



City of  
Golden

**PLANNING AND DEVELOPMENT**

## DEMONSTRATING COMPREHENSIVE PLAN COMPLIANCE

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The Guiding Principles and Value Themes adopted by the community during the Golden Vision 2030 project were used as guides to create a Comprehensive Plan that accurately reflects the needs of the community as a whole. This Comprehensive Plan Compliance Form has been prepared to assist applicants in demonstrating their knowledge of Golden's community values, as well as providing guidance for project design. This application narrative will be part of the materials presented to staff, Planning Commission, and/or City Council (as applicable) in reviewing various land use case applications. The City's Development Application can be found at [https://www.cityofgolden.net/media/pdf\\_210.pdf](https://www.cityofgolden.net/media/pdf_210.pdf)

Comprehensive Plan compliance is a specific legal requirement for Rezoning, Annexations, Special Use Permits, and Subdivisions. Comprehensive Plan compliance is also an important evaluation factor for Site Development Plan approvals. Specific criteria for evaluating cases are detailed in the Comprehensive Plan as defined on page 2 and 3 under "How to Use This Plan." These criteria will need to be addressed as applicable with the proposed project. Please see Part II for further details. Please take the time to review the Comprehensive Plan and understand the policies, goals and strategies.

### **PART I**

In addition to the required plans, reports, and other documentation listed on the Development Application, please include a narrative with a description of the proposed project. The narrative must include an analysis of the neighborhood compatibility of the proposed architecture. Accompanying visual examples shall demonstrate inspiration from architectural elements found in the area that illustrate the basis for the design approach. Elements such as use of materials, rooflines, cornice lines, color palettes, and window and door treatments may be used, and ideally found within a two block radius.

The narrative should include a brief description of the following:

- Existing and proposed land uses and existing conditions
- Planned site design
- Architectural design elements
- Existing and proposed public or private street(s)/access to the site
- Landscaping, including a description of open space/public space areas and hardscape

- Energy efficient and sustainable design elements
- Color and materials for the proposed structure
- Any special design elements for the proposed project
- Analysis of site demonstrating how it utilizes and maximizes natural features. The interplay of the building mass and natural features, such as trees, sun path, wind patterns, and the form of the land should all be considered when looking at overall site design.

## Part 2

The following community values are taken from the Golden Vision 2030 document, and further detailed in the Comprehensive Plan. **Please describe how the proposed project addresses each of these values, individually, as well as where it does not, or where there are potential conflicts with these community values.** The goals and strategies found in the Comprehensive Plan, which are related to each value, may aid in this effort. Any applicable neighborhood plans shall also be reviewed and incorporated. Please attach all related documentation to this form when submitting the Development Application. These documents and other related materials can be found at: <https://www.cityofgolden.net/government/departments-divisions/planning-and-development/community-plans/>.

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### Value Theme A – Accessible and Walkable

*We value being a community which is walkable, bikeable, and accessible to all.*

1. We will provide safe, convenient and well-maintained biking and walking opportunities appropriate for all ages and ability levels.
2. We are committed to providing convenient and affordable public transportation and commuter options.
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

*We value being an active, healthy community that appreciates the outdoors and our connection to the natural environment.*

1. We value the natural beauty of Golden, located in a valley bounded by the foothills and two scenic mesas.
2. We value proximity to open space and natural beauty and we will preserve access to experience these.

3. We value the health and well-being of our community and will provide indoor and outdoor facilities, organized activities and programs to support active living for all ages.
4. We value Clear Creek as a heart & soul element of Golden and will actively preserve and enhance its character for future generations.
5. We value self-directed recreation and will preserve and maintain trails for biking, hiking, climbing and other outdoor pursuits.
6. We value the natural beauty of unique geologic features, extended stretches of the foothills, and unbroken stretches of natural environments that define Golden as a place.

### **Value Theme C – Safe, Clean, Quiet Neighborhoods**

*We value safe, quiet, clean, well-maintained neighborhoods.*

1. We will be a place where we can go anywhere at any time and feel safe.
2. Our city will have clean, well-maintained neighborhoods and streets.

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

*We value supporting our local businesses/and keeping a vibrant downtown for future generations.*

1. We believe that it is important to maintain an environment which encourages a variety of quality and locally owned businesses and restaurants so that residents of Golden can purchase locally while continuing to encourage visitors to visit Golden and support our local businesses.
2. We will encourage/promote downtown events and activities that enhance life and connect people.
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.
4. We value joint efforts by business people, volunteers and city government as important drivers to promote business success and preserve the historic look and feel of Golden.

### **Value Theme E – Convenience/ Amenities**

*We value retaining convenience to services and amenities/and our proximity to Denver and mountains.*

1. We value the proximity to Denver and the mountains, while maintaining our geographic separateness.
2. We value the convenience of services and amenities within Golden (including schools, work, shopping, medical, cultural and recreational opportunities).
3. We value access to public and private transportation options within and beyond the community.

### **Value Theme F – History/Education**

*We value our appreciation of history and the arts/support for quality education.*

1. We value our diverse and multigenerational continuity, excellence at all educational levels with connections to the community.
2. We value an excellence in quality and pride of the preservation and promotion of the arts and their place in providing and supporting community connections and values.
3. 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.
4. We support lifelong learning via our public library, museums, educational institutions and cultural facilities.

### **Value Theme G – Family and Kid Friendly**

*We value being a family /kid-friendly/kid-supportive community.*

1. We will foster a sense of family in our community that is safe for our children.
2. We value a kid friendly environment, with family activities and events both indoors and outdoors.
3. We will develop opportunities to foster stability and maintain excellent schools as is important to the positive development of our children.

## **Value Theme H – Friendliness / Neighbors**

*We value maintaining friendliness and connections with neighbors and other residents.*

1. We value having friendly and welcoming neighbors that create helpful, caring and respectful neighborhoods.
2. We value being a connected Golden community through events, parks, local merchants, organizations, schools, government, trails and Clear Creek.

## **Value Theme I – Sense of Community**

*We value keeping and enhancing our sense of community pride, our diversity, inclusiveness and tolerance of others, and our community character and community events.*

1. We value the small town feel that includes the best of both worlds, a natural environment and proximity to a metropolitan area.
2. We value a community supported by a diversity of people, generations, activities, public spaces and amenities, enhanced by intimate and social connections and a sense of security and tradition.

## **Value Theme J – Belonging/ Volunteerism**

*We value our sense of belonging and involvement in the community/volunteerism.*

1. We are a community that provides multiple and varied opportunities to be involved and serve others based on common interest and focus.
2. We are a community that respects all of its citizens – their needs, contributions and desire to be involved – regardless of age or life circumstances.
3. We are a community that seeks input and engagement with residents in decision making regarding future city policy and direction.
4. We are a community that encourages volunteerism, civic involvement, personal responsibility, care for others and respectful sharing of values and opinions of all ages, backgrounds and needs.