

**MEMORANDUM**

Mayor Baroch, City Council, Mike Bestor

FROM: Lynne Timpeiro  
DATE: September 6, 2006  
RE: September 7, 2006 Retreat

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All,

After having read Bill Charney's "Preparation for ENDS Policies – Initial Development" memorandum and Mayor Baroch's August 30, 2006 memorandum, I have, more or less, revamped my "wish list" of things I would like to see accomplished. However, I have limited mine to a more reasonable three-to-five year period as I believe no matter what we plan out for even that short period of time, we are working within an ever-changing political, social and economic environment. While we can attempt to strive for a decade of changes, I think it is feasible to take baby steps to accomplish our goals rather than giant steps – and, then hope that the torch is carried on by our successors.

Lynne

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## Three-to-Five Year Goals

**Affordable Housing.** This has been a primary target of predecessor councils, as well as this council. I will only repeat herein that we now have the means of accomplishing this goal. The City owns property on 93 and Eighth Street that are amenable to this goal; and, I believe, we should diligently strive to achieve this goal using the least amount of taxpayer monies possible. Since the City already owns the properties, there would be very little impact upon the City and the budget. I firmly believe that we need to use our at-hand resources as opposed to any further spending.

**Building Moratorium.** As reflected in the last two citizen surveys, I would like to see, at a minimum, a three-year building moratorium placed on all new building. More and more of our residents are complaining about the extensive amount of building going on in the City. We have built out to the limits; and, according to the latest reports, both new and “used” homes sales are on a downward trend. For those who are currently building new homes, they should be limited to, for example, five homes. Once those five are sold, then they could be allowed to build five more. We are into a recycling generation of aluminum, paper, etc., why not homes and business offices? We have homes and office buildings sitting empty, but allowing new building to continue.

**More interest in the south end of town.** There is a definite need for sidewalks, street lighting, parks, etc. in various locations throughout the south end of Golden. For example, there are school bus and RTD bus stops on Zeta and 4<sup>th</sup> where there is no lighting. Kids cross (or run) these streets in the wintertime when it is dark with little to no streetlights and no sidewalks. There are no parks within a reasonable walking distance.

**Continuity of Marketing/Retail Markets.** While I realize this is more of an EDComm thing, I would really like to see some effort put into joining ALL of our retailers, not just “downtown.” We now have shops, restaurants, etc. out on 93, South Golden Road and the InterPlaza stores – but, they seem to keep away from each other. This shouldn’t be a “if they belong to the Chamber” or just an EDComm thing, I think Council should attempt an active role in trying to bring these retail communities together.

**Senior Citizens.** We have a number of senior citizens in the City who are on limited incomes. I’d like to see the City do a few things for these people: (1) a reduction in water bills by, for example, 5%. This might enable them to maintain their yards without fear of not being able to buy groceries for a month. They’d simply fill out an application and show proof of low income in order to become eligible for the program; (2) a means of senior transportation. I believe there is enough interest from seniors to institute some type of shuttle that could take the seniors from their homes (by arrangement) to the Community Center or downtown Golden and back home. There are a lot of seniors who no longer drive or have transportation problems, but who would enjoy the ability of getting out of their houses for a few hours, shop or whatever. This might also be a way

of getting more business for the downtown area; and (3) more senior-oriented programs for seniors at the Community Center – with a reduced rate (I’ve mentioned this before.)

**Low Income Families.** I know I’ve suggested this a number of times but somehow it keeps falling on deaf ears! We should have the ability to offer greatly reduced rates for the Splash and the Community Center for those families that fall in the low-income bracket. Why are we preventing those who cannot afford these “luxuries” from doing so?

**Environment.** This encompasses so many areas, I will attempt to break this into categories.

- A. **Energy.** Golden is home to NREL and the School of Mines. We need to work with both in an attempt to conserve and protect our now limited resources.
- B. **Water Conservation.** I believe Golden has done an extraordinary job in this area, but we need to continue on in utilizing our water rights, possibly buying additional water rights (if they become available to us).
- C. **Trees.** I would like to see the City mandate that x-number of trees are planted within each new housing development. In the plans that I have seen thus far, landscapes are with shrubs, etc., but I cannot recall seeing any with very many trees.
- D. **Lighting.** I know we’ve discussed dark skies and lighting for new home areas, but I don’t recall putting anything into motion as far as replacement lighting. We need to look into this aspect.

I’m sure I missed a number of related topics, but this will do for now.

### **ONGOING GOALS**

I would like to see the City continue in its fight against LCG to obtain more open space in the Lookout Mountain area.

I would also like to see the City continue its battle against CDOT on the “super slab.”

M. Heller

Date: August 30, 2006

To: City Council

CC: Mike Bestor

From Chuck Baroch *chuck*

Subject: Retreat

On September 7, we will be holding a retreat to discuss our goals for the city that will define what we want the staff to accomplish. I will be out of town from August 31, through September 4. I am therefore providing my thoughts on subjects that we might wish to discuss then. It includes issues we might wish to address at the meeting and my vision of Golden ten years from now. Hopefully these thoughts will generate others by you that can facilitate an effective retreat.

## Agenda Items for Council Discussion

During our recent retreats, I was instructed to develop an agenda for discussion/action on special items that are not routinely discussed at council meeting or among staff. I had expected input from counselors, but have as yet received any substantial input. These are items that have been mentioned by one or more counselors or that I believe should be discussed.

Greening of Golden: The Golden area is home to the hydrogen fuel cell technology at CSM and the National Renewable Energy Laboratory. We also have some expertise in other energy matters at CSM and in the community. These activities put Golden in a very enviable position to be an example of a "Green City". Council should review and discuss what steps and at what cost, Golden can become a truly "Green City" before the next budget is developed. To me green encompasses water conservation, recycle, energy efficiency and other items that make it clean and environmentally friendly.

Inclusive City: At the CML meeting, the president of NCL discussed the issue of being inclusive cities. Council should obtain information on this particular issue from NCL and discussions with Lakewood that has the title of "Inclusive City". We must be clear on what "Inclusive City" really means and then determine if it is appropriate or desirable for Golden.

Affordable Housing: Council needs to take a look at how the city might be able to encourage the construction of affordable housing and at what level should the city become involved in management of such projects. Without state or federal funds, the City can't subsidize any affordable housing without going to the voters. We will need to look at how the city might get financial assistance if we decide to move in this direction.

Annexation Policy: Golden is almost land locked and will eventually have businesses and home on almost all of the developable land. Last year, a developer attempted to annex a part of Pleasant View for a housing and retail project. Council rejected this plan after the developer invested a considerable sum of money. Council and staff need to develop some fairly rigid guidelines on what annexations will be acceptable and what would be expected of the developer, residents and business owners in the area to be annexed.

Position on policies outside of Golden: Currently, Golden has a policy of not taking positions on issues that are not directly related to Golden. For example, we don't support via council or staff positions on such issues the Red Cross, Cancer, etc. Neither do we support or oppose many national issues, such as the Kyoto Treaty. If we expand our horizon, who decides on what position should the city take.

Youth: It has been several years since there has been any discussion addressing the needs of the youth in the city. We have installed the skate board park and the in-line hockey rink and sponsored "Saturday Night Live" at the Community Center. The skate board and in-line hockey parks are in south Golden. Should we provide facilities in the central

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and/or north part of town? Should we build a separate youth center? Have a youth council?

Walkable Community: On August 17, council was given a presentation on walkable cities and those that are bicycle friendly. In recent years, the city has expanded appreciable the trail system in Golden that is used by walkers and bikers. What level of expenditure should we commit to expanding the trail system? Should we do a survey to determine how well the trails are used? Do we need to make bike lanes on more of our streets, if so which ones? Should we make Washington Avenue between 11<sup>th</sup> and 13<sup>th</sup> Streets a walking street? If so, should it be closed for example on Saturdays during the summer and have some street performers, or should it be closed permanently like the Pearl Street Mall in Boulder.

Historic Preservation: Until recently, the city did not have any funds for significant historic preservation other than the support for the Astor House and Clear Creek Ranch Park. The budget now includes \$50 k per year for other efforts. Should the City working with HPB take a more aggressive posture on preservation of historic sites? This could involve more stringent ordinances in scrape offs, remodeling, etc. to establishing more stringent design standards for buildings in historic districts or buildings with historic significance.

TOD: Construction of the West Corridor Light Rail should begin in 2008 or thereabouts. The end of line site should be better defined this fall. Light rail provides opportunities for Transit Oriented Development. The site at the end of line in Golden might have potential for a TOD depending on its location, available space for development, and ease of getting to the TOD from the station. Early 2007 would be a good time to begin discussions on the feasibility of a TOD in Golden. We probably will need to hire an architectural firm that specializes in TODs and get their opinion on this site and if it is suitable develop a preliminary sketch on what it might look like.

## Vision of Golden, 2016

1. Muller design of Beltway is approved by CDOT and the battle has been won.
2. HDTV tower is no longer an issue. Tower is located elsewhere, but not on Lookout Mountain.
3. Both residential and commercial building sites within the current boundaries of Golden are filled and only scrape off and pop tops are being constructed.
4. City limits are expanded eastward along 10<sup>th</sup> Street to McIntyre as far north as 50<sup>th</sup> Street.
5. Mountain backdrops on South Table Mountain, Mount Zion and Lookout Mountain are secured.
6. Stronger rules concerning building modifications are in place for the historic districts and downtown.
7. The city has completed its bike and trail master plans.
8. Circulator bus service is available from RTD to provide service from Iowa Drive to the Court House and Home Depot mall. Light rail service is up and running.
9. Downtown Golden between 11<sup>th</sup> and 13<sup>th</sup> Street is a pedestrian street.
10. Affordable housing projects are completed in both north and south Golden.
11. City continues to maintain the infrastructure as effectively as we are today.
12. City is a true "Green City" with per capita energy and water consumption being considerably less than today. The citizens recycle program is substantially more successful than today. The city continues its installation of trees and continues to be an exemplary "Tree City USA".
13. City is an inclusive city as defined by NCL.

## Use of Funding

1. Current infrastructure programs are highest priority.
2. Water supply system and sewage treatment system must meet federal standards
3. Competitive salaries are paid to city staff so that turnover is not related to non-competitive pay.
4. City debt is being reduced without adding any major new projects to the debt programs.
5. More facilities for the youth are provided in north and central Golden. Possibly a youth center is constructed.