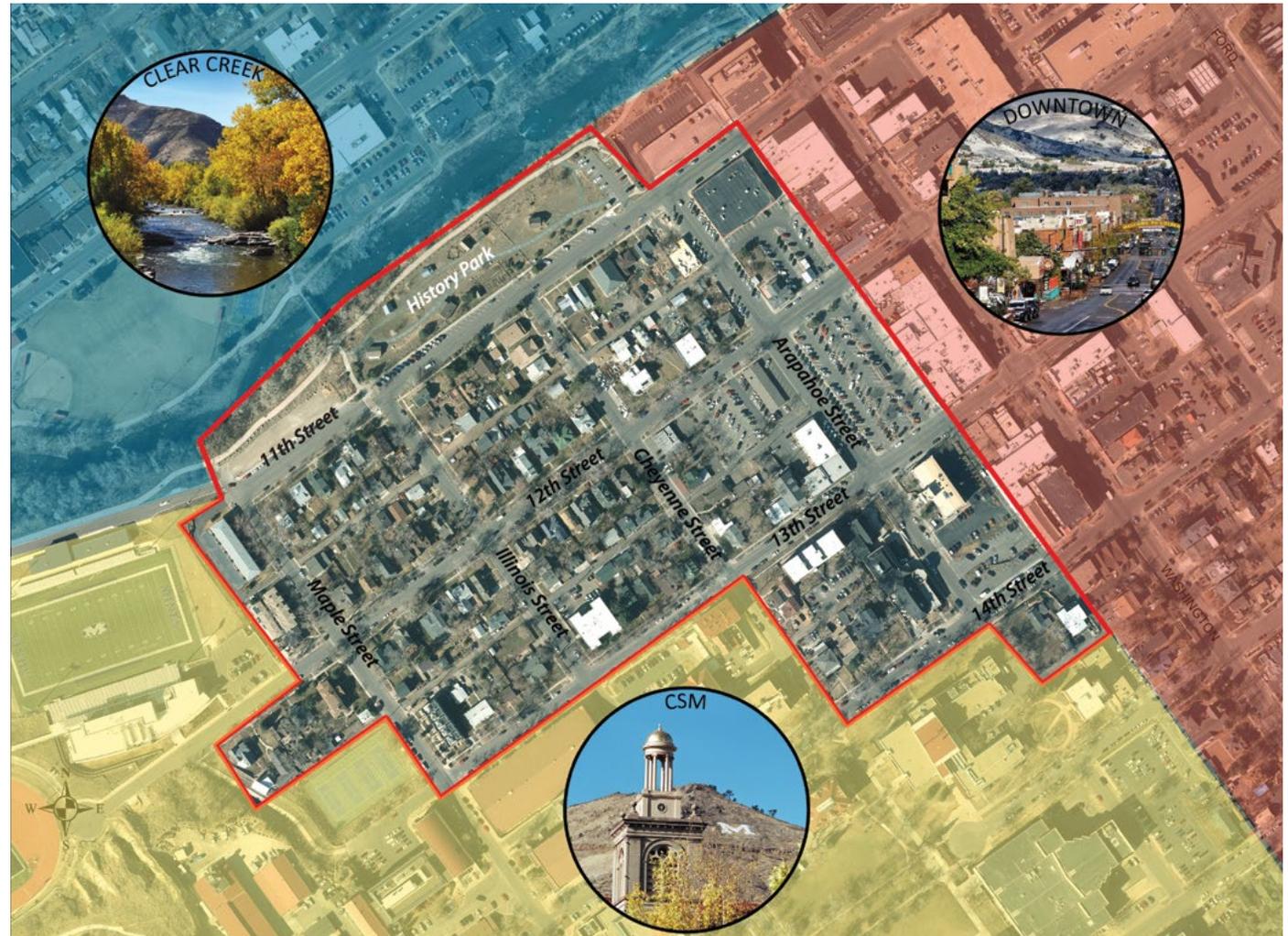
## CURRENT CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

### 2.1 Overview

The West Downtown neighborhood is surrounded by Clear Creek to the north, Washington Avenue to the east, and the Colorado School of Mines to the south and west. Representing a relatively small section of the greater downtown core, this neighborhood is best recognized as the home of the 12th Street historic neighborhood as well as pockets of commercial parcels that have served the community of Golden for years. The following chapter shall provide an in depth look at the current condition of the neighborhood in regards to zoning, current land uses, and transportation.

### 2.2 Surrounding Uses

The land uses surrounding West Downtown are substantial and place significant growth pressures on the neighborhood's residential and commercial property owners. Therefore, the City of Golden opted to create a neighborhood plan that will manage these pressures as they encroach into the West Downtown area. One of the principal reasons for the creation of the West Downtown Plan will be to respect the impact on the 12th Street residents and to support the needs of local businesses in the area and bolster their growth. A description of the surrounding land uses that influence West Downtown is provided below.



*West Downtown surrounding uses.*

Clear Creek is one of the most recognized symbols of the Golden community. This iconic waterway directly abuts the West Downtown area to the north and serves as one of Golden's major tourist attractions. The overflow of visitors from Clear Creek undoubtedly has an impact on the West Downtown neighborhood and is

an important fact to consider in the plan. As tourism increases year over year, there is an opportunity to grow local business in West Downtown that ideally caters to residents as well. However, it also stresses the importance of buffering intense commercial and recreational uses away from residential areas. Here are some key facts about Clear Creek and how it influences the West Downtown neighborhood:

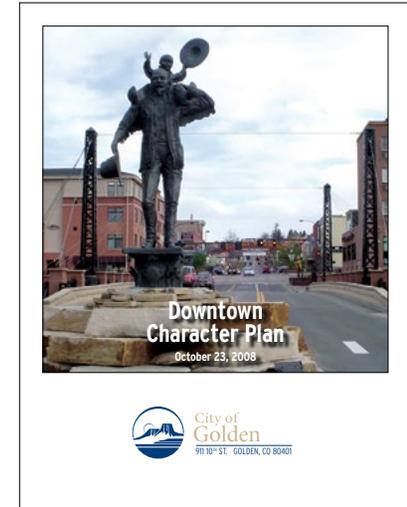
### Clear Creek

Clear Creek is one of the most recognized symbols of the Golden community. This iconic waterway directly abuts the West Downtown area to the north and serves as one of Golden's major tourist attractions. The overflow of visitors from Clear Creek undoubtedly has an impact on the West Downtown neighborhood and is an important fact to consider in the plan. As tourism increases year over year, there is an opportunity to grow local business in West Downtown that ideally caters to residents as well. However, it also stresses the importance of buffering intense commercial and recreational uses away from residential areas. Here are some key facts about Clear Creek and how it influences the West Downtown neighborhood:

- Clear Creek attracts thousands of visitors per year, and remains a consistent attraction in the summer months regardless of weather or the water level of the creek itself.
- There is vacant, city-owned land, near Clear Creek and the History Park that could be developed to service Clear Creek residents and visitors in the future.
- The south-side of Clear Creek is the highpoint of the channel and is not accessed for aquatic uses. However, concepts have been discussed that would better connect the northern area of the Creek to the south in order to increase business opportunities to Washington Avenue, and connect residents south of the creek to the amenities offered along the waterway. This may create a greater flow of tourists into West Downtown.

### Greater Downtown Golden

West Downtown Golden is only a small part of a much larger downtown Golden that includes Washington Avenue and several other properties that stretch



eastward to South Table Mountain. These remaining portions of downtown Golden have their own specific planning documents and future land use considerations. Much like Clear Creek, Golden's Downtown is a major tourist destination. The Golden Visitors Center, located along Washington Avenue, sees on average 56,000 visitors per year. The Coors Brewery, located near East Downtown, welcomes approximately 300,000 visitors each year. As these numbers continue to grow annually, it is possible that land owners in the West Downtown area will attempt to capitalize on tourist dollars through new commercial development. The downtown core also offers several amenities that are important to the Golden community. The City will need to reconfigure and expand parking and mobility options to access downtown both for our community and our business owners. Other important factors about the downtown core of Golden include the following:

- Many of the properties in the West Downtown area are within the corporate boundaries of the Downtown Development Authority (DDA). The DDA provides grants for small businesses, financing incentives for redevelopment projects, and funding for right-of-way improvements throughout all of downtown. The creation of a West Downtown Plan will assist the DDA and their approach to West Downtown Improvements.



- The West Downtown Planning area has historically served as a buffer between residential areas to the west, and the larger developments of the downtown core. Considerations should be made that will ensure that the health, safety, and welfare of the West Downtown residents are maintained with future development.
- Some business owners along Washington Avenue have expressed interest in utilizing their access along Miners Alley (West Downtown) for additional customer space. If successful, this will enliven West Downtown in a manner that is more consistent with Washington Avenue and commercial businesses.
- The downtown area is a popular spot for community events. These events, due to size and popularity, can inadvertently cause overflow parking into the residential areas of the West Downtown neighborhood. This can cause a ripple effect and impact livability for neighborhood residents, as well as safety concerns.

For more information about the East Downtown plan, the Downtown Character Plan, and the DDA, please visit [www.cityofgolden.net](http://www.cityofgolden.net) and [www.GuidingGolden.com](http://www.GuidingGolden.com).

### Colorado School of Mines

The Colorado School of Mines (CSM) directly abuts the West Downtown Neighborhood. CSM has a prominent presence in the City of Golden, both from a geographical and employment standpoint. Although CSM operates autonomously from Golden’s zoning ordinance, the City has maintained a strong working relationship with the campus’s planners and architects. With this mind, the City must recognize the university’s need to grow and develop/redevelop new facilities as needed. As the scale of university buildings can often be much larger than a single-family residence, sensitivity is needed due to the close proximity of CSM to the residential areas of West Downtown. Some important facts to consider:

- The School of Mines recently completed a campus master plan in 2018. This document highlights the future growth plan of the campus, which directly borders the West Downtown area to the west and south.
- According to the plan, the tennis courts on the west side of the 12th



*The Colorado School of Mines recently completed a campus master plan. It should be mentioned that the City of Golden has input in the CSM planning process and helped contribute to the plan’s creation.*

Street Historic District are planned for redevelopment as a new athletic office and park space. However, these improvements are not planned to be implemented for several years and may change in the future. The CSM plan does not propose significant development or redevelopment of the remaining CSM properties directly adjacent to West Downtown.

- The City of Golden and the Colorado School of Mines currently maintain a shared development review procedure for properties within the campus. The City will continue to work with the CSM administration to ensure that the properties adjacent to West Downtown are appropriately scaled to the neighborhood.
- The School of Mines currently has roughly 6,000 students enrolled at the university, and the presence of the student population is felt in the West Downtown area. Students have an impact on the growth and maintenance of local business, the pedestrian infrastructure, as well as traffic, transit, and parking in the West Downtown area.

- Students utilize the West Downtown area for connectivity between the main campus and other neighborhoods of Golden. For example, Illinois Street provides a direct connection across Clear Creek into the 8th and 9th Street neighborhoods.
- The presence of the CSM football stadium also creates unique impacts on the residential areas of the West Downtown neighborhood. This creates enduring pressures for the neighborhood residents along with safety concerns. Additionally, the soon to be completed CSM parking garage will potentially route traffic through the West Downtown neighborhood. Proper awareness should be given to this potential future impact and related safety issues.
- The City has been proactively meeting with CSM to form an Intergovernmental Agreement (IGA). Potential goals are to provide better transitions and the appropriate scale of structures between the neighborhood and the campus to lessen the impact of campus area development.

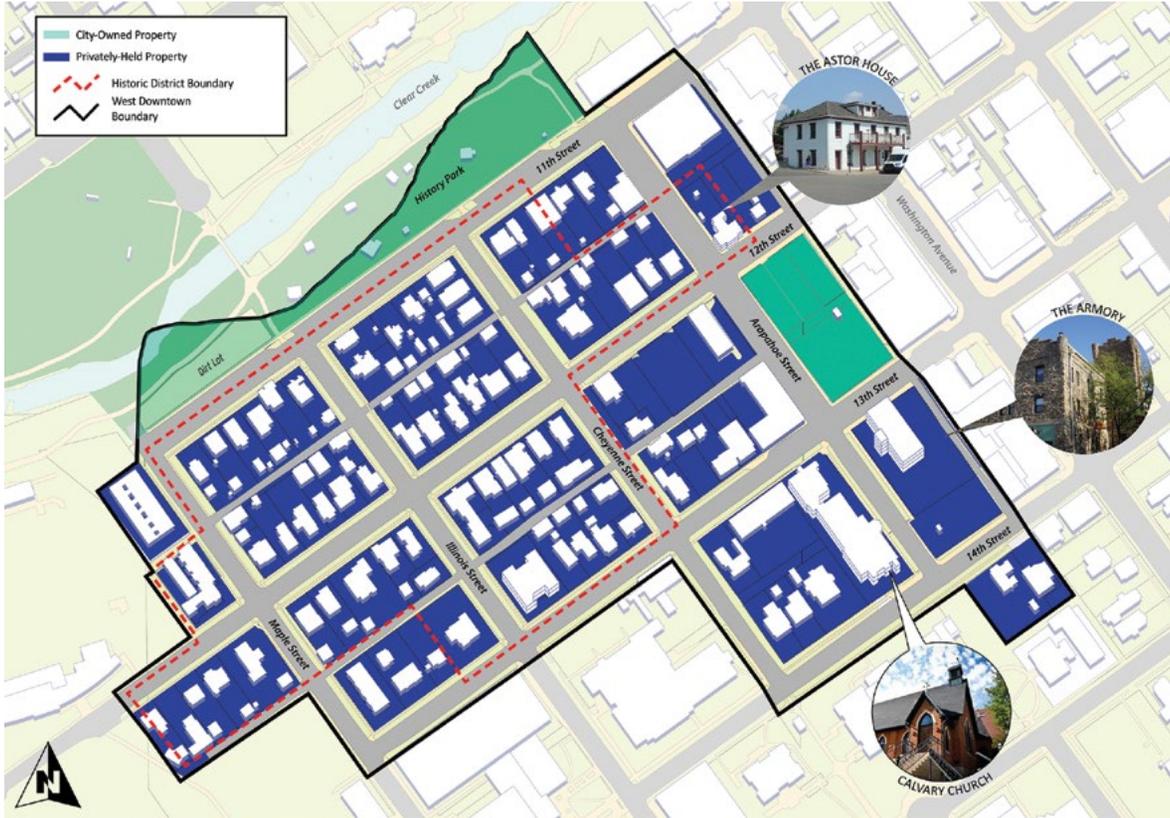
### 2.3 Current Land Uses

Although the geography of the West Downtown neighborhood is relatively small, just 34 acres in total area, it contains a mix of residential and commercial uses that represent some of the oldest developments in the City of Golden. There are two predominant zone districts within the neighborhood, C-2 and R-3. C-2 (Commercial 2) allows for a mixture of commercial uses, however, an overlay zone district for West Downtown restricts the development of commercial structures above 30 feet in height. Approximately 14.5 acres of the West Downtown area, or 42% of the total neighborhood, is zoned C-2. The remainder of the neighborhood is zoned R-3 zone (Residential 3), which is the highest density residential zone district within the City of Golden, permitting the widest variety of residential housing types. This zone district covers approximately 19.5 acres, or 58% of the total land area in West Downtown.



West Downtown zone districts.

Regarding ownership, the majority of properties within the West Downtown boundaries are privately held. However, there are parcels along the periphery of the neighborhood that are owned by the City of Golden. All parcels north of 11th Street are City-owned. This property contains the History Park and a dirt lot near the intersection of 11th and Maple Street, currently used for overflow parking and snow storage. The remaining City-owned lots are located in the commercially zoned portions of West Downtown, and provide surface parking lots for public use.



West Downtown property ownership.

### 2.3.1 Residential Areas

The residential portion of the West Downtown neighborhood is largely comprised of the 12th Street historic district, one of the oldest neighborhoods in the City of Golden. The 12th Street historic district has several structures that were prominent in Golden’s original local business, political, and educational circles. The 12th Street historic district is listed on the National Register and was established as a local historic district in 1984. In addition, several of the individual structures within the district are historically registered. The residential portion of West Downtown is largely built out with little to no vacant land. Any future

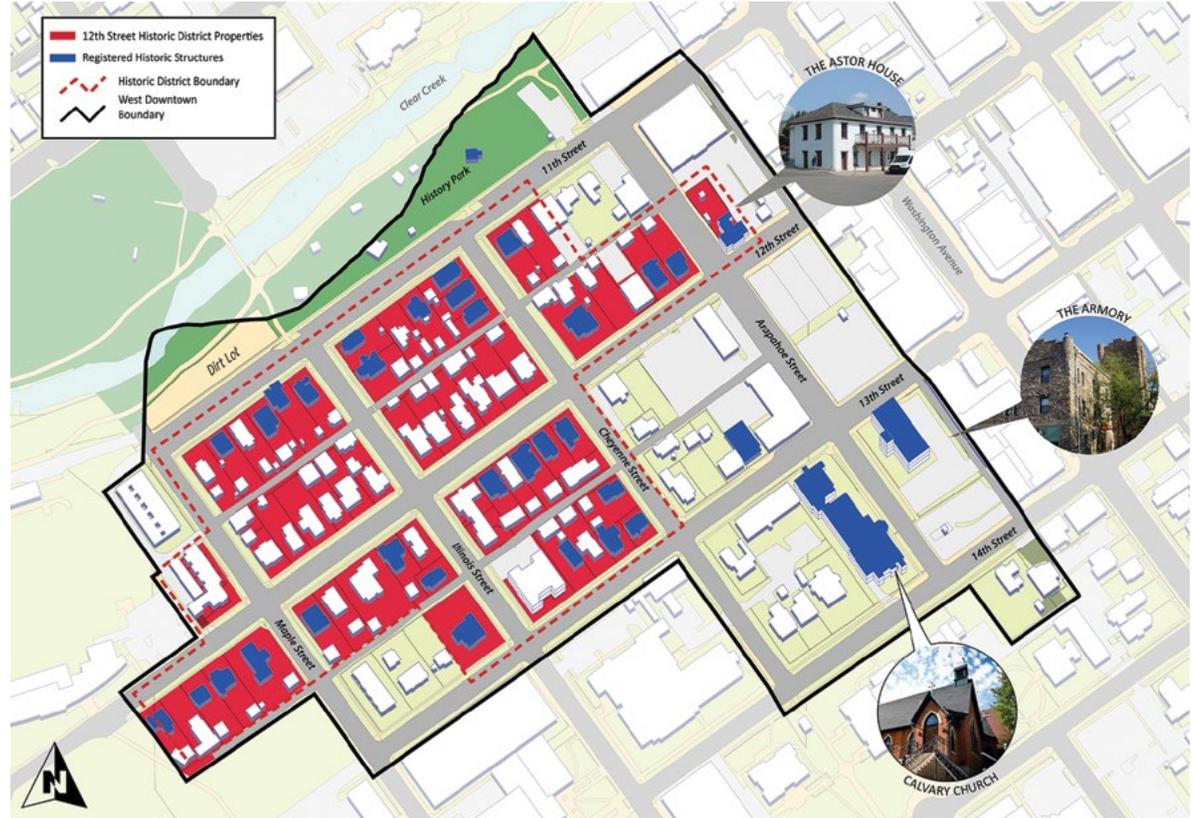


development will likely consist of new additions to existing structures or the redevelopment of existing structures. There are a few multi-household developments along the south and western periphery of the West Downtown Neighborhood, but it is likely the neighborhood will remain largely single-family in the future due to the presence of the historic district.

### 2.3.2 Commercial Areas

From a commercial perspective, West Downtown currently maintains pockets of retail activity that are widely regarded as neighborhood-serving commercial, as several of these establishments directly serve the 12th Street neighborhood. These include establishments such as Golden City Brewery, Meyer Hardware, and Pangea Coffee. Additional retail along Arapahoe Street between 12th and 13th Streets provide local professional services for the surrounding neighborhood but also the greater Golden Community.

From an institutional perspective, Calvary Church represents a significant presence in the West Downtown neighborhood. The church, which was built in the 1860s, has maintained a congregation since its formation. Calvary Church has also provided several philanthropic services for the community of Golden and



West Downtown historic structures.

recently completed construction of a plaza area adjacent to the church, dedicated for community use. In addition to the fact that the church itself is a historically registered structure, we imagine its presence within the West Downtown neighborhood to extend well into the future.

The remaining commercially zoned areas of West Downtown do not currently provide commercial improvements. The City maintains large surface parking lots located between Miners Alley and Arapahoe Street along the eastern edge of the neighborhood. These parking areas service both the West Downtown neighborhood and the businesses along Washington Avenue in the downtown core. The results of the community outreach process revealed that these parking

areas are vital to the community's utilization of downtown; it is the community's desire that parking remain in the future. It's important to note, however, that portions of the parking area are under private ownership. Improvements on the southern-most portion of the parking area could change, should the ownership choose to redevelop or sell this portion of the parking lot.

## 2.4 Open Space

The West Downtown area is mostly an urban neighborhood with limited green space. Several of the local streets within the residential portions of the



History Park.

neighborhood maintain landscaped avenues, but the majority of greenspace within the neighborhood is concentrated within the History Park. The History Park occupies several parcels located between the Clear Creek basin and 11th Street. These parcels are owned by City of Golden and operated by the Golden Parks Department.

The History Park is home to many historic structures that were relocated to the West Downtown area from the former Pearce Ranch in Golden Gate Canyon. In 1994 the City of Golden began a process to relocate several of the buildings from the ranch to downtown. Today, the park re-creates the look and feel of a late 1800s mountain ranch, complete with gardens, a working blacksmith shop, schoolhouse, and functioning chicken coop.



Clear Creek trail system.

Although the History Park is technically zoned for both residential and commercial uses, this area has become an icon for the community, and receives on average 170,000 visitors per year. The City has no plans to redevelop the area and will continue to promote the History Park as an asset of the neighborhood. Should the community wish to recommend significant changes to the area, particularly related to use, this would require a vote of the community. The History Park and Clear Creek corridor are protected by the Municipal Charter.

Stemming from the History Park are several trail and multi-use path connections that link West Downtown to the north side of Clear Creek. The Clear Creek trail system is perhaps the most popular group of trails in the City of Golden. A main trail loop surrounds Clear Creek on both the north and south. This group of trails also contains a segment of the future 65-mile Peaks to Plains trail that will connect Grant Terry Park in Jefferson County to the South Platte River trail in Adams County. A bridge connection over Clear Creek connects the History Park and West Downtown to Lions Park and the Golden Community Center.



*Arapahoe Street lack of sidewalks.*



*Bike route along Illinois Street.*

## 2.5 Transportation Infrastructure

### 2.5.1 Pedestrian and Bicycle Infrastructure

Pedestrian connections (sidewalks) are available on all major streets within the West Downtown neighborhood. However, many of these connections are narrower than the minimum eight feet requirements for multi-use paths in the city. Multi-use paths are important for their ability to accommodate alternative transportation modes such as scooters and bicycles in addition to pedestrians. Wider sidewalks can also better accommodate strollers and those

with accessibility needs. Currently, there are no bike paths or streets with proper “sharing” signage within the West Downtown neighborhood.

Arapahoe Street is strategically located to promote a stronger connection for pedestrians through the West Downtown neighborhood. If redeveloped, Arapahoe Street can link the new plaza space constructed by Calvary Church to the History Park and the Clear Creek trail system. The sidewalks located on Arapahoe street are narrow, measuring 4 feet in width. In addition, the angled



parking provided along Arapahoe street makes it very difficult to navigate the east side of Arapahoe Street. The western edge of Arapahoe Street is also precarious for pedestrian navigation. Offering no sidewalk for much of its length, individuals typically utilize the street’s drainage pan to navigate the area on foot.

The West Downtown neighborhood may also require improvements to street crossings that are causing safety concerns for the 12th Street residents. An online survey map of pedestrian needs was presented to the community and assessed by Golden staff in the summer of 2019. The results of the survey highlighted the following areas as potential locations for future improvements.

### 2.5.2 Roadway Infrastructure

The West Downtown neighborhood consists primarily of ‘local streets’ with Illinois serving as a ‘collector street’ for the North and South movements. The area to the West of Cheyenne Street is primarily residential and the area to the East of Cheyenne is a mix of residential and commercial uses. The typical street section in the West Downtown neighborhood is a 66-foot right-of-way with 36 feet of paved roadway. The area predominantly features detached sidewalks of 4 or 5 feet width. Alleys are oriented east to west and 20 feet wide. Maintenance of the public rights-of-way in the West Downtown 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, streets within the West Downtown neighborhood area are in very good condition and only require periodic crack sealing and asphalt patching as necessary.

West Downtown is not a priority neighborhood when considering automotive circulation between different areas of the City. This does not mean that circulation would not be impacted by temporary or future changes from either the community or CSM. It should be noted that the completion of the CSM parking garage may increase the access to campus through West Downtown from arterials such as Washington Avenue.

Calvary Church will soon complete construction on a church campus that will realign portions of Arapahoe Street on the southern edge of the neighborhood.



Maple street looking up to CSM campus.

This will allow for the construction of a community plaza space and increased parking. The increase in parking will add to the two surface parking lots located between 11th and 13th Streets to the north and south, and Miners Alley and Arapahoe Street to the west and east. These surface lots have serviced the downtown core and surrounding areas for numerous years, and the results of a city-wide survey indicated that the public is not supportive of a reduction in parking. As mentioned above, however, a portion of the parking lot adjacent to 13th and Arapahoe Street is privately held. It remains the prerogative of this owner to redevelop this portion of the parking area should they choose, but there are currently no plans to do so. Several years ago the City investigated the costs of constructing structured parking on these parcels. However, the high costs of the project and the limitations on building height made it difficult to add a commercial component to the structure.

From a drainage impact perspective, the neighborhood is not within the 100 year flood plain as it sits on the high side of Clear Creek. There are no significant storm water issues that affect future development in the neighborhood.

## RECOMMENDATIONS - PLANNING STRATEGIES

### 3.1 Overview

The following chapter will identify the goals and strategies for future land development in the West Downtown neighborhood. These programs, policies, and projects are crafted from public opinion received at numerous outreach events and from surveys administered through the Guiding Golden online engagement platform. Each land use recommendation provided in this chapter was considered through both Comprehensive Plan and Golden Vision 2030 to ensure that the strategies identified in those documents are established in this West Downtown plan. This chapter will specifically provide recommendations for the “areas of change” (defined below) within West Downtown. Notably, recommendations will cover the following topics:

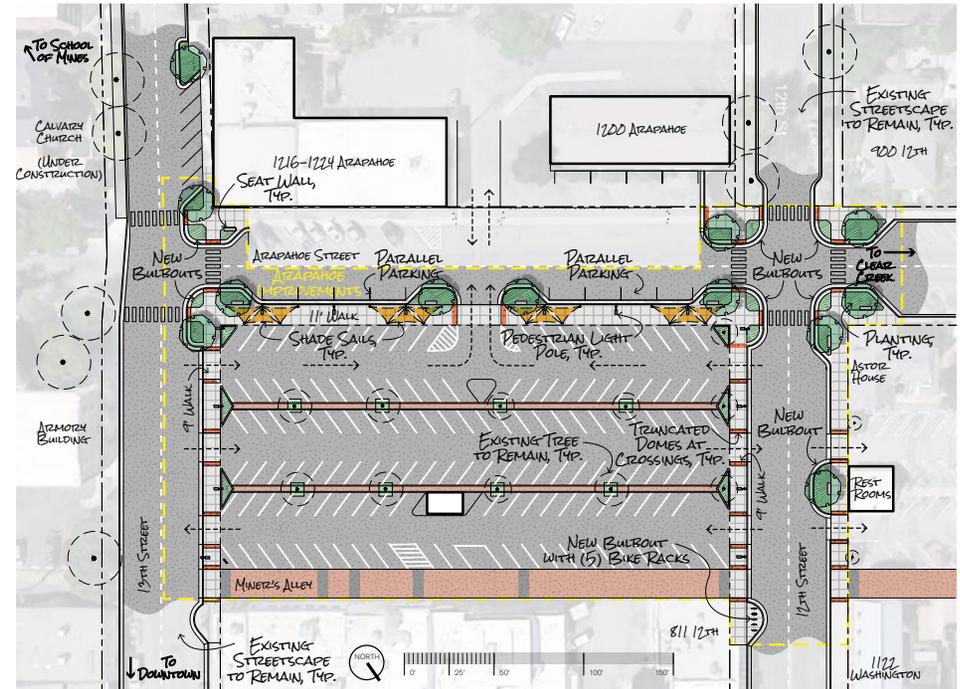
- Urban Form and Land Use (Architecture and Zoning)
- Place Making (Public and Semi-public Spaces)
- Transportation & Connectivity (Walking, Biking, Transit and Auto Uses)

### 3.2 Areas of Stability and Areas of Opportunity

Through the process of researching the current conditions in West Downtown, the Planning Division identified “Areas of Stability” and “Areas of Change”. These designations are determined through a variety of factors that generally include:

- The nature of a property’s existing land use compared to its current zoning.
- Existing zoning overlays and/or historic designations that affect development in the neighborhood.
- The condition of the property, whether it is thriving, abandoned, or under-utilized.
- Anticipated land use opportunities as determined by current municipal needs and community goals.

Depending on the desires of the community and the neighborhood, the City, through the West Downtown Neighborhood Plan, can recommend a change in



Concept Design: Arapahoe Street Improvements

zoning, new policies to influence future development in general, or infrastructure improvements to revitalize distressed or underserved properties. These recommendations come in the form of policies, programs, or specific projects.

#### 3.2.1 Areas of Stability in West Downtown

Areas of stability are those properties in which no significant change in development pattern or intensity is anticipated. The areas of stability identified in the West Downtown neighborhood are largely comprised of properties within the 12th Street Historic District and the collection of historically-registered buildings in the commercial areas of the neighborhood: Astor House, the Armory, and Calvary Church. The Golden History Park is also identified as a stable property for the purpose of this plan. While there may be renovations or redevelopment within areas of stability, the current character, zoning, and land uses are not anticipated to change.



Areas of Opportunity & Stability in West Downtown.



Calvary Church.



The Armory.

### 12th Street Historic District

As mentioned previously, the 12th Street Historic District represents one of the oldest residential neighborhoods within the Golden community. The City of Golden designated this area as a local historic district because it recognized that preservation of the historic homes in the area represent an important link to Golden’s heritage. Through its designation as a historic district, the City placed additional regulations on the permitting of land development within the 12th Street neighborhood. These regulations must be reviewed and verified by staff and the Historic Preservation Board before any property can be demolished, redeveloped, or altered.

### Landmark Structures

Scattered throughout the 12th Street Historic District and the commercially-zoned areas of West Downtown are several structures with historic landmark status. These structures, either registered on the State of Colorado or National registers, are protected by additional regulations that extend beyond the City of Golden’s control. With that said, within Golden’s code are provisions that permit the City to deny demolition permits for these structures if deemed appropriate, primarily to investigate options to either save the structure on site or to potentially relocate it. Calvary Church and the Armory are both landmark structures. The Astor House is also considering obtaining landmark

status in the future. The Calvary Church ownership, which includes the Armory building as well, continues to invest in the local neighborhood with new construction projects and renovations of these historic structures for modern uses.

### Golden History Park

As mentioned earlier in the plan, Golden History Park is home to numerous historic structures relocated from properties along Clear Creek. Although this property is not designated as open space, it sees a multitude of visitors per year who explore its grounds and take part in educational programming. The City of Golden is committed to preserving the Golden History Park and specifically outlines strategies for its protection in the Comprehensive Plan. It will remain an area of stability in the future.

### **3.2.2 Areas of Opportunity in West Downtown**

Areas of opportunity are best defined by underutilized land based on a property's current zoning and existing improvements. An example of this concept could be a commercially zoned parcel of land that has no improvements, or consists of blighted or abandoned former uses. The purpose of the neighborhood plan will be to outline goals and strategies to help revitalize and activate these areas through the land use tools and processes available to the City. The surveys that were distributed to the public during the outreach process for the plan will be central to determining how best to address the areas of opportunity in West Downtown. The areas of opportunity identified in West Downtown are the following:

#### Off-street Parking Areas

The City of Golden currently maintains off-street parking lots adjacent to 12th Street. One of these lots is a half block to the north of 12th Street, in front of Meyer Hardware. In addition, the City owns a half block of parking to the south of 12th Street. The remaining half of the southern parking lot, stretching to 13th Street, is held in private ownership. These parking areas are located between Miners Alley to the east and Arapahoe Street to the west. As these lots are currently zoned for commercial uses, it is possible that this property could be developed as such in the future. An additional city-owned parcel of significance



*Public parking lots 13th & Arapahoe.*

is located along 11th Street, between Maple Street and Illinois Street. Currently used for parking, this dirt lot directly abuts the Clear Creek trail system and is used for snow storage in the winter. Although this property is underutilized, it may be wise to maintain its current uses as it is a significant expense to relocate snow out of the neighborhood when adequate storage is not available.

#### City of Golden Right-of-Way

The public right-of-way in the City of Golden encompasses our streets, sidewalks, and connects our major utility lines both above and below ground. Although these areas are not viable for new commercial and residential developments, they do offer opportunities to increase a neighborhood's pedestrian and lifestyle amenities. Over time, these surface uses are re-evaluated to ensure that the needs of the community are properly met. The Comprehensive Plan outlines numerous strategies to increase active living opportunities in the City's right-of-way space. In addition, the newly completed Transportation Master Plan (TMP) outlines goals to invest in alternative modes of transportation. The City will evaluate means to incorporate these policies into West Downtown in the future.

#### Commercial Properties

Several of the existing commercial businesses in West Downtown have served the area for years. There has been little to no change in ownership on the



majority of these properties for decades. However, the City holds no power to prevent a property owner from redeveloping their land should they desire to do so. Redevelopment of commercial space is always a possibility either through a change in ownership or a new business venture. These areas should be identified in the plan as potential areas of change, should the owners choose to ever move forward with redevelopment.

### 3.3 Urban Land Use & Form

#### Vision

West Downtown is a unique cultural and historic asset for the community of Golden. It is also a neighborhood full of people, families, and locally-driven businesses. New developments should preserve and protect these elements, and offer design guidelines that will enhance the historic presence of West Downtown in the future.



12th Street historic housing.

In the recent past City staff has acknowledged a growing desire to protect the traditional form of the 12th Street neighborhood. As identified in our goals section, special attention will be given to the 12th Street neighborhood through the City’s zoning code audit and rewrite process.

#### 3.3.1 2019 Urban Design Conditions

The urban design of the West Downtown neighborhood is starkly different based on location. The 12th Street Historic neighborhood has a distinct historic character and clear identity with its street-facing structures, front porches, detached sidewalks, alleyways, and traditional 50’ x 140’ lots. In addition to these elements, the setback of the residential structures from the street is uniform across the district, creating an alignment of the front building elevations.

The design guidelines for the 12th Street Historic District foster awareness for these elements to ensure consistency with the urban design of the district in the future. As mentioned previously in the plan, these properties are zoned R-3, which allows for a multitude of housing types. However, the current urban form within the District is mostly single-family in nature. If special care is not taken to ensure that future multi-household developments conform to the neighborhood’s look and feel, it may alter the neighborhood’s existing character. Based on the survey results collected in 2019, the public is split between those who favor mixed-income, multi-household development, and the residents of the neighborhood who favor single-family developments and duplexes only.

From a commercial perspective the neighborhood is largely defined by the aesthetics of the landmark structures that occupy the eastern half of the neighborhood: Astor House, Calvary Church, and the Armory. These structures act as cornerstones to the neighborhood’s architectural design and are used as reference points when new commercial developments are constructed on private property. The City’s commercial design guidelines, housed in chapter 18.40 of the municipal code, require new developments to integrate components of the surrounding historic architecture directly into their design.

The surveys administered to the public as part of the West Downtown’s outreach process favored a revision of these standards to enforce stricter designs more in line with Golden’s historic architecture. A majority of the respondents are in favor of a revision to the downtown architectural guidelines and standards (see survey results in the Appendix).

Despite issues the community holds for the commercial design standards, there is an overall satisfaction with the commercial uses permitted by the C2 zoning. A significant majority of the respondents did not want to see the zoning

in the area change. Therefore, it is not anticipated that the planning division will pursue altering the current mix of residential and commercial zoning in the area. The planning division will, however, explore the community's desire to restrict the design and form of new structures and additions permitted in the future.

### 3.3.2 Urban Form & Design Strategies

Based on these goals and evaluation provided above, the West Downtown plan offers the following strategies:

#### Transitional Zoning Standards

Historically, the West Downtown commercial uses maintained a low-impact on the neighboring 12th Street residential area. These uses include relatively small retail and office establishments and single-story construction that help transition the residential area of West Downtown. This transition moves from retail and office to the more intense commercial uses and activities along Washington Avenue.

Several concerns from the West Downtown residents focused on how new commercial developments may impose more on 12th street than the established commercial buildings due to zoning allowances. For example, the maximum building height in the C2 zoning for West Downtown is 30 feet, sometimes higher than the existing commercial buildings in the neighborhood.

To ensure that the West Downtown area maintains a smooth transition between commercial and residential uses, the City will research transitional zoning tools. These tools could be applied to the neighborhood in the future, more specifically in the commercial areas between Arapahoe Street and Cheyenne Street. Transitional zoning could create a strip of mixed-use, low-scale commercial zoning between the residential area and high intensity uses of Washington Ave.

#### School of Mines Intergovernmental Agreement

A second transitional area to evaluate are the properties between the 12th Street neighborhood and the Colorado School of Mines campus. The City



*Downtown design guidelines at work - 12th Street & Jackson Street.*

#### GOALS

Based on the results of the West Downtown outreach process, the Goals for West Downtown as they relate to Urban Form and Land Use are provided below.

- Preserve the character of Golden by blending the historic atmosphere of downtown with the quiet and tranquil presence of its residential areas.
- Ensure that future amendments to the zoning of West Downtown are consistent with the growth desires of both the West Downtown neighborhood and the community of Golden.
- Evaluate the architectural design standards for commercial properties in order to guarantee that the historic nature of the neighborhood is preserved and enhanced.
- Guarantee that future enhancements to the public right-of-way are sensitive and receptive to the needs of the neighborhood's residents.

will continue discussions with Mines to possibly create an intergovernmental agreement (IGA). One of the goals of the IGA would be to better manage the scale of new campus buildings that border the residential neighborhood. In the spring of 2017, the Planning Division held a public outreach process focused on this very issue. The summary of the outreach campaign resulted in the following priorities:

1. Preserve the existing building setbacks along the block to maintain openness between the street and buildings along the edge of campus.
2. Stories above the second floor should be designed to be as inconspicuous as possible when viewed from the street on the edge of campus.
3. Trees and other landscaping should be provided along the edge of campus facing the neighborhood in order to soften this transition area.

Attainable Vision 2030 Values
<b>Value Theme C – Safe, Clean, Quiet Neighborhoods</b>
We value safe, quiet, clean, well-maintained neighborhoods.
<b>Value Theme I – Sense of Community</b>
Goal 1 - We value the small town feel that includes the best of both worlds, a natural environment and proximity to a metropolitan area.

**Residential Zoning Evaluation**

The City of Golden staff will further investigate the concerns related to urban form in the residential portions of West Downtown. The code audit and rewrite process will include an analysis of the central neighborhoods, which includes the 12th Street neighborhood. A character analysis may reveal a desire for ‘form based’ zoning standards that allow multi-household to blend more successfully with the existing single-family developments. If this concept is promoted as part of the audit process, it will be integrated into the City’s zoning code rewrite.

The Downtown Character Plan includes goals to improve the mix of residential and commercial land uses to strengthen the downtown character. Staff will work diligently to determine if there is a middle ground that can allow multi-family to better exist alongside single-family development in West Downtown. The 12th Street neighborhood’s residents will be the most important partner in this effort.

Attainable Vision 2030 Values
<b>Value Theme F – History/Education</b>
We value community organizations/collaboration between public and private groups to allow for preservation of our historical and cultural assets, while providing continuity with the future.
<b>Value Theme D – Local Businesses and Downtown</b>
Goal 3: We value the character of downtown (its size and varied architecture). Therefore, it is important to preserve, enhance and complement the historic buildings downtown with both public and private investments. The streetscape, walkability and accessibility are critical in this effort.

**Commercial Zoning Evaluation**

In the fall of 2019, the City of Golden began a process to evaluate and rewrite its zoning code. Through the code evaluation process, City Staff will assess each neighborhood within the City of Golden to determine if the code is satisfying its policy document’s goals and strategies. Downtown Golden and the commercial design guidelines (Chapter 18.40) will be included in this process. To better determine where amendments can be added to enhance and preserve the historical presence downtown, the City will engage with the public, architects, and the downtown business community in this effort.

It will be important that this process recognizes the commercial area of West Downtown as a natural transition between the higher-intensity uses along Washington Avenue and the residential tranquility of the 12th Street neighborhood. Special care will be required to ensure the future urban design of West Downtown promotes an adequate buffer between these two areas.

## Implementation

### Short-term Goals (1-2 Years)

- As part of the zoning code audit and rewrite process (initiated in 2019), the urban form of both the residential and commercial areas of west downtown will be analyzed. This will help determine if new design restrictions are appropriate to protect the character of the West Downtown Neighborhood. Any potential design restrictions will be integrated into the new code rewrite which is expected to begin in 2020.
- Host a public outreach effort to gather feedback for both the residential and commercial concerns as part of the 2019-2020 code audit and rewrite process. Incorporate potential zoning updates in the forthcoming code rewrite.
- Engage with Colorado School of Mines to find amicable transitional zoning standards between the neighborhood and campus.
- Take advantage of the current code audit and rewrite process to evaluate transitional zoning between Cheyenne and Arapahoe Streets in West Downtown. If appropriate, incorporate transitional zoning in the zoning code.
- Assess methods to increase vegetation on the dirt lot west of the Golden History Park.

### Mid-term Goals (2-4 Years)

- If residential zoning concerns persist, consider updates to the zoning code to alleviate issues.
- If commercial zoning design concerns persist, consider updates to the zoning code to alleviate issues.
- Implement new architectural design restrictions for all of Downtown Golden (potentially tied to zoning code rewrite).

## 3.4 Urban Place Making

### Vision

West Downtown is a distinct urban neighborhood that maintains the oldest structures in Golden's community. However, the lack of pedestrian amenities and information prevent these structures from receiving the recognition they deserve. New and enhanced community spaces should be provided to activate underutilized areas on the neighborhood's eastern edge. These spaces should be designed to ensure people feel safe, active, and informed.

### 3.4.1 2019 Place Making Conditions

West Downtown is an urban neighborhood where people live, work, learn, shop, and dine. However, the connections between many of these indoor activities are currently lacking. Several of the sidewalks in the neighborhood are narrow, creating comfort and safety issues for individuals traveling with a stroller, wheelchair, or other mobility-assistance devices. In turn, there are few spaces available to sit, relax, and engage with community members. Golden has an obligation to ensure that people of all ages, backgrounds, and abilities can enjoy a safe, active community life enabled by a variety of public spaces and amenities. In other words, for West Downtown to reach its full potential, its outdoor amenities must match its indoor amenities. Increasing street furniture and the neighborhood's walkability infrastructure will add life to the streets, increase safety throughout the neighborhood, and enhance the recognition of our historic buildings. These types of place making improvements to the physical environment are vital, as they help shape our health by encouraging physical activity.

Through the public outreach process we learned that walkability and accessibility were the most important elements of the neighborhood to be improved in the future. Of these elements, wider sidewalks and safer street crossings were the two most important features to be enhanced in the neighborhood, and the addition of amenities such as benches, plazas, and gathering spaces were third most important. Furthermore, the community would like the general 'attractiveness' and 'tranquility' of the neighborhood's commercial area improved.



Narrow sidewalks in West Downtown.



Activated alleyway example.

**GOALS**

With these desires in mind, the West Downtown plan offers the following goals:

- Design streets and sidewalks to include space for pedestrians, bicyclists, and transit in a safe, comfortable, and accessible way.
- Create public spaces that offer more benches and shaded areas for passive recreation and relaxation.
- Enhance safety for pedestrian movements at street crossings.
- Improve the sidewalk space to be respectful of the 12th Street neighborhood and its quiet, tranquil environment.
- Provide public spaces of all kinds (streets, sidewalks, plazas, parks, playgrounds, parklets) for community interaction for all ages.
- Promote wayfinding for navigating the neighborhood and greater downtown.
- Spread awareness of the historical assets in West Downtown through enhanced signage and information.



Early Arapahoe Street sidewalk concept.

### 3.4.2 Place Making Strategies

Any increase in place making infrastructure is difficult when physical land is limited. Any enhancements to walk way widths and pedestrian furniture in the West Downtown neighborhood will be constrained due to narrow right-of-ways. In addition, the City-owned properties within the neighborhood are dedicated to providing vital parking infrastructure that allow businesses in the area to prosper. Through thoughtful scheduling and logistics however, there are opportunities to occasionally repurpose portions of these parking lots as temporary flex space for public uses. The Arapahoe Street corridor also serves as a natural pedestrian corridor between Colorado School of Mines and the Clear Creek trail system. A widening of this walkway will be pursued in the future.

#### Improved Street Furniture

An increase in street furnishings will provide important amenities for pedestrians by adding functionality and vitality to the right-of-way areas in West Downtown. Street furnishings announce that pedestrians are welcome and that the street is a comfortable place to be. In addition to providing a functional service to the pedestrian, they also increase visual detail and interest to the otherwise bland appearance of the asphalt roadway.

Planning Commission Resolution No. PC20-01  
City Council Resolution No. 2735

Attainable Vision 2030 Values
<b>Value Theme A – Accessible and Walkable</b>
<p>Goal 1: We will provide safe, convenient and well-maintained biking and walking opportunities appropriate for all ages and ability levels.</p> <p>Goal 3: We commit ourselves to fostering multi-modal opportunities (trails, paths, pedestrian bridges, roads) that enhance and maintain universal access, mobility and connectivity within and throughout the community.</p>
<b>Value Theme B – Active Outdoors / Environment</b>
<p>Goal 3: Support the health and well-being of our community and provide indoor and outdoor facilities, organized activities and programs to support active living for all ages.</p> <p>Goal 5: We will provide opportunities for self-directed recreation and will preserve and maintain trails for biking, hiking, climbing and other outdoor pursuits.</p>
<b>Value Theme D – Local Businesses and Downtown</b>
<p>Goal 3: We value the character of downtown (its size and varied architecture). Therefore, it is important to preserve, enhance and complement the historic buildings downtown with both public and private investments. The streetscape, walkability and accessibility are critical in this effort.</p>

The right-of-way spaces in West Downtown are tight, but with thoughtful updates there are areas that can accommodate additional street furniture in the future. The City of Golden produced a design concept for Arapahoe Street that includes street furniture, wider and safer sidewalks, and some additional landscaping. The City will work with the community and our design team to implement these infrastructure improvements as funding becomes available.



*Events like the Golden Arts Festival could be re-purposed as a nighttime event.*

**Plaza & Gathering Areas:**

**Miners Alley Shared Space**

The City of Golden will explore the opportunity to allow flexible use of Miners Alley either through a general pedestrian utilization, or overflow space for businesses that abut the alley space directly.

The utilization of alley space for pedestrian and business opportunities is not a new concept, rather one that has been successfully demonstrated in numerous cities both within the United States and around the globe. Alley spaces utilize a substantial amount of physical area for the purposes in which they were traditionally conceived. However, deliveries are typically limited to a few designated hours of the day and dumpsters only occupy a small portion of the overall alley space. Numerous examples of flex-alley space exist and their uses vary. In some instances this space allows for a pedestrian plaza and event spaces while other examples include restaurant areas and retail space. Finally, repurposing the alley space provides the opportunity to maintain its cleanliness and reduce environmental health hazards across the City.

**Attainable Vision 2030 Values**

**Value Theme A – Accessible and Walkable**

Goal 1: We will provide safe, convenient and well-maintained biking and walking opportunities appropriate for all ages and ability levels.

Goal 3: We commit ourselves to fostering multi-modal opportunities (trails, paths, pedestrian bridges, roads) that enhance and maintain universal access, mobility and connectivity within and throughout the community.

**Value Theme B – Active Outdoors / Environment**

Goal 3: Support the health and well-being of our community and provide indoor and outdoor facilities, organized activities and programs to support active living for all ages.

**Value Theme D – Local Businesses and Downtown**

Goal 2: We will encourage/promote downtown events and activities that enhance life and connect people.

Goal 3: We value the character of downtown (its size and varied architecture). Therefore, it is important to preserve, enhance and complement the historic buildings downtown with both public and private investments. The streetscape, walkability and accessibility are critical in this effort.

**Value Theme H – Friendliness / Neighbors**

Goal 2: We value being a connected Golden community through events, parks, local merchants, organizations, schools, government, trails and Clear Creek.

A lot of work will be required to ensure that Miners Alley is logistically viable for such uses in the future. Proper scheduling of deliveries and other traditional alleyway uses would be needed. Proper safety mechanisms, such as collapsible

bollards, must be installed to guarantee safety. In addition, research will need to be undertaken to determine what types of elements are attractive to business owners for utilizing the space for overflow. The results of the outreach process indicate that an increase in plaza-like space in West Downtown is desirable. The reutilization of the space for this purpose also helps ensure that parking is preserved while still providing the opportunity for active and engaging uses. Through initial conversations with business owners, there is general interest to activate the alley space. Staff will continue these conversations with downtown business owners in the near future. Steps have been taken to promote a lighting concept for the alleyway and staff will work to further develop those concepts as well.

### City Parking Lots Flex Space

Much like the Miners Alley activation above, the city-owned parking lots offer the opportunity to host community events and provide additional space to businesses that front Miners Alley. The results of our public outreach surveys clearly indicated that the community would like to see an introduction of plaza space in the West Downtown area, but they also clearly indicated that they do not favor a decrease in parking availability in the main off-street parking areas. This desire will prevent the City from allocating any portion of the existing parking lots to a permanent alternative use. In addition, staff must first evaluate if the space can be utilized without closures to local roads. If managed properly, the surface parking lots in West Downtown could provide additional event / plaza space for the community during times of the day when parking is not in high demand. Considerable research will need to be administered to determine how flex space could work in the parking areas. In addition to the considerations above, the City must determine if there is interest from event organizers to utilize the space and how to best manage parking demand, which primarily occurs during



Potential Miners Alley flex space.

daytime business hours. In this regard, the City will initially contact the community events committee to determine if the parking areas can serve their needs for future events. The City will then work with the events committee to determine what manner of improvements or resources will be required to make the parking areas viable. The presence of the residential areas must also be acknowledged. Partitioning smaller portions of the parking area for flex space will be vital to reduce nuisances and ensure that some degree of parking is available at all times.

The introduction of a summer night market may be a potential utilization for the surface lots as community space. A night market is organized in a similar fashion to a farmer’s market. These are open air markets, typically along a street, lined with food and other types of vendors. Markets such as these create a more leisurely experience where individuals can interact with their communities. If organized correctly, this could create a successful “plaza-like” experience that utilizes existing infrastructure and also maintains an adequate amount of off-street parking. Calvary Church, with its new parking structure and plaza, also intends to provide community space for events and markets similar to the ones described above. The introduction of these uses in adjacent locations should be coordinated in order to maximize their success while minimizing the impact on area residents and other businesses in the vicinity.

**Historic Sign and Wayfinding Program**

Based on the feedback received during public outreach, a majority of the community is in favor of enhancing the historical presence of West Downtown’s historic assets. As mentioned in several areas of this plan, the West Downtown area is home to some of the oldest landmark structures in Golden. However, very little information is provided around these structures to accentuate their significance within the community. To rectify this issue, the City will explore a downtown historic signage program to highlight the assets of the West Downtown area as well as other areas of downtown Golden. The goals of this program will be to further enhance and distinguish the presence of West Downtown within the community, call attention to points of interest around the neighborhood, and increase circulation in the downtown district – further enhancing public health. In the short-term, City staff will work with the Golden History Museum and Parks department to determine if a funding source is available for such a program.



*Historic sign example.*

*Historic wayfinding example.*

Attainable Vision 2030 Values	
<b>Value Theme B – Active Outdoors / Environment</b>	
Goal 3: Support the health and well-being of our community and provide indoor and outdoor facilities, organized activities and programs to support active living for all ages.	
<b>Value Theme D – Local Businesses and Downtown</b>	
Goal 3: We value the character of downtown (its size and varied architecture). Therefore, it is important to preserve, enhance and complement the historic buildings downtown with both public and private investments. The streetscape, walkability and accessibility are critical in this effort.	
<b>Value Theme H – History / Education</b>	
Goal 4: We support lifelong learning via our public library, museums, schools, educational institutions and cultural facilities.	



## Implementation

### Short-term City Goals (1-2 Years)

- Continue to evaluate lighting concepts for Miner's Alley in order to enhance the safety and attractiveness of the space as a future pedestrian, multi-use area.
- Explore logistics to allow the parking lots located between Miner's Alley and Arapahoe Street to function as flex space for businesses that front the area. The Events Committee will be contacted to determine awareness and interest for the space.
- Host discussions with downtown business owners and community event organizers to determine interest for flex space within the off-street parking lots between 12th and 13th Streets.
- Work with Golden History Museum & Park to develop a wayfinding concept that spotlights downtown's historic assets.

### Mid-term City Goals (2-4 Years)

- Work alongside downtown business owners to determine how Miner's Alley could serve them as supplementary/flexible, tenant space when not used for traditional alleyway purposes (e.g. deliveries and trash removal).
- A feasibility study of the West Downtown parking lots will be performed to determine the viability of these areas for flex-event space.
- Initiate a pilot program for Miner's Alley and the off-street parking lots as potential flex space. Work with marketing team to construct wayfinding program and/or rework existing signage in the area.
- Determine proper street furniture designs to be implemented alongside the Arapahoe Street Improvement Plan (discussed below).
- The City of Golden and DDA will seek allocation funding for the infrastructure improvements proposed in the Arapahoe Street Improvement Plan.



*Current Miners Alley conditions.*

### Long-term City Goals (5-10 Years)

- Should flex business space along Miner's Alley prove to be successful, the City will plan and implement permanent infrastructure to help enhance the space.
- Continue to evaluate street crossings throughout the West Downtown neighborhoods and evaluate safety concerns.
- Construct the Arapahoe Street Improvement Plan if funding can be obtained.

### 3.5 Transportation & Connectivity

#### Vision

Located in the heart of Golden, West Downtown is a cornerstone to the community's network of streets, sidewalks, and trails. The right-of-way of West Downtown will be reconfigured in strategic areas to ensure accessibility, connectivity, and multi-modal transportation options for all users of the street.

#### 3.5.1 2019 Transportation and Connectivity Conditions

An important strategy for accommodating the various forms of mobility that now occupy our roadways, will be to increase the transportation and connectivity options available in West Downtown. As of 2019, the typical municipal right-of-way is not just for automobiles. The community of Golden is home to bike advocates, longboard enthusiasts, and an older population that needs to comfortably navigate our sidewalks to maintain their health and wellbeing. Currently, the West Downtown neighborhood can accommodate automobiles, but is lacking when it comes to bikes and pedestrians. The sidewalk issues are documented in this plan, but there is a general lack of bicycle racks and infrastructure necessary to park the new, emerging forms of micro-mobility (e.g. scooters). Pedestrian connectivity issues between West Downtown and its surrounding neighborhoods are also apparent to the City, as well as a lack of safe crossings at key intersections.

Pedestrian improvements and connectivity scored highly in the City's public outreach effort. In addition, the recently completed Transportation Master Plan (TMP) highlights alternative mobility options and pedestrian connectivity as key concerns to the public. Creating a safe and connected transportation environment is one of the three core values that emerged from the TMP process, one which engaged with more than 400 people!

Parking and automobiles cannot be ignored in the future. The proposals mentioned below will preserve the existing surface parking lots and ensure that the travel lanes for cars continue to go unobstructed. However, it is important to note that the 12th Street neighborhood is often impacted by parking overflow from surrounding uses, whether it be parking demands for CSM events or students

#### GOALS

Based on the results of the West Downtown outreach process, the Goals for West Downtown as they relate to Urban Form and Land Use are:

- Provide safe mobility infrastructure for all users of the neighborhood's rights-of-ways.
- Offer improvements to parking efficiency within City-owned parking lots and enhance parking enforcement within the 12th Street neighborhood.
- Increase the access to West Downtown through a promotion of alternative forms of mobility: transit, satellite parking lots with shuttle services, and micro-mobility options.
- Strengthen pedestrian connections to surrounding areas.
- Ensure the core goals of the Transportation Master Plan are successfully integrated into future transportation projects and programs:
  - Safe & Connected
  - Livable & Resilient
  - Prudent and Equitable

looking for parking close to campus. Street design in the area should be evaluated for improvements that prioritize the safety of residents.

#### 3.5.2 Transportation & Connectivity Strategies

Much like the commercially zoned properties in West Downtown, the right-of-way space is limited in the neighborhood. Therefore, the City will pursue enhancements to the pedestrian space in key locations, specifically Arapahoe Street. Improvements will focus on increasing the widths of sidewalk space and taking advantage of opportunities to connect West Downtown to the CSM campus and Clear Creek trail system. Attention will also be given to the east/west sidewalk connections between Arapahoe Street and Washington Avenue. In addition to



Concept Design: Arapahoe Street Looking North

these improvements, the plan makes suggestions for increasing parking efficiency and access to parking located in areas outside of West Downtown.

### **Arapahoe Street Improvements**

The placement of Arapahoe Street makes the corridor ideal to receive a significant overhaul from a multi-modal standpoint. This corridor provides direct line of sight to both the Golden History Park and CSM campus. In addition, the major landmarks of the neighborhood, Astor House, Calvary Church, and the Armory all face Arapahoe Street. These institutions form strong anchors on the north and south sides of the neighborhood that could benefit greatly from enhanced pedestrian improvements. In addition, there is interest from the CSM administration to complete the connection between the campus and the new

<b>Attainable Vision 2030 Values</b>	
<b>Value Theme A – Accessible and Walkable</b>	
Goal 1: We will provide safe, convenient and well-maintained biking and walking opportunities appropriate for all ages and ability levels.	Goal 3: We commit ourselves to fostering multi-modal opportunities (trails, paths, pedestrian bridges, roads) that enhance and maintain universal access, mobility and connectivity within and throughout the community.
<b>Value Theme B – Active Outdoors / Environment</b>	
Goal 3: Support the health and well-being of our community and provide indoor and outdoor facilities, organized activities and programs to support active living for all ages.	Goal 5: We will provide opportunities for self-directed recreation and will preserve and maintain trails for biking, hiking, climbing and other outdoor pursuits.
<b>Value Theme D – Local Businesses and Downtown</b>	
Goal 3: We value the character of downtown (its size and varied architecture). Therefore, it is important to preserve, enhance and complement the historic buildings downtown with both public and private investments. The streetscape, walkability and accessibility are critical in this effort.	

pedestrian plaza recently constructed at Calvary Church. If this is successful, a pedestrian spine between the north side of Clear Creek and the central neighborhoods would be available to the community for the first time.

The current state of the sidewalks along Arapahoe Street do not invite significant pedestrian use. The overhang from the parking adjacent to the sidewalk between 12th and 13th Streets creates a walkway that is difficult to navigate. The focus of the Arapahoe Street Improvement Plan will be to increase the

width of the walkway and enhance its safety. Bulb-outs will be integrated to further enhance crossings across Arapahoe Street. Pedestrian seating and shade sails are integrated into the plan to complete our place making component, inviting individuals to spend time along the corridor if desired. Finally, sidewalk enhancements can also be integrated along 12th and 13th Streets in the future.

If the project is implemented in a successful manner, the City will approach the property owners along the west side of Arapahoe Street about developing similar improvements as part of a phase 2 approach. Phase 3, if desired by the community, will extend the improvements north of 12th Street to 11th Street.

A conceptual rendering for the Arapahoe Street Improvements is provided below. It must be stressed that this plan is conceptual. The City of Golden will work with the community to ensure the improvements address all of their concerns.

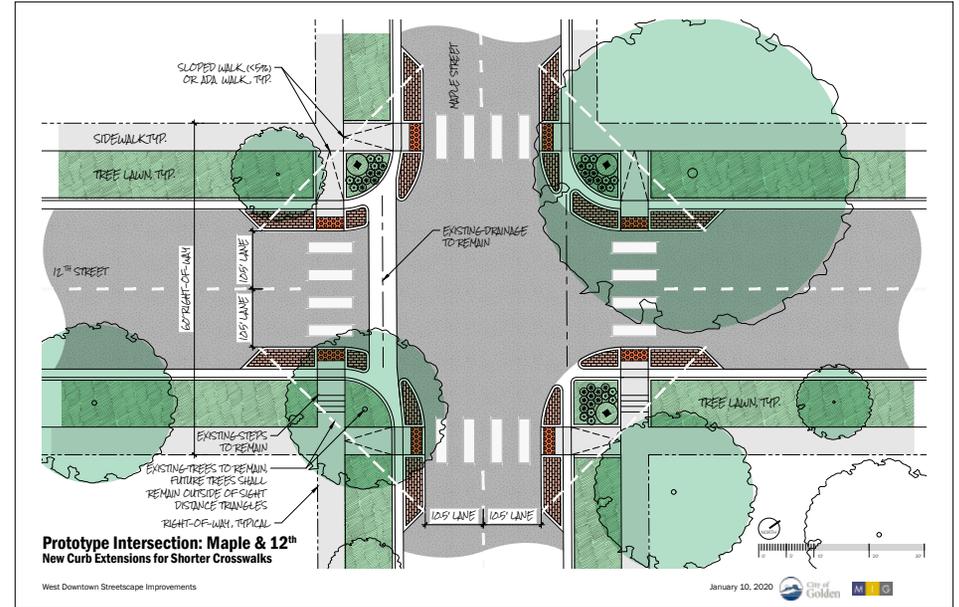
**12th Street Neighborhood Intersection Improvements**

Similar to the intersection improvements presented for Arapahoe Street in this plan, the residents of the 12th Street neighborhood are interested in enhancing intersections in the 12 Street residential neighborhood, to increase safety and control the rate of traffic there as well. Some intersections may include 12th and Maple as well as intersections along Cheyenne and Illinois Streets.

The intersection improvements mentioned above will likely require different funding sources and partners in the future, depending on location. For instance, there may be an opportunity to partner with the DDA to help with the Arapahoe Street Improvements. However, the residential neighborhood will likely require City funding. This is important to note because it is difficult at this time to predict which set of enhancements will occur first.

**Parking Efficiency & Handicap Parking Analysis**

In the outreach process for West Downtown, a majority of the community indicated that the parking provided in the city-owned lots along Arapahoe street are vital to the business prosperity and general utilization of downtown. However, as demand for parking increases in West Downtown, the City will need to determine new methods for parking automobiles as there is limited availability to increase the number of stalls in the neighborhood. To satisfy an increase in demand, the City will undertake a parking efficiency analysis to determine how the available parking in West Downtown can be improved. This could include a reconfiguration



of the striping in the lots, circulation within the lots, and the pricing structures currently enforced. A large portion of this process will be working with not only the commercial properties owners in the neighborhood but the residential homeowners as well. Concerns regarding parking enforcement within the 12th Street neighborhood are prevalent. City staff will evaluate the parking enforcement mechanisms active in the neighborhood and determine if new measures need to be implemented. One suggestion was to extend parking enforcement to 7 days a week from the typical 5 day enforcement routine. Finally, there is concern from West Downtown business owners about the lack of accessible (handicap) parking stalls along Arapahoe Street. An analysis should be undertaken to ensure that our disabled population is effectively served in the area.

**Satellite Parking Service**

As stated, parking in the West Downtown neighborhood is limited and not anticipated to grow due to a lack of physical space. One avenue the City will explore is a satellite parking shuttle service concept that will transport individuals to the downtown areas via remote parking lots elsewhere in the community.

This concept has been utilized in several Colorado communities where parking is finite. The City will engage with private property owners and utilize its own property to facilitate these services if adequate space becomes available. In addition, the recently acquired city property in the Goose Town area of the City will provide several hundred parking spaces for a satellite parking-type use. Naturally, the City would then implement a shuttle service to move individuals back and forth between the parking and downtown locations.

**Alternative Mobility Improvements & CSM Connections**

West Downtown currently provides very little infrastructure for alternative modes of transportation. With the rise of micro-mobility, it becomes prudent to designate portions of the built environment to house the numerous scooters and e-bikes that are being deployed around the country. Currently, Golden does not have either an electric scooter or shared bike program in the City. This is advantageous as it allows for the City to determine how best to manage their parking requirements prior to any future deployment. Due to West Downtown’s adjacency to CSM, Clear Creek, and Washington Avenue, it is very likely that if a share program were to be introduced in Golden, the neighborhood may see a large number of these devices along its streets. To add to this issue is a lack of bike racks and transit stops to accommodate any future improvements to bike lanes and bus routes. To prepare, the City will explore the creation of an all-in-one mobility hub that could accommodate bike parking, micro-mobility parking, and ride share services and transit, amongst other forms of transportation services.



Golden Bike Library bike.

In addition, the City will partner with Colorado School of Mines to enhance the connections between the campus and the downtown area of the City. This, in an effort to further decrease the presence of student parking in the West Downtown neighborhood and to again increase

Attainable Vision 2030 Values	
<b>Value Theme A – Accessible and Walkable</b>	
Goal 1: We will provide safe, convenient and well-maintained biking and walking opportunities appropriate for all ages and ability levels.	
Goal 2: We are committed to providing convenient and affordable public transportation and commuter options.	
Goal 3: We commit ourselves to fostering multi-modal opportunities (trails, paths, pedestrian bridges, roads) that enhance and maintain universal access, mobility and connectivity within and throughout the community.	
<b>Value Theme B – Active Outdoors / Environment</b>	
Goal 3: Support the health and well-being of our community and provide indoor and outdoor facilities, organized activities and programs to support active living for all ages.	
Goal 5: We will provide opportunities for self-directed recreation and will preserve and maintain trails for biking, hiking, climbing and other outdoor pursuits.	
<b>Value Theme D – Local Businesses and Downtown</b>	
Goal 3: We value the character of downtown (its size and varied architecture). Therefore, it is important to preserve, enhance and complement the historic buildings downtown with both public and private investments. The streetscape, walkability and accessibility are critical in this effort.	

connectivity between the major sub-regions of the City. As mentioned previously, the City will also monitor the effects of traffic in the 12th Street neighborhood from the newly constructed CSM parking garage. Fostering the development of more transit options and bike facilities will also be a continued pursuit for the City in tandem with the goals of the Comprehensive and Transportation Master Plans.



**Implementation**

**Short-term City Goals (1-2 Years)**

- Investigate a reconfiguration of both on-street and off-street parking in the commercial areas of West Downtown. Additionally, the City will investigate the management of residential parking areas around the downtown core. This will be in an effort to increase parking efficiency while potentially opening up space to accommodate more bikes and allow alternative mobility options.
- Research the opportunity to provide satellite parking lots intended to service the downtown area via shuttle. The satellite parking will be created either through partnerships with adjacent property owners or on City-owned parking lots within relative proximity to downtown. The City will determine the resources required, the types of events that might benefit from satellite lots, as well as the feasibility of a shuttle service to downtown. If these tasks can be efficiently performed over the short-term time frame, the City will seek to establish a pilot program and evaluate its effectiveness.
- Create a pedestrian improvement design for Arapahoe Street for the stretch of roadway between Calvary Church and Golden History Park. The improvements may include widening of the pedestrian route on the east side of Arapahoe and providing additional amenities.
- Explore similar pedestrian improvements for the east/west right-of-way connections between Arapahoe Street and Washington Avenue, specifically along 11th, 12th, and 13th Streets.
- Evaluate code enforcement issues in the 12th Street neighborhood and work to reduce/eliminate congestion. The City will also analyze how to better inform visitors how parking is handled in the neighborhood and enhance intersection safety through appropriate design measures.
- Work with our DDA and GURA partners to obtain funding for the Arapahoe Street improvements.

**Mid-term City Goals (2-4 Years)**

- Initiate a satellite parking pilot program aimed at analyzing the effectiveness of this concept for downtown Golden. The Community & Economic Development department will also coordinate regulations for satellite parking services in order to make these facilities permanent. This may include annual funding for shuttles and contracts with property owners.
- Work with the West Downtown neighborhood to refine the design for enhanced pedestrian improvements along Arapahoe as well as 11th, 12th, and 13th Streets.
- Work to enhance mobility infrastructure for transit, bike, and micro-mobility services. A proper area within the West Downtown neighborhood to accommodate an all-in-one transit hub will be explored.
- Determine if the Flex-Ride program can be expanded. This could be done through either an expansion of routes or increasing the fleet of shuttle vehicles. The City will determine if this can effectively be administered through the creation of satellite parking lots.
- Seek funding to enhance the design of intersections to increase safety and reduce traffic/parking congestion in the neighborhood.

**Long-term City Goals (5-10 Years)**

- Should flex business space along Miners Alley prove to be successful, the City will plan and implement permanent infrastructure to help enhance the space in the future.
- Continue to evaluate street crossings throughout the West Downtown neighborhoods and evaluate safety concerns.
- Construct the Arapahoe Street Improvement Plan if funding can be obtained.

# Appendix A:

## THE PUBLIC OUTREACH PROGRAM

### PUBLIC OUTREACH OVERVIEW

Throughout the fall of 2018 and the spring of 2019, the City of Golden Planning Division conducted extensive community outreach to gather feedback on topics related to West Downtown. Programs such as surveys on Guiding Golden, outreach at the farmers market, and attendance at other municipal events were administered. The goal of the outreach campaign was to determine how the City of Golden should approach future commercial and residential development, parking, housing, infrastructure, and historic significance of the neighborhood. A summary of the key points of the outreach campaign are provided in this section below. A copy of each survey is also provided. Please contact the Planning Division for detailed results of each survey.

Two separate surveys related to the West Downtown neighborhood were produced for the outreach campaign. These surveys were posted on the City of Golden’s Guiding Golden online engagement platform, as well as advertised via social media. Copies of the survey were also taken to multiple community events. Between the two surveys, over 200 community members provided responses. The answers from the first survey helped to better understand the community and helped to create the second survey. The results from the two surveys are as follows:



## SURVEY 1 – BREAKDOWN AND RESULTS

The first survey was made available to the public from September 1, 2018 to October 7, 2018. A total of 153 responses were provided while the survey was accessible to the public. The role of the first survey was to gather general feedback from the community including attitudes and perspectives about West Downtown. Staff also utilized the first survey to determine what elements of the built environment were important to the public, and which elements the public felt could be improved.

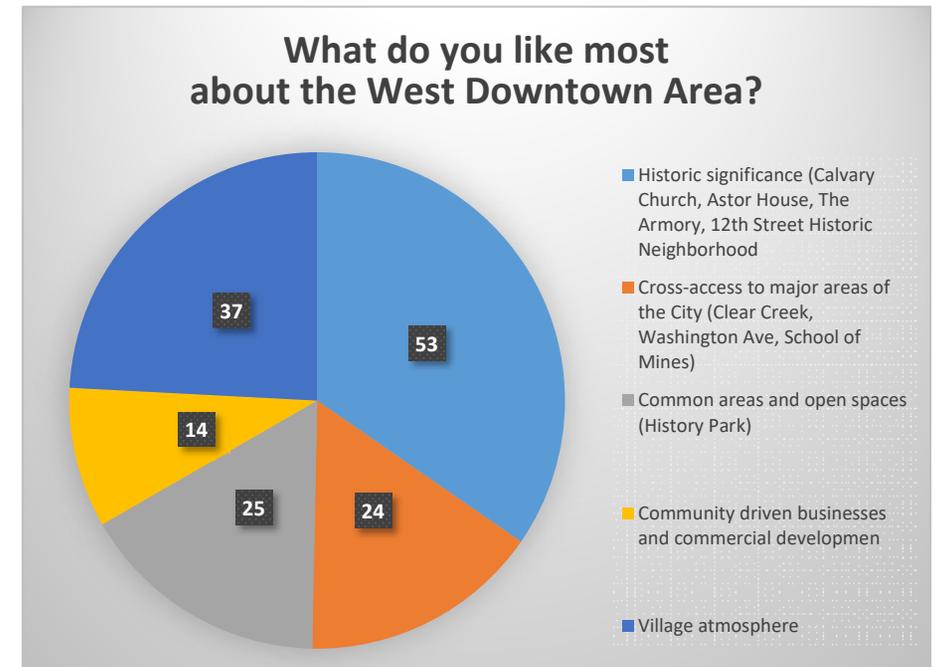
(See appendix for example survey)

Generally, the results from this first survey highlighted that the residents of Golden feel strongly about the character and design of the community. In addition, the results highlighted that people not only want to optimize the limited space to meet their needs, but they also want to protect what makes Golden so special. A summary of the responses to each of the survey’s questions is provided below.



### Question 1: What do you like most about the West Downtown area?

“Historic Significance” and “Village Atmosphere” were the most common answers generated to this question. Many buildings in the West Downtown area have great historic significance such as Astor House, Cavalry Church, the Armory, and the entire 12th Street Historic District. These buildings make West Downtown special and truly unique.



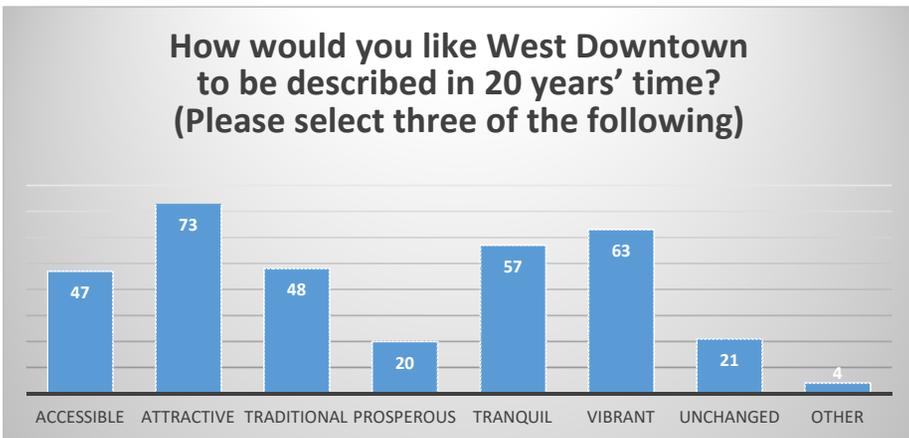


**Question 2: What aspects of the West Downtown neighborhood could be improved?**

This question allowed the community to respond with their own ideas about the current state of the neighborhood. A total of 102 responses were generated. The most common answers provided were “Walkability” and “Accessibility”. People want more sidewalks, bike lanes, and improved parking. Furthermore, the community wants to be safe when commuting around the neighborhood.

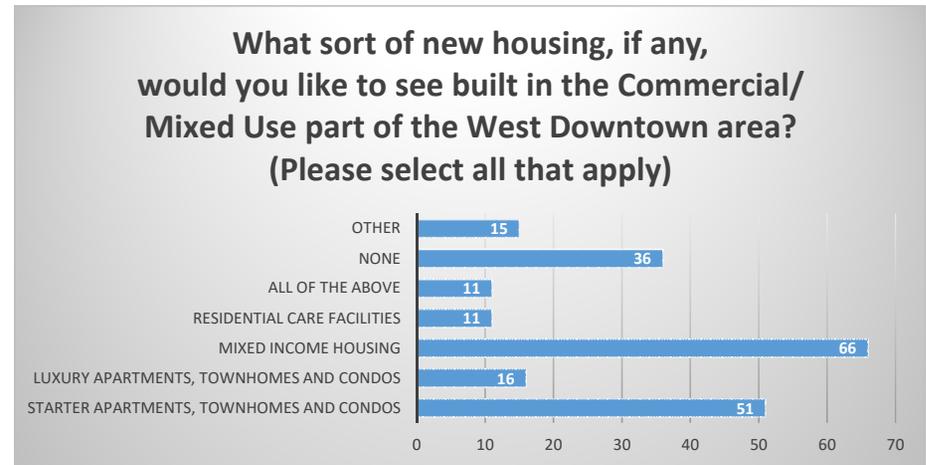
**Question 3: How would you like West Downtown to be described in 20 years’ time?**

Respondents strongly desire a neighborhood that is “Attractive, Vibrant, Tranquil, Traditional, and Accessible”. People felt less strongly about West Downtown being described as “Prosperous” and “Unchanged”.



**Question 4: What sort of new housing, if any, would you like to see built in the Commercial/Mixed Use part of the West Downtown area?**

Towering as the most popular response, people would like to see mixed income housing and starter apartments, townhomes, and condos the most. People would love to see a more diverse background of economic status in this neighborhood, which would start with more affordable and starter homes.



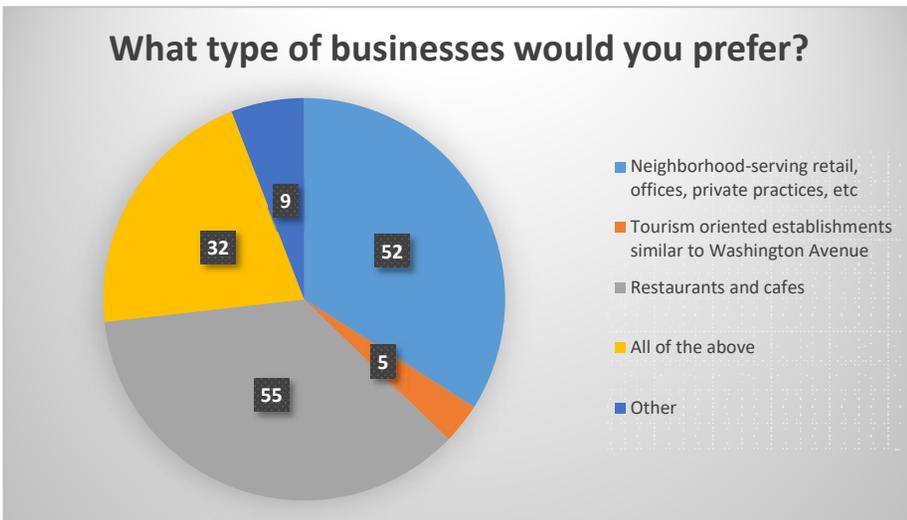
Accessory Dwelling Units have become popular in recent years as a way of introducing affordable rentals in single-family neighborhoods.



Local businesses such as Meyer Hardware have served the community and local neighborhood for decades.

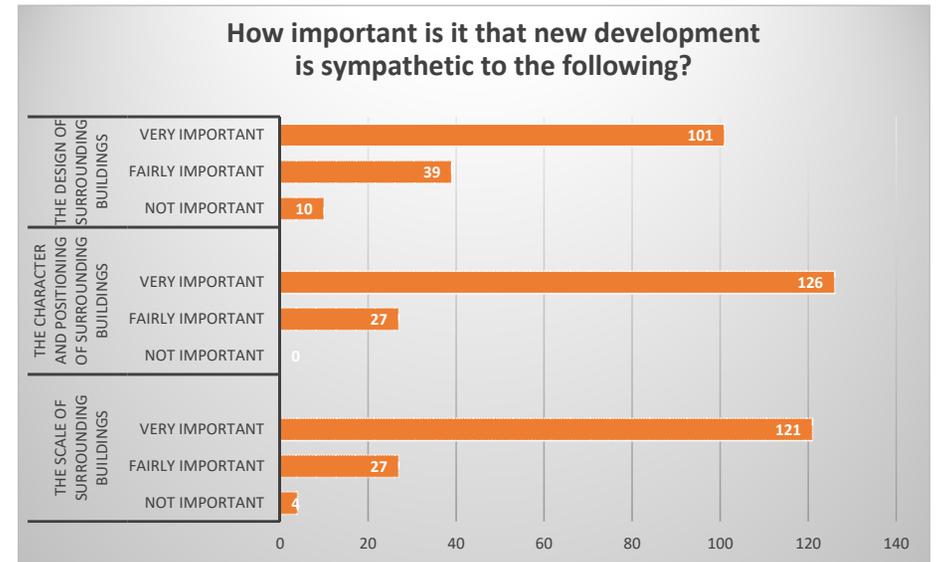
**Question 5: What type of businesses would you prefer?**

Most people would prefer restaurants and cafes, closely followed by neighborhood-serving retail, offices, private practices, and the like. Many of these businesses types are scattered around the downtown area; Tributary, Meyer Hardware, Golden City Brewing, and Pangea are some examples of these businesses found either in the West Downtown area or close by.



**Question 6: How important is it that new development is sympathetic to the following?**

When new development is constructed people want it to be most sympathetic to the character and scale of surrounding buildings. While the design and materials of surrounding buildings is important, people are more concerned with the general character of the neighborhood moving forward.



New Developments must incorporate techniques to reduce the bulkiness of larger buildings next to smaller buildings.

**Question 7: Are there any sites you think should be protected from development?**

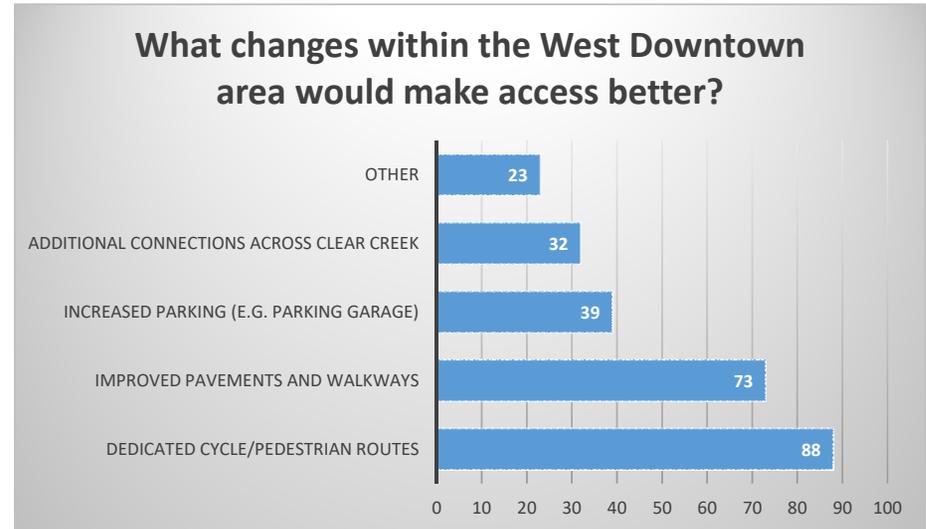
Historic buildings and open spaces were the most common answers for this question, specifically Astor House, Golden History Park, and the Armory. These buildings, along with several others, have great historic significance and help establish the character of the West Downtown neighborhood.



Planning Commission Resolution No. PC20-01  
City Council Resolution No. 2735

**Question 8: What changes within the West Downtown area would make access better?**

Pedestrian amenities such as dedicated cycle and pedestrian routes and improved walkways were the most common answers. While many people desire increased parking and additional connections, it is a less pertinent factor to the community. Navigating the neighborhood safely is the largest concern shared amongst those who live in the neighborhood and those who visit.



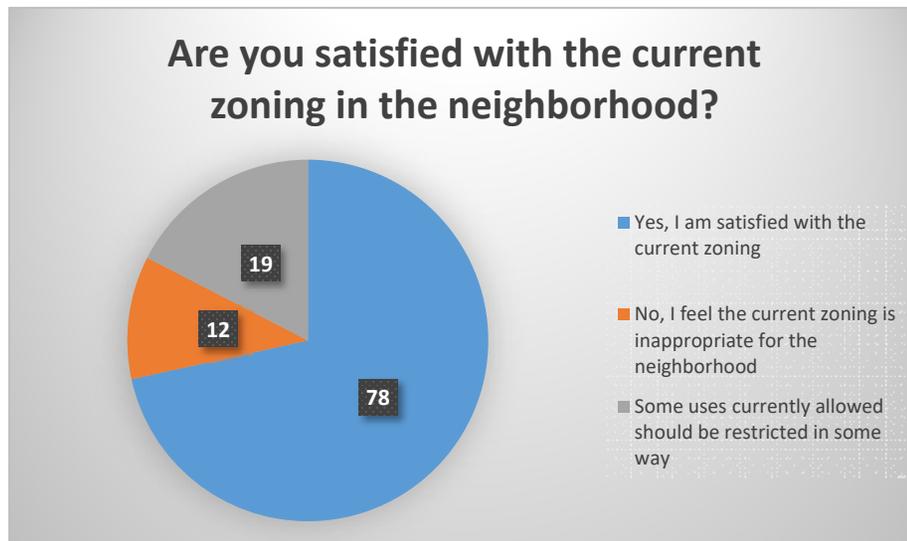
## SURVEY 2 – BREAKDOWN AND RESULTS

The survey was administered between the dates of March 28, 2019 to May 1, 2019. A total of 111 responses were provided while the survey was accessible to the public. The results of the first survey assisted in the generation of questions for Survey No. 2. The themes of the first survey’s responses were generally attributed to one of the following categories: zoning, parking and transportation, pedestrian infrastructure, plaza space, open space, and historical preservation. The questions created for Survey No. 2 attempted to evaluate each of these categories in more depth.

The results from the second survey make it clear that Golden residents desire improvements made to parking, pedestrian amenities, and general neighborhood connectivity. The community also feels that further regulations (design guidelines) are required to accentuate Golden’s historic presence.

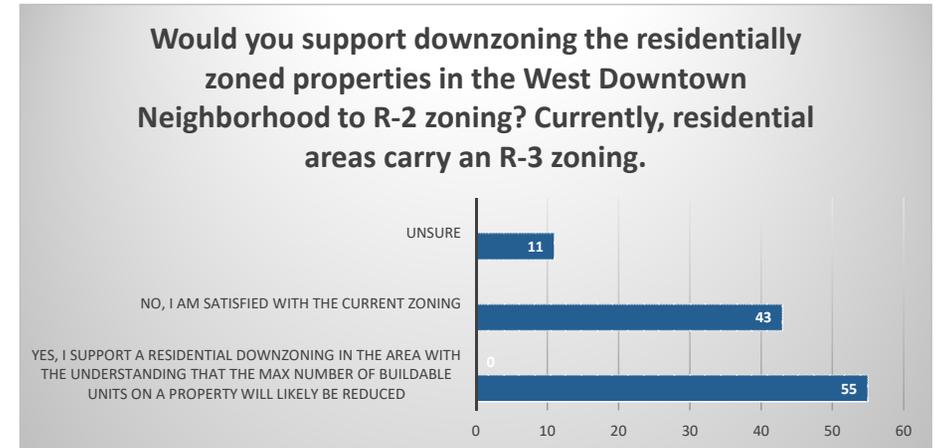
### Question 1: Are you satisfied with the current zoning in the neighborhood?

A majority of respondents indicate that they are satisfied with the current zoning, while the rest said they were not, or that the current uses should be restricted. A smaller pool of respondents suggest that specific uses should be restricted in the neighborhood.



### Question 2: Would you support downzoning the residentially zoned properties in the West Downtown neighborhood to R-2 zoning?

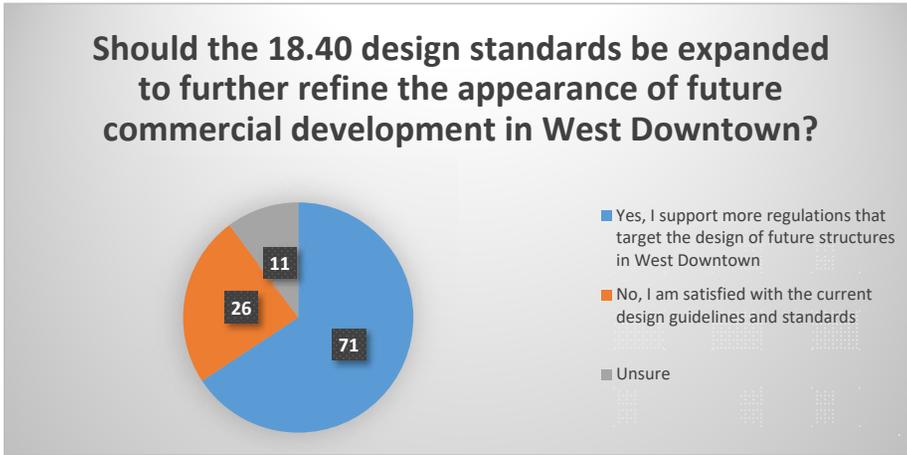
50.5% of respondents are supportive of a residential downzoning. 39.4% are not supportive, and 10.1% of people are unsure of the question. R-2 zoning is very similar to R-3 in that it can have one and two households, or three and four households depending on lot size.



Down zoning properties in the West Downtown neighborhood will promote more single family homes and duplexes.

**Question 3: Should the design standards for the neighborhood be expanded to further refine the appearance of future commercial development in West Downtown?**

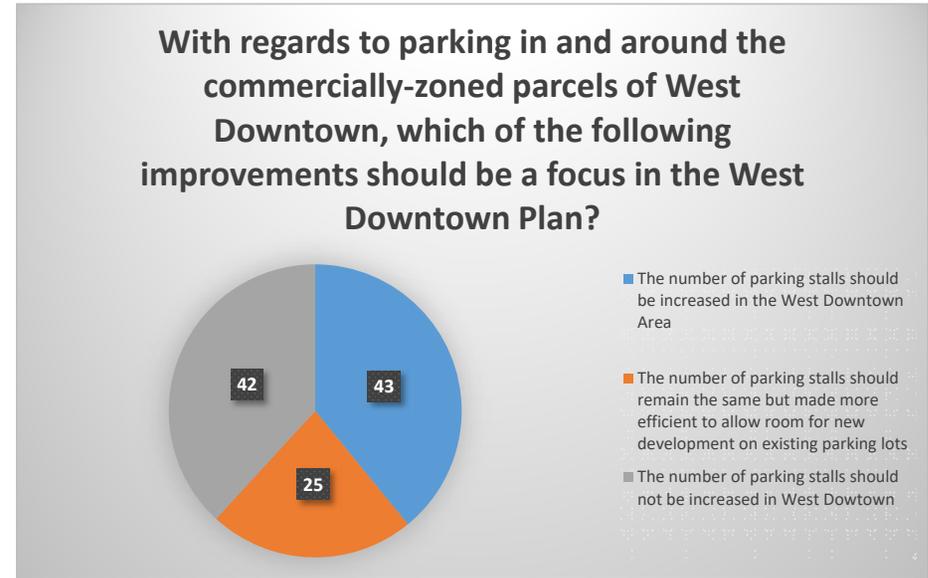
The large majority of people would support more regulations that target the design of future commercial structures in West Downtown. These guidelines, if put in place, would put more design restrictions on commercial development in order to better match historic structures in the vicinity.



Some of the recent developments that have incorporated the City's design standards are not popular amongst those who have completed the survey. Respondents wish these standards to be reevaluated.

**Question 4: Several questions in the survey involved parking within West Downtown. They have been grouped below, out of order, for ease of use:**

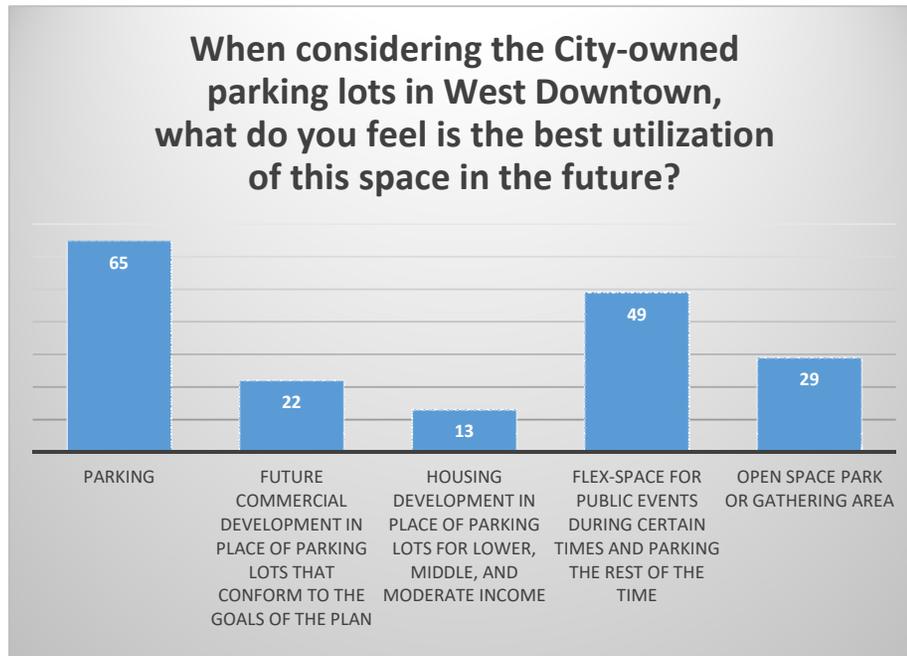
**Parking Question 1:** With regards to parking in and around the commercially-zoned parcels of West Downtown, which of the following improvements should be a focus in the West Downtown Plan?



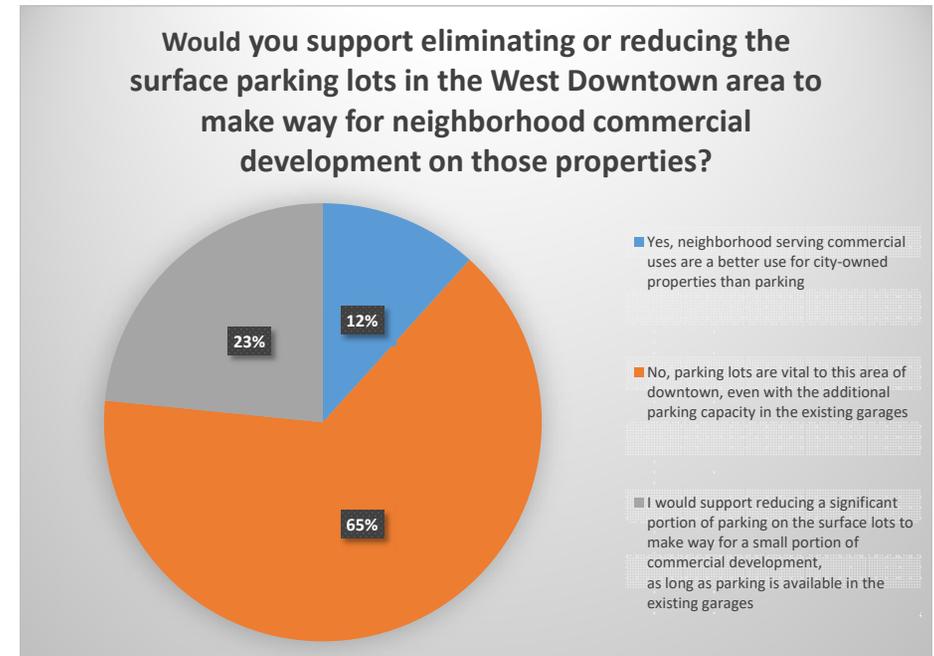
**Parking Question 2:** Would you support free parking along commercial streets to become paid?



**Parking Question 3:** What do you feel is the best utilization of City-owned parking lots in the future?



**Parking Question 4:** Would you support eliminating or reducing the surface parking lots to make way for neighborhood commercial development?

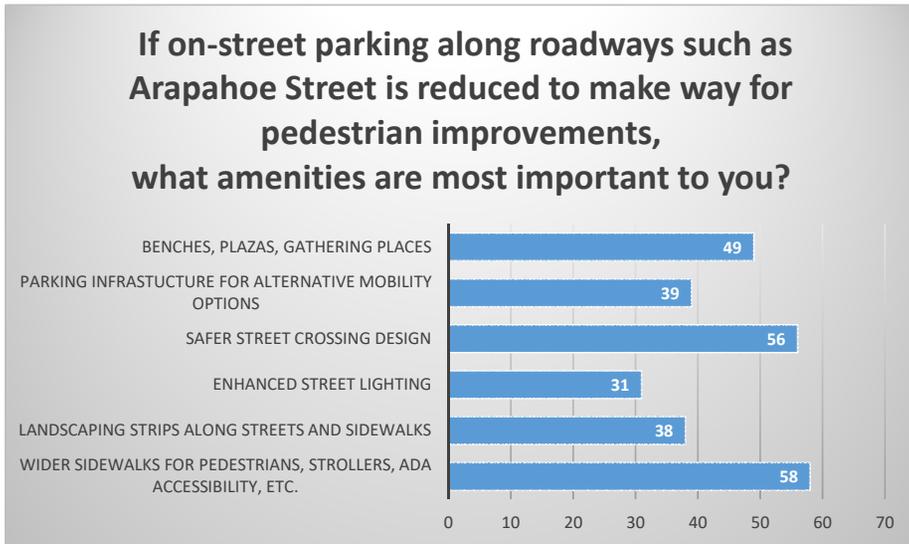


**RESULTS**

- **Parking stalls** – The community is split between those who desire an increase, and those that prefer the number of parking stalls in West Downtown remain the same. There is another smaller contingent who prefer the inventory could remain the same but be made more efficient.
- **Paid parking** – People do not want to see the current, free on-street parking in West Downtown transformed into paid parking.
- **Parking lots** – A majority of respondents feel the City-maintained parking lots are vital to West Downtown. However, respondents are interested in utilizing them as flex space or plaza space.
- **Reduced parking for development** – The vast majority of respondents are not in favor of converting the existing off-street parking lots to commercial developments.

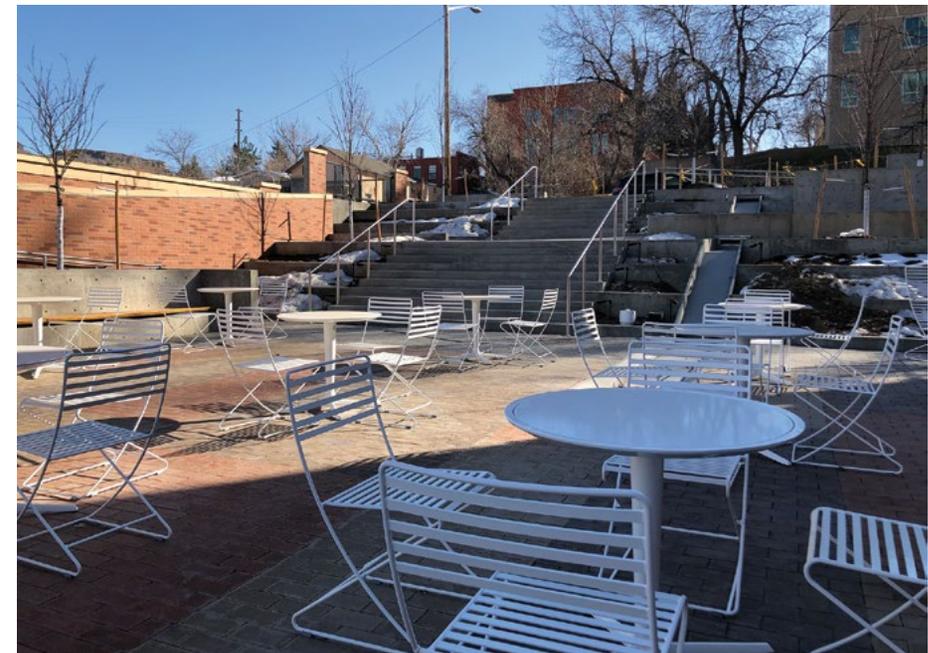
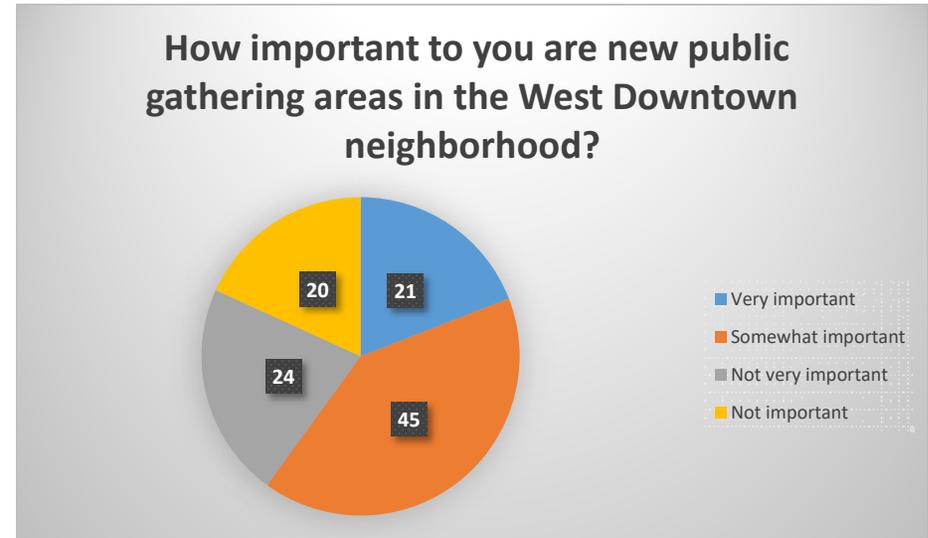
**Question 5: What pedestrian amenities are most important to you?**

Wider sidewalks, safer street crossing, and benches/gathering spaces received a similar number of responses in regards to preferred amenities in West Downtown.



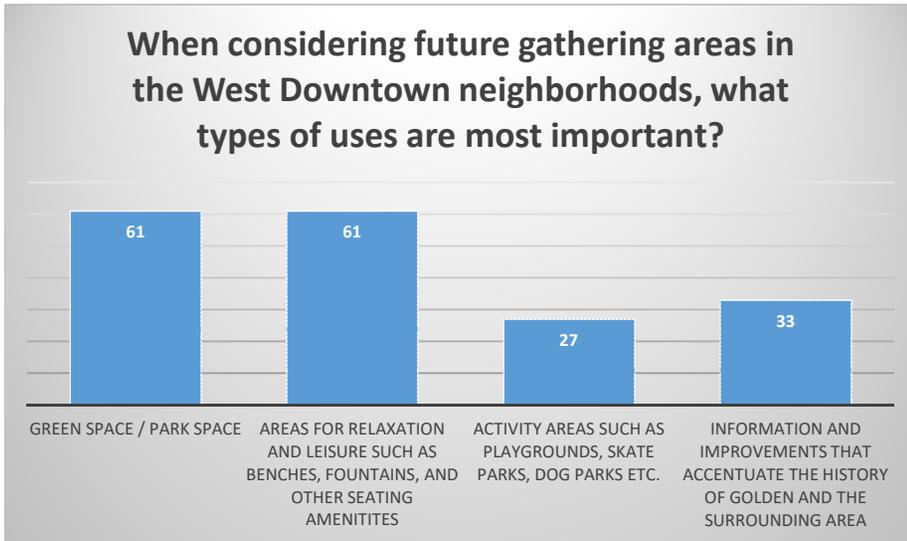
**Question 6: How important are gathering areas and what types of uses are important?**

The majority of respondents feel that gathering areas are somewhat important for the future of West Downtown.



**Question 7: When considering future gathering areas in West Downtown, what types of uses are most important?**

Green space and areas for passive recreation were the most important amenities based on the responses provided.



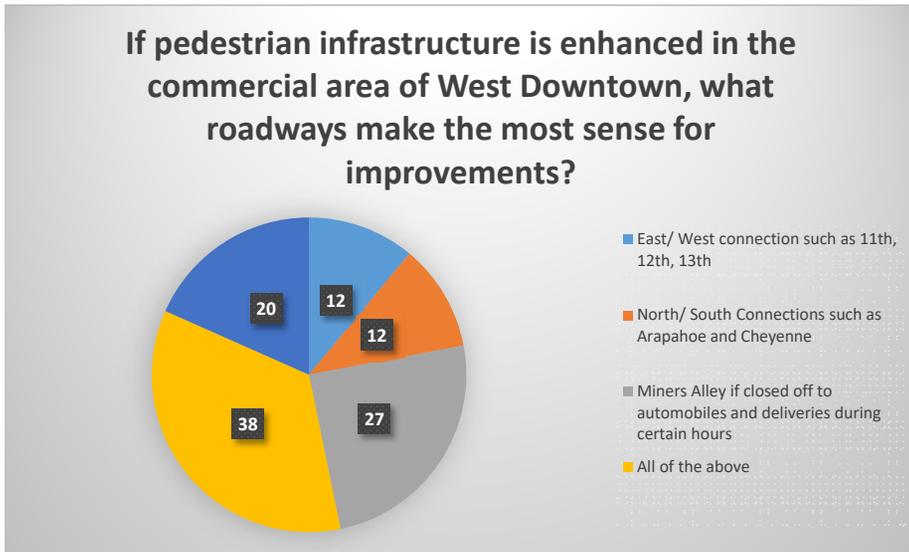
**Question 8: How important to you are pedestrian connections as well as connections for alternative transportation modes?**

Responses provided by the community showed that connections to all forms of transit are overwhelmingly important to people. People want safe places to walk, bike, ride, etc. from one place to another in town. Pathways and safe connections make this possible and enjoyable.



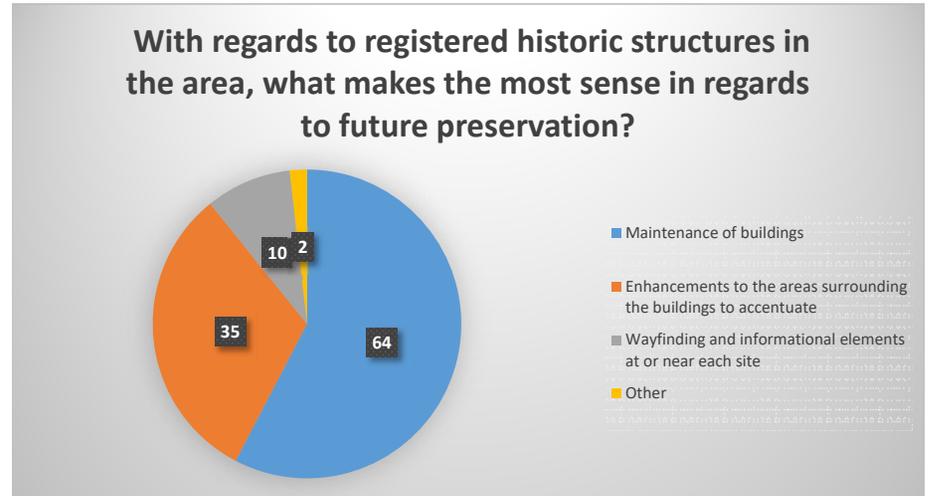
**Question 9: What roadways in West Downtown make the most sense for improvements?**

Three different roadways were proposed for this answer: Miners Alley, north to south connections such as Arapahoe Street, and east to west connections such as 13th Street. While people would like to see all the above, Miners Alley received the most votes.



**Question 10: With regards to registered historic structures in the area, what makes the most sense in regards to future preservation?**

The maintenance of historic buildings is the most important effort with regards to future preservation. People want to see these buildings appropriately maintained in order to keep the historic structure attractive and vibrant within the neighborhood.



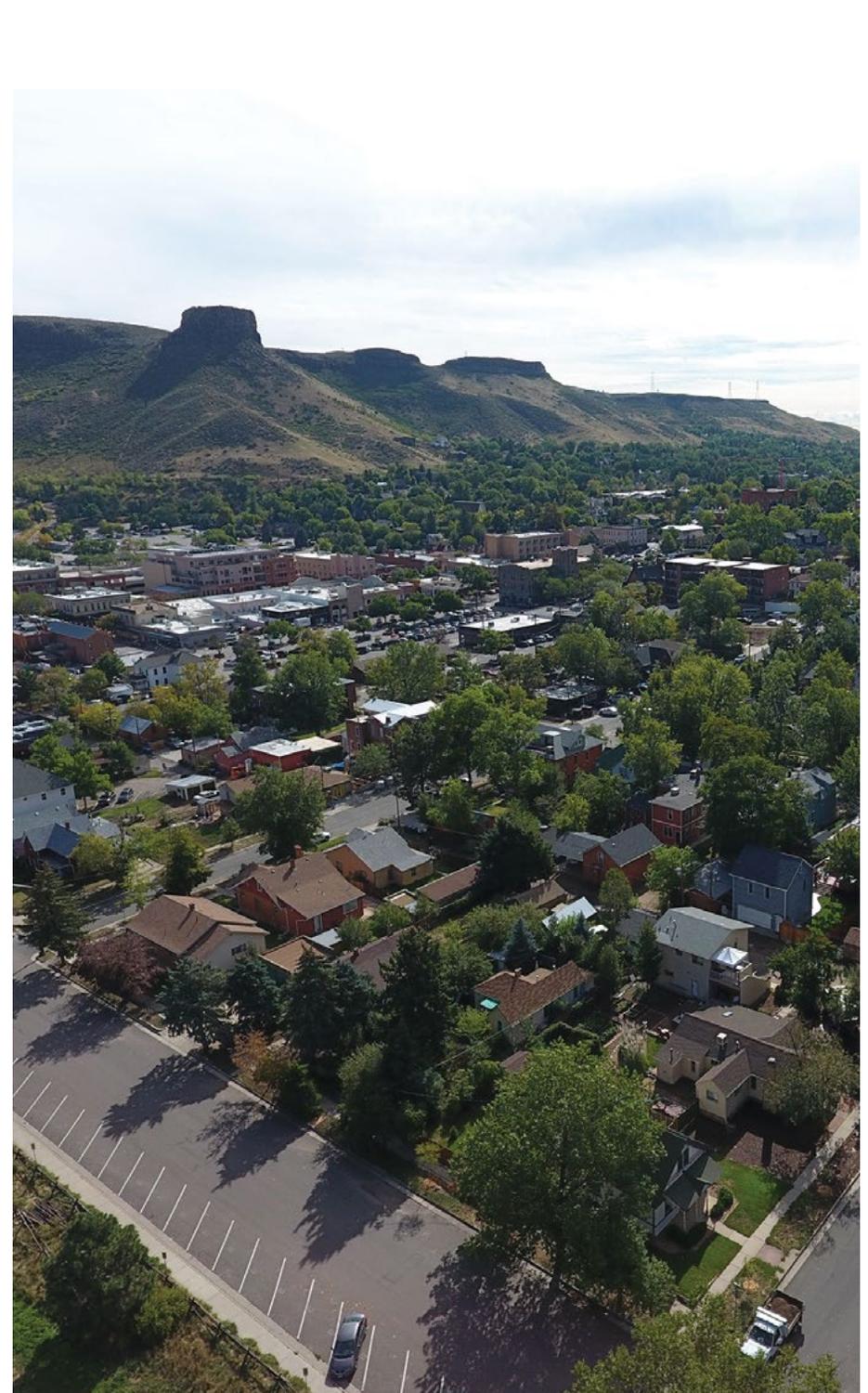
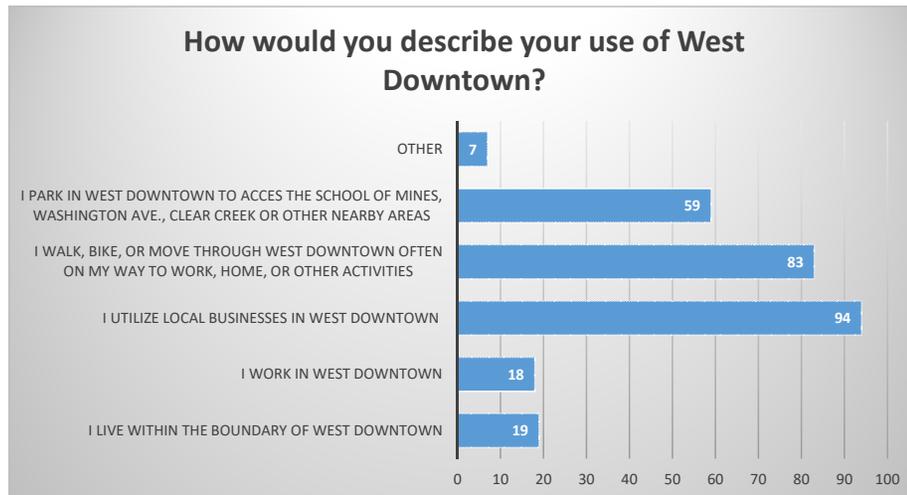
## DEMOGRAPHIC ANALYSIS OF RESPONDENTS

The first survey did not request demographic. However, the majority of the residents who filled the second survey out were between the ages of 35 and 54, closely followed by over 55-year olds. Only 11% of survey responses were under 35 years old.

### Age Range

- 18 - 24: **2**
- 25 - 34: **11**
- 35 - 54: **57**
- 55+: **41**

- **Use of downtown** – A large majority of people work, utilize businesses, move through, and park in West Downtown
- **Live within the boundary of West Downtown** – 19 individuals
- **Own a business in downtown** – 15 individuals





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