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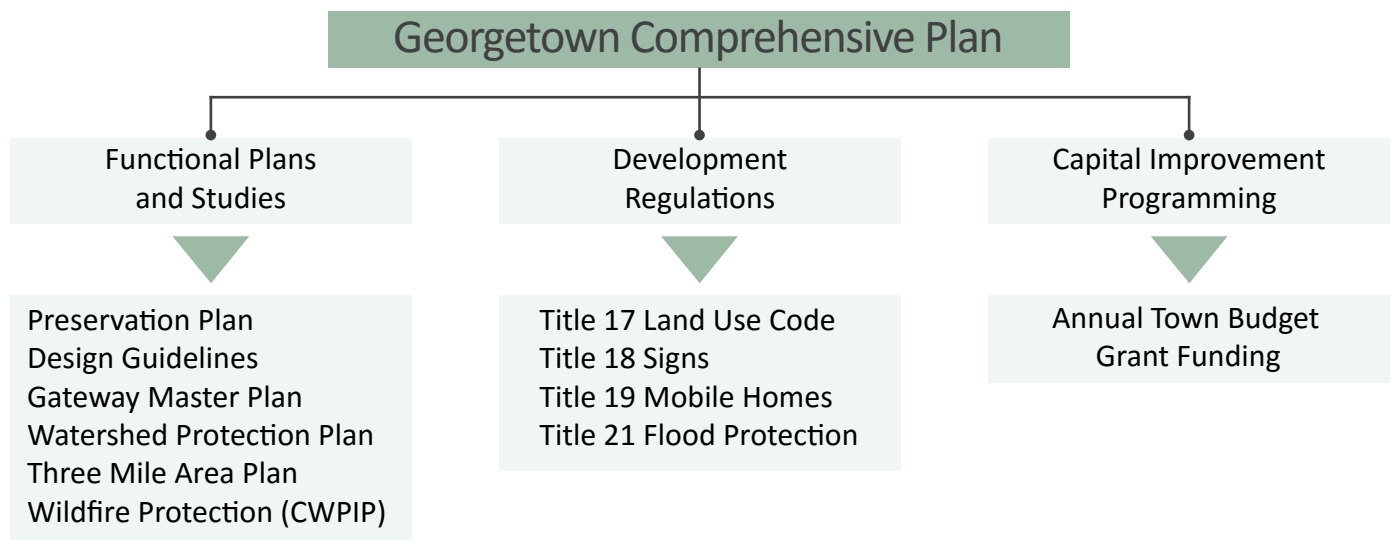
TOWN OF GEORGETOWN COMPREHENSIVE PLAN

Introduction

Purpose of the Plan

Over the past four decades, the Town of Georgetown has completed a number of plans and studies to help guide its growth, development and preservation as an historic Colorado mountain community. Georgetown adopted its first comprehensive plan in 1978. The 1978 Comprehensive Plan was succeeded by a new comprehensive plan adopted in 2000. The 2016 Town of Georgetown Comprehensive Plan (Plan) builds upon and updates the Town's 2000 Comprehensive Plan to guide the physical development of Georgetown and its surrounding area.

The updated Plan responds to a series of key issues identified by the citizens of the community and provides clear direction for addressing these issues. The Town of Georgetown's Comprehensive Plan is intended to provide Town officials, residents, land owners, project applicants and developers with a broad policy tool for guiding decisions concerning land use and future growth. It also serves as the foundation for land development regulations, capital improvement programming and more detailed functional plans and studies.



Authority To Plan

Georgetown is the only remaining "territorial charter" town in Colorado, having received its authority to operate from the Territorial Legislature in 1868. This means that Georgetown has not only the land use and planning authorities granted to it by its Territorial Charter, but may assume that it also has the land use and planning authorities granted to statutory towns by state statute. This is important when considering what the Town can and cannot do in relationship to land use, trails, open space, parks and transportation

planning, or what actions the Town may take to implement the comprehensive plan. Where the Town has explicit or implied power by State statute or the Town's charter, the Town may engage in planning and land use regulation so authorized. Colorado Statutes require inclusion of a Recreation and Tourism element within a comprehensive plan. The *A Place Where People Live* and *A Healthy Economy* plan themes are intended to serve as the Recreation and Tourism plan element pursuant to C.R.S. 31-23-207 (5).

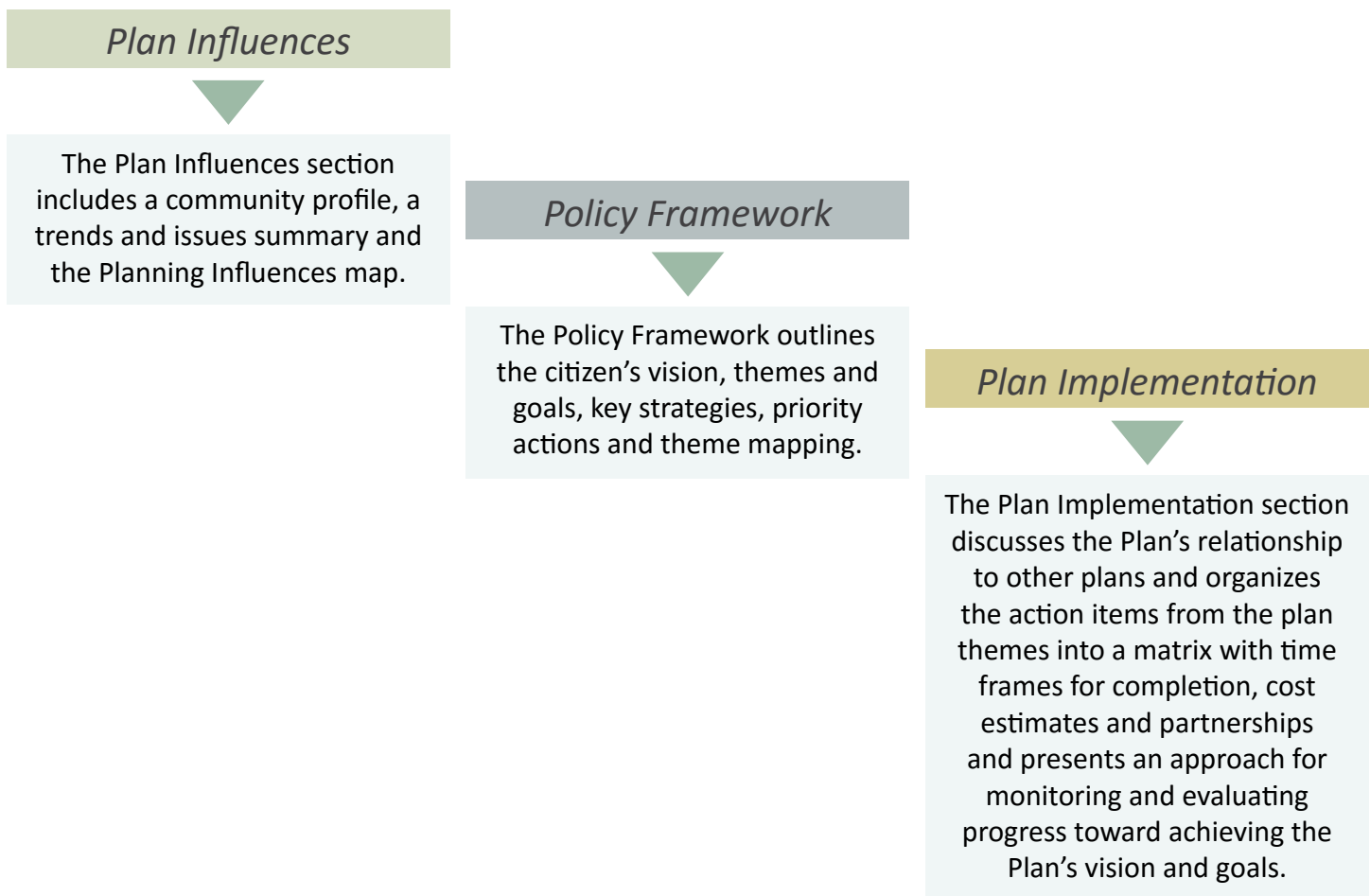
Planning Process

The comprehensive plan update formally began with a public workshop held on June 15, 2016 at the Georgetown Heritage Center. A questionnaire to identify community attitudes and planning preferences was distributed at the workshop. The questionnaire results, along with feedback received from exercises conducted during the workshop, helped shape and inform the update of the Plan's vision statement, themes and associated goals. Three additional public workshops were held throughout the summer and early fall of 2016, presenting the general public an opportunity to review and respond to draft Plan information, as it was updated. Each public workshop was preceded by meetings with a steering committee comprised of representatives from the Town's Board

of Selectmen, Planning Commission, Design Review Commission, Business Promotions Commission, and Parks and Recreation Commission, along with the Town Administrator and the Clear Creek County Planning Director. Meetings with the Design Review Commission, Business Promotions Commission and Parks and Recreation Commission were also held to generate ideas for new Plan actions. A project website provided up-to-date information concerning public workshops and exercise results, the questionnaire and its results, and draft maps and project documents, as they were produced. A joint work session with the Board of Selectmen and Planning Commission preceded separate public hearings for each approval authority.

Organization Of The Plan

The Plan is structured around this Introduction and three additional sections: Plan Influences, Policy Framework and Plan Implementation. Each section title is highlighted in a different color for ease of reference.



Plan Influences

Background

The Plan Influences section includes a community profile, a trends and issues summary and the Planning Influences map.

Community Profile

The Community Profile provides a snapshot of demographic, economic and housing information for Georgetown. Population is forecast by age of residents and growth of population by age.

Trends and Issues Summary

This section summarizes the most significant influences affecting Georgetown and provides a context for the development of the comprehensive plan and its themes. The trends and issues are organized into seven categories: Environment, Character, Growth, Economy, Livability, Infrastructure and Transportation.

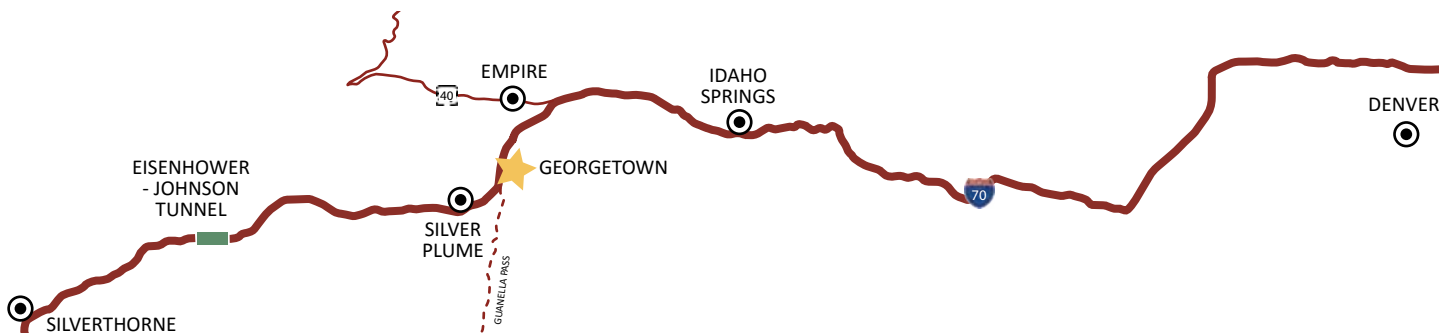
Planning Influences Map

The Planning Influences Map shows various land use, transportation, environmental and institutional influences that relate to the planning, growth and development of the community.

Setting

Located in a deep mountain valley in the heart of the Rocky Mountains, the Town of Georgetown lies adjacent to Interstate 70, roughly 45 miles west of Denver. The Town covers approximately 1.04 square miles and is characterized by a mix of commercial and residential land uses and an abundant inventory of historic resources. The Town is in the Georgetown-Silver Plume National Historic Landmark District and is built upon a traditional grid pattern of streets. Commercial and retail uses are focused along Argentine Street north and south of 15th Street,

Rose Street at 11th Street and along the 6th Street corridor in historic downtown. The residential area that surrounds downtown contains an important collection of historic, single-family structures from the mining eras. Newer residential areas are located north of the historic residential area. Mountainside lands surrounding Georgetown, as well as valley bottom lands north of Georgetown, are generally undeveloped, providing an open space buffer with few rural residences.



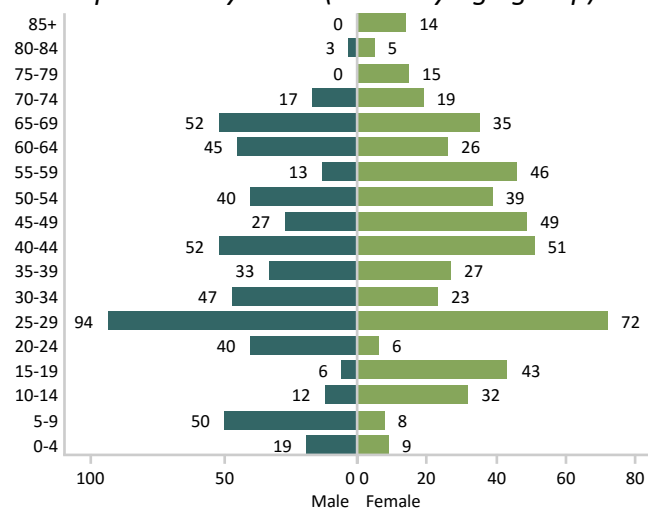
Community Profile

Demographics

DOLA Population	1,000
Households	466
Average Household Size	2.1
Median Age	40.3
Total Population in Labor Force	614
Median Household Income	\$69,167
High School Diploma or More	93.5%
Bachelor's Degree or More	33.6%
Single Occupancy Commuters	72.8%

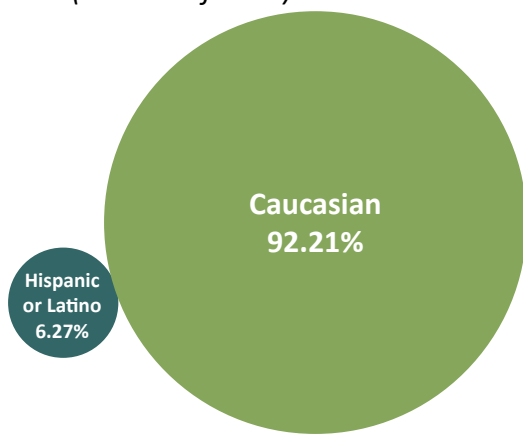
Source: DRCOG

Population Pyramid (Count by age group)



Source: DRCOG

Race (Percent of Total)



Source: DRCOG

Housing

Housing Units	753
Occupied Housing	466
Owner Occupied Housing	311
Median Home Value	\$232,400
Median Monthly Owner Costs	\$1,129
Renter Occupied Housing	155
Median Monthly Renter Costs	\$826
Multifamily Housing	32.0%
Vacant Housing	287

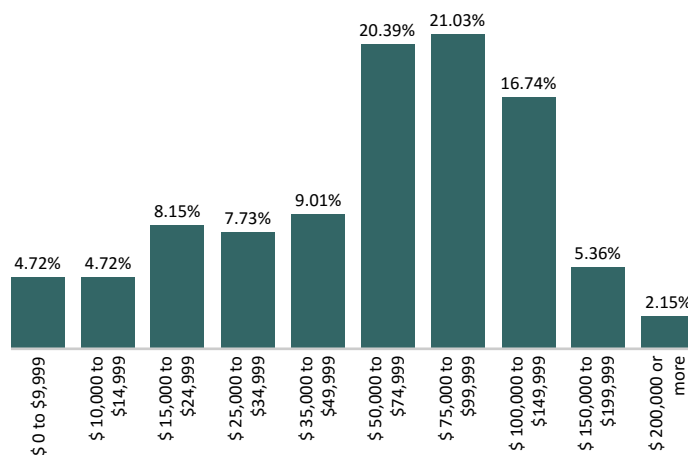
Source: DRCOG

Destination

Black Hawk	12.7
Mt. Evans	13.2
Winter Park	13.6
Keystone	16.0
Dillon Reservoir	20.1
Arapahoe National Forest	20.3
Breckenridge	24.5
Golden	25.2
Boulder	30.3
Vail	36.4
Denver	37.2
Denver International Airport	54.7
Aspen	70.1

Source: THK Associates, Inc.

Income (Percent of total 2014 dollars)



Source: DRCOG

Trends and Issues Summary

Environment

Watershed protection	<ul style="list-style-type: none"> Erosion and sedimentation risks to water supply
Floodplain and valley floor protection	<ul style="list-style-type: none"> Flood potential/localized flooding during storm events
Hillside protection	<ul style="list-style-type: none"> Visual impacts from residential and road development on surrounding mountain sides Disconnected public lands make recreational use and management difficult
Wildfire protection	<ul style="list-style-type: none"> Mitigate the potential for wildfire
Historic and scenic resource protection	<ul style="list-style-type: none"> Mountainside properties at substantial risk from rock falls and mudslides/landslides

Character

Historic Preservation	<ul style="list-style-type: none"> Information needed for property owners
Impacts of new development	<ul style="list-style-type: none"> Potential degradation of historic character as the community grows
Impacts of infill development	<ul style="list-style-type: none"> Remodeling and expansion of historic structures Compatibility of new development in established, older or historic neighborhoods
Blighted properties in neighborhoods	<ul style="list-style-type: none"> Safety of historic structures Lack of code enforcement

Growth

Lack of a three-mile area plan for pursuing targeted annexations	<ul style="list-style-type: none"> Annexation of Town-owned property, e.g., water treatment plant Annexation of I-70 to control transportation improvements Annexation of property south of Lake for recreational tourism
Impact of development outside of Town boundaries	<ul style="list-style-type: none"> Development objectives for surrounding mountainsides
Enhancement of private land development	<ul style="list-style-type: none"> Inadequate subdivision and site design standards to address new growth and development issues
Development of vacant properties in the Gateway Mixed Use District	<ul style="list-style-type: none"> Lack of a site development master plan and infrastructure improvement agreements

Economy

Business attraction and retention	<ul style="list-style-type: none"> Tourism is prime revenue generator for the Town Need for more commercial uses Need for more entertainment uses Increases in home-based businesses and offices Sales tax growth
Gateway improvements	<ul style="list-style-type: none"> Georgetown's historic commercial area and mining heritage not apparent to visitors Unfinished streetscape along Argentine/Brownell Streets
Incomplete wayfinding signage system	<ul style="list-style-type: none"> Finding downtown and the attractions in the downtown area (i.e., museums, courthouse, Heritage center, etc.) is difficult
Affordable/available/diverse housing	<ul style="list-style-type: none"> More housing choices needed - town homes, apartments, attached, detached - for long term work force housing

Livability

Lack of adequate pedestrian and bicycle trail connections	<ul style="list-style-type: none"> • Need to complete proposed trail improvements • Opportunities to acquire additional area for recreation, preservation of wildlife habitat and protection of historic resources
Lack of recreational opportunities for youth and senior populations	<ul style="list-style-type: none"> • Improve recreation opportunities at Lake
Enhancement of public spaces	<ul style="list-style-type: none"> • Need to improve sidewalks
Impact of short-term property rentals	<ul style="list-style-type: none"> • Parking impacts • Expansion of second-home market and social integrity of neighborhoods

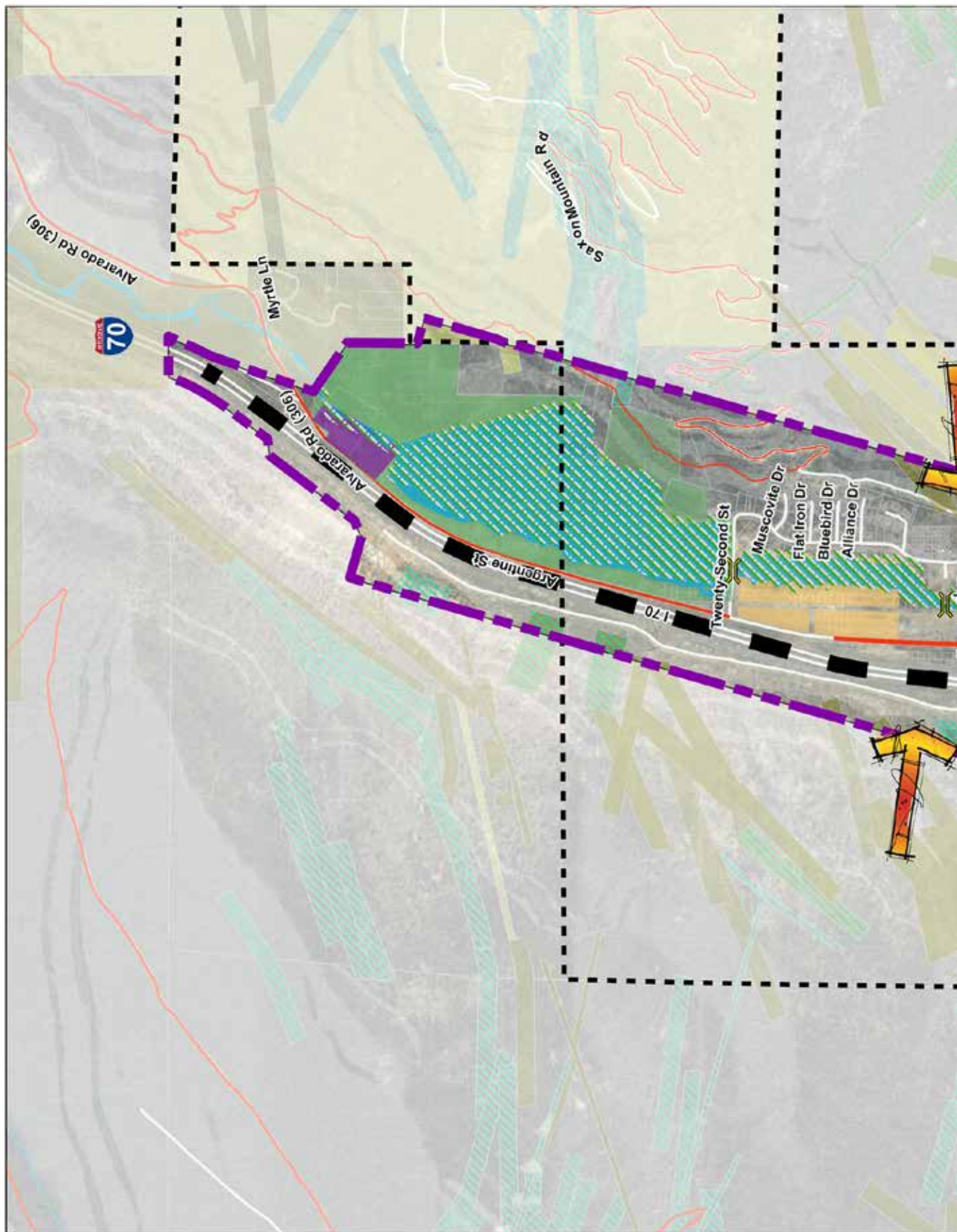
Infrastructure

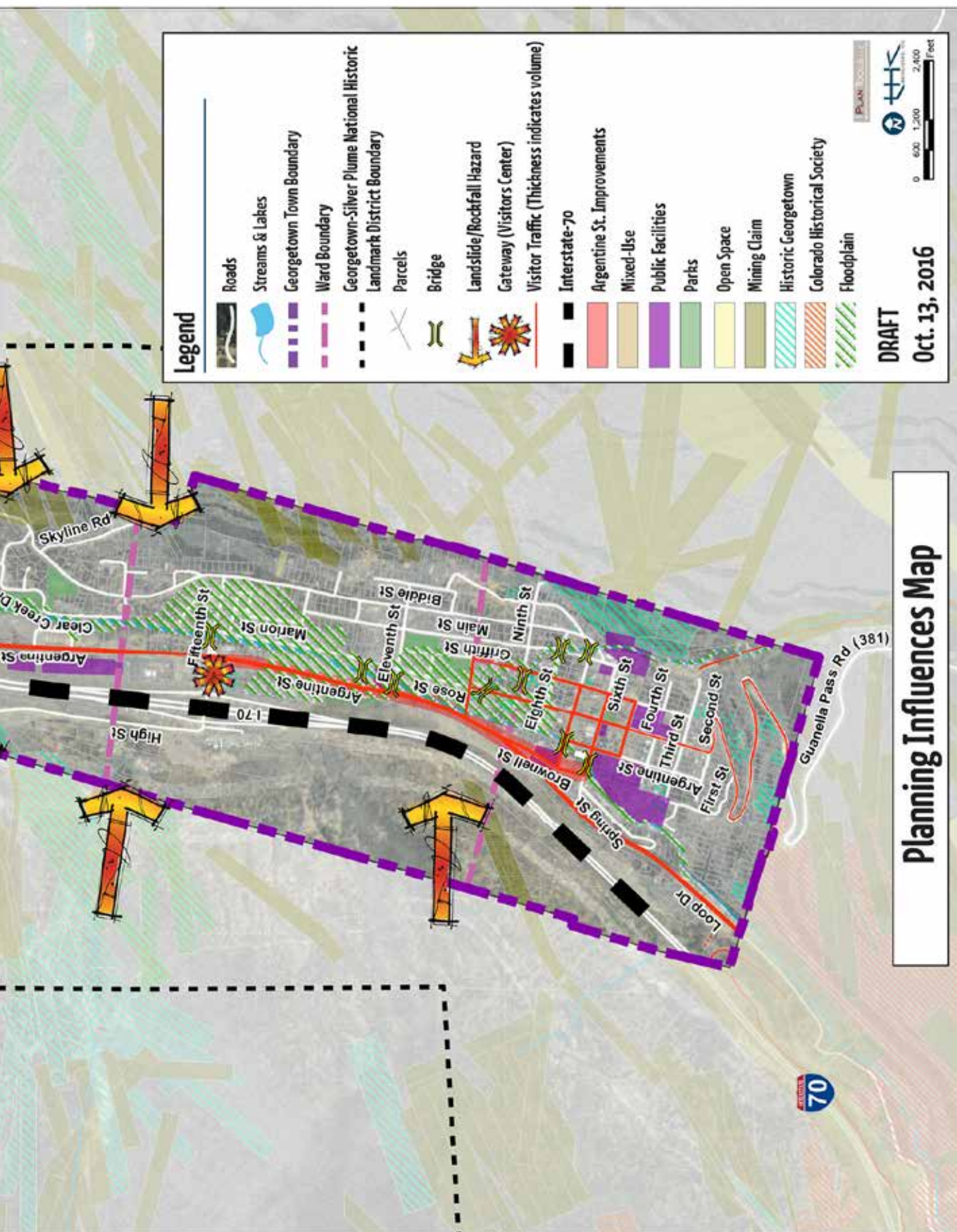
Lack of a capital improvements plan to prioritize Town infrastructure maintenance and upgrades	<ul style="list-style-type: none"> • Poor condition of streets; unpaved roads and aging bridges • Emergency service access impeded due to condition of roads and bridges • Tourist traffic impact on residential neighborhoods, road conditions and traffic flow • Sediment grudging at Georgetown lagoon
Need for water system improvements	<ul style="list-style-type: none"> • Water line replacement and looping • Power conditioning at water treatment plant
Need for wastewater system improvements	<ul style="list-style-type: none"> • Address inflow and infiltration (I & I) issues • Power conditioning at water treatment plant
Drainage problems	<ul style="list-style-type: none"> • Streets function as the Town's storm drainage system • Maintenance and erosion of steep gravel streets • Erosion and flooding problems associated with drainage from I-70

Transportation

Impact of I-70 Corridor on community	<ul style="list-style-type: none"> • Traffic noise and visual impacts of roadway and lights (headlight and highway lighting) • Impact of expanded roadway or transit on Town's character and historic resources • Impact of future CDOT improvements, e.g., additional truck lane on Georgetown Hill
Guanella Pass Road traffic	<ul style="list-style-type: none"> • Increase in traffic through town resulting from Scenic By-Way designation • Increased construction traffic volumes and heavy truck traffic on narrow Town streets • Need for traffic calming at intersection of 2nd Street
Lack of regional and local transit	<ul style="list-style-type: none"> • Location of potential transit station and parking lots
Limited visitor parking	<ul style="list-style-type: none"> • On-street parking problems due to narrow streets
Lack of coordinated transportation improvement	<ul style="list-style-type: none"> • Need for technical assessment of functional street network

Planning Influences Map





Planning Influences Map

Policy Framework

Background

The Policy Framework section begins with the Citizen's Vision for Georgetown expressing what Georgetown aspires to achieve. Based on overwhelming support from an exercise conducted during the first community workshop held June 15, 2016, the Citizens' Vision for Georgetown is proposed to remain unchanged from the 2000 Comprehensive Plan.

Seven plan themes representing the Plan's major topics are each framed by their own overarching goal. Each plan theme section contains a table linking relevant planning issues (from the Trends and Issues Summary on pages 5 and 6) to how they will be addressed by a key strategy and one or more priority actions. A key strategy is a statement of a specific approach directed toward the achievement of a theme goal. A priority action is a statement of an initiative based on its potential to implement a key strategy.



Maps accompany several plan themes as appropriate:

- The Character Areas' map divides the Town into a series of twelve distinct character areas that are used as a basis for establishing the boundaries on the Land Use Plan Map. See page 15 and 16 for the Character Areas Map.
- The Land Use Plan Map is intended to provide general guidance for rezoning, land subdivision, special use permits and other development proposals. See page 19 and 20 for the Land Use Plan Map.
- The Transportation Plan Map and a Bicycle and Pedestrian Plan Map identifies the roadway, pedestrian and bike trail system, both existing and needed, to support the Town's development and redevelopment. See page 29 and 30 for the Transportation Plan Map and page 31 and 32 for the Pedestrian Plan Map.

Citizen's Vision for Georgetown



We are seeking to create a community of a size, character and diversity that encourages interaction, involvement and vitality among our residents and preserves our unique history and identity.

Plan Theme and Goals

Plan Theme: A Clean and Safe Environment

Goal: We will protect citizens and property from environmental hazards, conserve natural resources and preserve the environment.

Plan Theme: A Unique Character

Goal: We will protect the scenic, historic and small town character and we will emphasize and preserve our historic past for future generations.

Plan Theme: A Compact Community

Goal: We will maintain Georgetown's compact physical form and defined edges by managing future growth through strategic annexation, targeted development and compatible infill and redevelopment activity.

Plan Theme: A Healthy Economy

Goal: We will promote the diversification of our economy and encourage development and activities that will attract visitors during all seasons of the year.

Plan Theme: A Place Where People Live

Goal: We will develop and nurture Georgetown's residential areas, provide high quality community services and facilities and support the enhancement and protection of our recreational and cultural amenities.

Plan Theme: A System of Quality Public Services

Goal: We will prioritize the provision of efficient, high quality municipal services, maintain appropriate service levels and fund necessary capital improvements and their maintenance to serve the needs of current and future residents and visitors.

Plan Theme: An Efficient Transportation Network

Goal: We will promote a local and regional road network that serves the needs of residents and visitors, minimizes the disruption to residential areas by vehicular traffic, maintains the highest possible safety standards and protects the historic integrity of Georgetown.

Plan Theme: A Clean and Safe Environment

Theme Goal: We will protect citizens and property from environmental hazards, conserve natural resources and preserve the environment.

Background

Located in a high mountain valley and transected by Clear Creek, Georgetown has abundant scenic, historic and natural resources. Environmental constraints associated with the Clear Creek floodplain and surrounding mountainsides include potential geologic hazards (avalanche, landslide, rock fall, mud flow and unstable or potentially unstable slopes), flooding and other natural hazards such as wildfire. Improperly sited, future land development may also impact the environmental quality of the Georgetown area.

Georgetown's water supply is at risk as new homes, driveways and roads are being constructed in the Upper Clear Creek watershed, potentially causing erosion and sedimentation issues along South Clear Creek. As there can be a lag time for addressing environmental and drainage impacts associated with roadway construction, Georgetown adopted a Watershed Protection Ordinance in 2000. The ordinance's purpose is to protect the Town's water resources and water delivery system from interference, pollution and other degradation. The area is comprised of all territory within five (5) miles above or around any point or points from which the Town diverts or otherwise draws water for domestic use.

Georgetown has experienced a series of flood events that have cost property owners and the Town hundreds of thousands of dollars. In 2012, Georgetown adopted Flood Damage Prevention regulations designed to minimize public and private losses due to flood events. More commonly, Georgetown experiences significant storm drainage and annual spring snow melt problems including localized flooding, street and property erosion and mud deposits.

As indicated on the Planning Influences Map (pages 7 and 8), the potential for geologic hazards such as landslides and rock falls impact a large proportion

of the undeveloped land located on and flanking the valley walls. Development on steep slopes greater than 30 percent and other areas subject to environmental or geologic hazards is discouraged by the land development codes adopted by both Clear Creek County and the Town of Georgetown. Additional hazard mitigation is recommended. Detailed information on geologic constraints and guidance for hazard mitigation is available from the Colorado Geological Society and the Colorado Division of Local Government's Recovery and Resilience Planner.

The heavily timbered and vegetated steep slopes surrounding Georgetown also contribute to the potential for wildfire from lightning strikes and campfires. The Georgetown Area Community Wildfire Protection Implementation Plan (CWPIP) indicates that Georgetown's potential wildfire risk is "moderate". The CWPIP provides prioritized mitigation recommendations designed to reduce wildfire risks, including defensible space measures that should be integrated into the Town's land use code.

Historic mining resources on the numerous mining claims surrounding Georgetown are inadequately protected, not only from natural hazards, but also the potential for land development on steep slopes. Private mining claims interspersed with public lands make recreational use and management of public lands difficult. Fortunately, Clear Creek County and Historic Georgetown have successfully purchased and protected numerous mining claims during the past several years. Opportunities to acquire additional mining claims for recreation, preservation of wildlife habitat and protection of historic and scenic resources should continue to be pursued.

TREND/ISSUE	KEY STRATEGIES AND PRIORITY ACTIONS
Watershed protection	<p>Key Strategy: Monitor the effectiveness of the Georgetown Watershed Protection Plan.</p> <p>Priority Action: Work with Clear Creek County to refer to the Town for comment any development application proposed within the Source Water Protection Area.</p> <p>Priority Action: Develop a tracking and reporting system to gauge the effectiveness of various best management practices implemented by the Georgetown Watershed Protection Plan.</p>
Floodplain and valley floor protection	<p>Key Strategy: Reduce the risk of flood and land subsidence hazards by guiding development to appropriate locations on the valley floor.</p> <p>Priority Action: Update Title 21 Flood Damage Prevention Regulations as needed to remain in compliance with Colorado Water Conservation Board recommendations.</p> <p>Priority Action: Update Title 17 Land Use Code to require mitigation of any area proposed for development that has a high potential to be impacted by land subsidence.</p>
Hillside protection	<p>Key Strategy: Reduce the risk of geologic hazards on people, property and the environment by discouraging the development of high risk parcels.</p> <p>Priority Action: Update Title 17 Land Use Code to require that an applicant developing land on slopes exceeding 15 percent submit a geotechnical study detailing any mitigation measures required to ensure public safety.</p> <p>Priority Action: Update the subdivision review provisions in Title 17 Land Use Code to require that engineering designs for road improvements address mitigation of geologic hazards.</p>
Wildfire protection	<p>Key Strategy: Implement the Community Wildfire Protection Implementation Plan (CWPIP).</p> <p>Priority Action: Update Title 17 Land Use Code to require defensible space around residential properties located in the wildland-urban interface.</p> <p>Priority Action: Work with the Colorado State Forest Service to prepare and distribute a brochure to Georgetown property owners summarizing wildfire mitigation techniques recommended by the CWPIP.</p>
Historic and scenic resource protection	<p>Key Strategy: Protect historic and scenic resources on unincorporated lands adjacent to Georgetown.</p> <p>Priority Action: Research mine claim ownership and work with Clear Creek County and Historic Georgetown to pursue funding to purchase privately owned mining claims.</p> <p>Priority Action: Work with Clear Creek County to protect scenic views by restricting development on ridge lines.</p>

Plan Theme: A Unique Character

Theme Goal: We will protect the scenic, historic and small town character and we will emphasize and preserve our historic past for future generations.

Background

Georgetown is an historic Colorado mountain community with a number of unique qualities that gives it a special charm and western small town feeling that visitors and residents enjoy. Georgetown residents are proud of the Town's history and have done an excellent job of maintaining the Town's historic character through the preservation of a rich assortment of historic structures and streetscapes. Unfortunately, some corridors, development and land uses detract from the Town's image. New development and redevelopment activity could impact the Town's values, if not properly designed.

The Town of Georgetown Preservation Plan of 2000 identifies and prioritizes strategies for preserving the Town's historic resources and character. It was developed to address the specific historic preservation needs within the Town. The Preservation Plan is designed to help guide the decision-making process for public policy makers and private investors in Georgetown. Its purpose is to ensure that future development policies will be consistent with the community's desires for preserving its heritage and for promoting its historic resources.

The Preservation Plan established six overall goals for historic preservation, all of which were overwhelming validated in an exercise conducted at the June 15, 2016 public workshop and by the Design Review Commission at their June 23, 2016 regular meeting:

Goal 1: To preserve historic resources.

Goal 2: To maintain the character of Georgetown.

Goal 3: To conserve the setting.

Goal 4: To promote the education and interpretation of the Georgetown-Silver Plume National Landmark District.

Goal 5: To promote heritage tourism.

Goal 6: To promote preservation-based economic development.

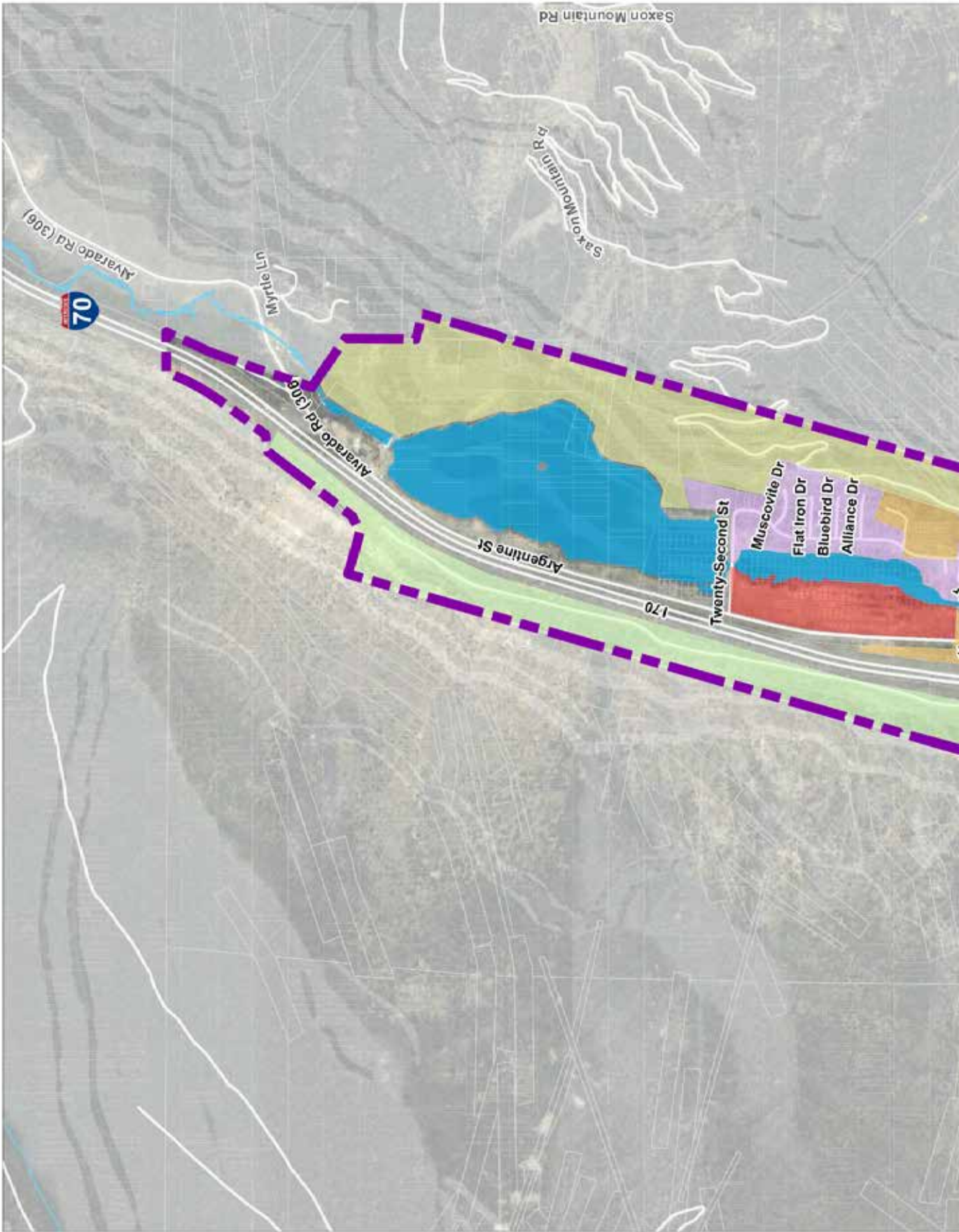
The Preservation Plan and the associated Town of Georgetown Design Guidelines divide the Town into a series of distinct character areas (see Character Areas Map page 15 and 16), each with unique characteristics that should be enhanced or preserved by new development and redevelopment projects. These character areas are used as a basis for establishing the boundaries contained within the Land Use Plan on page 19 and 20.

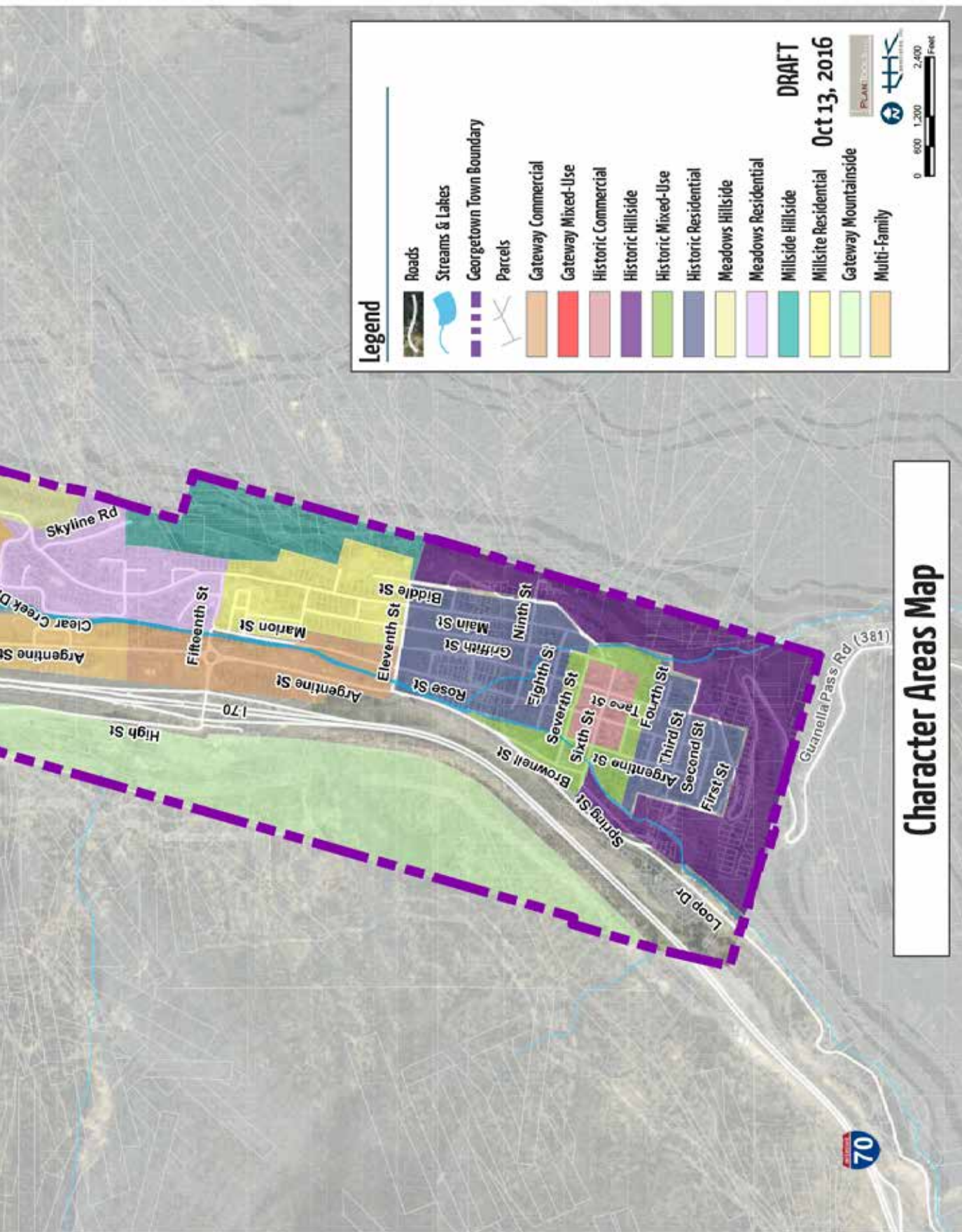
The entire Preservation Plan is on file at Town Hall and is incorporated by reference into this Comprehensive Plan. The Preservation Plan is a critical planning tool and is frequently referenced by the Design Review Commission. One priority action of the 2016 Comprehensive Plan is to update the Preservation Plan of 2000. Although the Design Guidelines were updated in 2010, streetscape guidelines for sidewalks, lighting and associated enhancements within each character area are still needed.



TREND/ISSUE	KEY STRATEGIES AND PRIORITY ACTIONS
Historic preservation	<p>Key Strategy: Foster the restoration and rehabilitation of historic buildings throughout the Georgetown-Silver Plume National Historic Landmark District.</p> <p>Priority Action: Update the Town of Georgetown Preservation Plan of 2000.</p> <p>Priority Action: Employ a preservation specialist to serve as a community resource and program coordinator, including but not limited to managing Georgetown's CLG status, assisting the Design Review Commission in its administration of the design guidelines and providing preservation-related educational seminars to owners of historic properties.</p> <p>Priority Action: Establish financial incentives to assist owners of historic properties with building renovations, including but not limited to a matching mini-grant program.</p> <p>Priority Action: Create and distribute a handout to owners of historic properties clearly explaining the process for obtaining tax credits associated with building renovation.</p>
Impacts of new development	<p>Key Strategy: Ensure that new development maintains Georgetown's historic mountain town character.</p> <p>Priority Action: Update the Town's streetscape design guidelines.</p> <p>Priority Action: Update the Town's sign regulations to ensure that new signage is installed at a scale and illumination consistent with the Town's historic character.</p> <p>Priority Action: Update the Town's lighting provisions to more effectively protect dark night skies.</p> <p>Priority Action: Review the Town's land use codes and public works standards to ensure that infrastructure improvements will not negatively impact Georgetown's historic character.</p>
Impacts of infill development	<p>Key Strategy: Ensure compatible neighborhood development.</p> <p>Priority Action: Amend the Town's zoning code to be consistent with the Character Areas established within the Preservation Plan and the Design Guidelines, specifically addressing the town's "areas and bulk" regulations and any change of use.</p>
Blighted properties in neighborhoods	<p>Key Strategy: Eliminate blighted properties.</p> <p>Priority Action: Inventory blighted properties.</p> <p>Priority Action: Employ a code enforcement officer to enforce nuisance, property maintenance and "demolition by neglect" ordinances.</p> <p>Priority Action: Update the "demolition by neglect" ordinance to include non-historic and/or non-contributing structures.</p>
Blighted and vacant properties on Argentine Street	<p>Key Strategy: Foster redevelopment of land use adjacent to Argentine Street in support of the Gateway Plan.</p> <p>Priority Action: Offer incentives, such as a revolving loan fund, to encourage building façade renovations and streetscape / landscape improvements.</p>

Character Areas Map





Plan Theme: A Compact Community

Theme Goal: We will maintain Georgetown's compact physical form and defined edges by managing future growth through strategic annexation, targeted development and compatible infill and redevelopment activity.

Background

Georgetown's physical form is strongly influenced by its geographic setting: surrounded on its east, west and south sides by steep mountain slopes and a large lake on its northern end. A majority of the land surrounding Georgetown is owned by public or quasi-public agencies. The unincorporated area with the highest potential for future development is adjacent to Clear Creek along Alvarado Road north of Georgetown Lake. However, because the wastewater treatment plant at the northern edge of Georgetown Lake is at a higher elevation, serving this downstream area with lift stations and force mains would be expensive to maintain. As a result, this unincorporated area north of Georgetown Lake would be appropriate for additional recreational support uses, such as an RV park or campground developed at rural standards.

The Town of Georgetown's Three Mile Area Plan, annually prepared in accordance with state annexation statute, should be integrated as a component of the Town of Georgetown Comprehensive Plan. While certain strategic annexations may be appropriate to control Town-owned properties and potential land use impacts associated with mining claims, by in large, Georgetown should concentrate future growth within its current boundaries. The largest assemblage of vacant land available for future development is adjacent to the lagoon and is zoned Gateway Mixed Use District. A higher priority needs to be placed on economic development, especially on undeveloped and underdeveloped commercial lots. This will aid the Town of Georgetown in meeting goals that require financial resources.

Approximately 25% of the platted lots in Georgetown remain undeveloped, with infrastructure in place. The existing land use pattern coupled with the Town's ability to provide urban services are primary factors in determining where land uses should occur. Existing and future land use is represented on the Land Use Plan Map (pages x and y). Boundaries for various land use categories are generally consistent with the Town Zoning Map and character area designations. The Land

Use Plan Map is intended to be a guideline for land use decisions as they relate to Georgetown's physical development. The eight categories on the Land Use Plan Map are summarized as follows:

- Gateway Commercial

Provides for commercial and visitor uses at the Town's principal gateway and along Argentine Street, south of 16th Street to 11th Street, consistent with Gateway Commercial Zoning District boundaries.

- Downtown Commercial

Provides for a variety of pedestrian-oriented commercial uses within the historic downtown area, the core of which is within the Historic Commercial zoning district.

- Mixed-Use

Provides for a mix of master-planned high density residential, lodging, retail, business and public recreation governed by the Gateway Mixed Use Zoning District between 20th and 22nd Streets.

- Town Residential

Provides for housing of varied types and urban-level densities. This land use category incorporates a majority of the residential areas within Georgetown and is represented by several zoning categories including Historic Residential, Millsite Residential, Meadows Residential and Multifamily Residential.

- Public Facilities

Provides for public and quasi-public uses, such as schools, local government and other public facilities.

- Recreation

Provides for parks, recreation or open space purposes and is inclusive of historic district public lands.

- Light Industrial

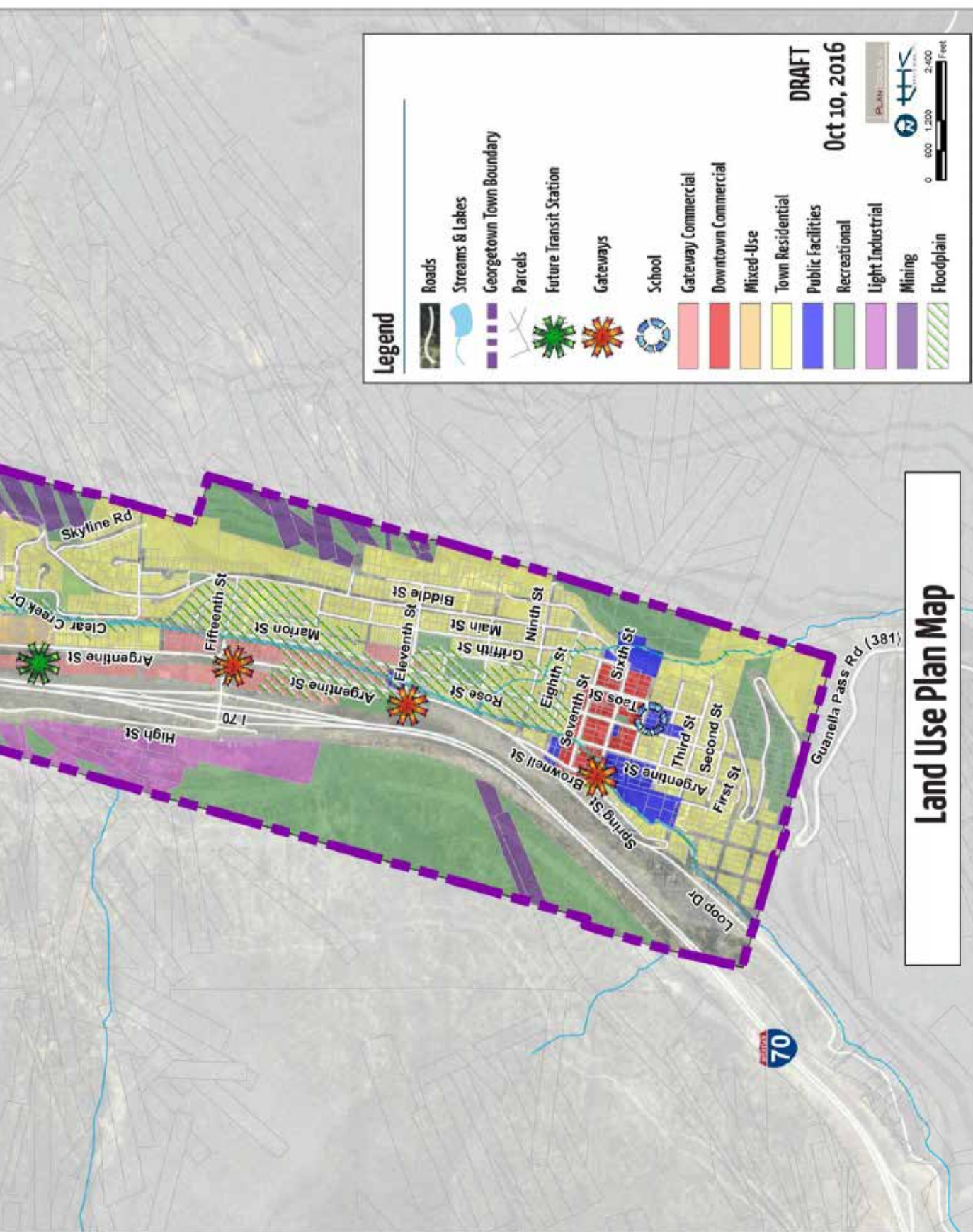
Provides for light industrial uses and is consistent with Gateway Mountainside Industrial District zoning.

- Mining

Provides for private mining claims and is consistent with the Mining zoning designation.

TREND/ISSUE	KEY STRATEGIES AND PRIORITY ACTIONS
Lack of a Three-Mile Area Plan for pursuing targeted annexations	<p>Key Strategy: Integrate a Three-Mile Area Plan into Comprehensive Plan.</p> <p>Priority Action: Annually adopt a resolution updating the Town's Three Mile Area Plan in accordance with CRS 31-12-105.</p>
Impact of development outside of Town boundaries	<p>Key Strategy: Protect Georgetown's compact form.</p> <p>Priority Action: Identify priority lands to be acquired for open space purchase or conservation easements.</p> <p>Priority Action: Explore the feasibility of a Transfer of Development Rights (TDR) program with Clear Creek County.</p> <p>Priority Action: Prepare an extraterritorial Major Street Plan in accordance with CRS 31-23-212 & 213.</p> <p>Priority Action: Prepare an ordinance regulating nuisances within three miles of Town limits and storage of explosives within one mile in accordance with CRS 31-15-401 through 601.</p>
Enhancement of private land development	<p>Key Strategy: Improve site planning.</p> <p>Priority Action: Update the zoning use, bulk and area, and development standards in Title 17 Land Use Code.</p> <p>Priority Action: Update the subdivision infrastructure design standards in Title 17 Land Use Code.</p> <p>Priority Action: Update the outdoor lighting standards in Title 17 Land Use Code to be consistent with current technology.</p> <p>Priority Action: Update the sign regulations in Title 17 Land Use Code to be legally compliant with content-neutrality standards.</p> <p>Priority Action: Revise the Gateway Mountainside Industrial District zoning regulations in Title 17 Land Use Code to require a Special Use Permit for all commercial and storage uses.</p>
Development of vacant properties in the Gateway Mixed Use District	<p>Key Strategy: Foster quality development of key remaining vacant land parcels.</p> <p>Priority Action: Prepare a Gateway Mixed Use District Subarea Plan that addresses parcel size and ownership, market feasibility and development incentives.</p> <p>Priority Action: Update the Gateway Mixed Use Zoning District regulations in Title 17 Land Use Code consistent with the Gateway Mixed Use District Subarea Plan.</p>





Plan Theme: A Healthy Economy

Theme Goal: We will promote the diversification of our economy and encourage development and activities that will attract visitors during all seasons of the year.

Background

Georgetown's economy is dependent on two principal industries: tourism and local government. Tourism includes active outdoor recreation tourism and passive heritage tourism, which are each distinct markets. While business attraction and retention has long been an important concern, Georgetown has generally supported a core of retail, personal service, lodging, restaurant and utility businesses. The Town's tax base is largely dependent on sales tax revenue derived from these core businesses. Sales tax revenues have increased 62% in the five year period between January 2011 and December 2015, with the most significant gains from retail and personal services. Early 2016 sales tax revenue receipts indicate a 42% gain above the five year average. Between 2015 and 2016, businesses north of 10th Street accounted for 67% of sales tax revenue. This is in part due to an increase in sales tax rates deemed necessary to supplement Town services.

The 2000 Comprehensive Plan identified improvements to Georgetown's "gateway" as a key priority. In 2002 subsequently, the Gateway Master Plan detailed a sequence of improvements in a designated gateway corridor extending from the I-70 interchange and 15th Street $\frac{3}{4}$ of a mile down Argentine and Brownell Streets to 6th Street between Georgetown's historic downtown. Since 2002, the construction of a new visitor's center, adjacent roundabout and median and lighting improvements along Argentine Street between 15th and 11th Streets have contributed to Georgetown's economic growth and the ability to "find" Georgetown's historic downtown.

Completing the gateway arrival sequence along Argentine / Brownell Streets from 11th Street to 6th Street, coupled with an improved signage system and a business marketing plan, are recommended priorities to facilitate downtown business activity.

Ensuring that the limited ground level business space along Sixth Street is focused on retail-oriented use is another important consideration. The 2013 Georgetown Community Assessment offers additional recommendations sorted into four categories: management, marketing and promotions, economic development and restructuring and physical improvements and design.

An available and diverse housing supply is critical to sustaining a healthy economy. Single-family detached homes make up approximately 90% of the entire housing stock, while single-family attached and multifamily comprise roughly 10%. The majority of occupied housing was constructed prior to 1980, with 23% constructed prior to 1939. Of the occupied units, 339 were owner-occupied and 166 renter-occupied. More workforce housing choices for low, moderate and middle income residents are needed, especially townhomes, apartments and attached single family homes.

The draft 2016 Clear Creek County Master Plan identifies a number of strategies for achieving housing goals within Clear Creek County that will positively impact Georgetown. In addition, the Summit County Combined Housing Authority currently has an intergovernmental agreement with Clear Creek County to provide a housing program and technical assistance. Georgetown can support and augment County initiatives and partnerships by potentially offering Town-owned property for workforce housing development and/or reducing regulatory costs associated with workforce housing development.

TREND/ISSUE	KEY STRATEGIES AND PRIORITY ACTIONS
Business attraction and retention	<p>Key Strategy: Work with the Georgetown Business Promotion Commission to retain, expand and promote existing businesses and to attract new business development.</p> <p>Priority Action: Develop a community business marketing plan that includes a brochure to be placed prominently at multiple visitor centers in Clear Creek County.</p> <p>Priority Action: Update the zoning regulations to encourage preservation of existing ground floor retail and restaurant uses and second floor residential and office uses, through permitting refinements.</p> <p>Priority Action: Update the Land Use Code to reduce obstacles associated with attracting new businesses by streamlining development review and permitting processes.</p>
Gateway improvement	<p>Key Strategy: Complete Georgetown's gateway arrival sequence.</p> <p>Priority Action: Fund lighting, pedestrian/bike access, wayfinding signage and landscape improvements from 15th Street to 6th Street on the west side of Argentine / Brownell Streets and from 11th Street to 6th Street on the east side of Argentine / Brownell Streets.</p> <p>Priority Action: Update the Gateway Master Plan and extend lighting, pedestrian/bike access, wayfinding signage and landscape improvements north of 15th Street along Argentine Street / Alvarado Road.</p>
Incomplete wayfinding signage system	<p>Key Strategy: Complete a wayfinding signage system that fosters the orientation and navigation of visitors from place to place within Georgetown.</p> <p>Priority Action: Prepare and implement a wayfinding signage plan that expands Georgetown's community brand via a sequence of attractive and effective gateway, directional, identification and informational signage.</p>
Affordable/available/diverse housing	<p>Key Strategy: Work with Clear Creek County and the Summit County Combined Housing Authority to identify housing options for expanding the availability of workforce housing in Georgetown.</p> <p>Priority Action: Explore affordable housing development incentives, e.g., identify any potential Town-owned property that could be used to leverage the development of workforce housing.</p> <p>Priority Action: Review the Town zoning regulations for opportunities to reduce housing costs (e.g., density bonuses) and increase housing supply (e.g., accessory dwelling units).</p>

Plan Theme: A Place Where People Live

Theme Goal: We will develop and nurture Georgetown's residential areas, provide high quality community services and facilities and support the enhancement and protection of our recreational and cultural amenities.

Background

In the past 15 years, Georgetown's population has remained steady at approximately 1,000 residents. Georgetown residents live in an eclectic mix of neighborhoods, enjoying a temperate mountain climate, clean air and excellent access to outdoor recreation.

Georgetown Lake and the public lands surrounding Georgetown provide ample recreational opportunities. GOCO recently awarded Georgetown \$338,000 to complete the final segment of the Tom Bennhoff Lake Trail, a multi-use trail along the perimeter of Georgetown Lake. Several trail connections are also proposed to complete trail segments along Argentine / Brownell Streets and up South Clear Creek (see Bicycle and Pedestrian Plan Map on page 31 and 32.) An opportunity exists to add a playground and additional park area in Ward 3 with dredging of the lagoon area.

Access to Clear Creek will be improved with the construction of the Clear Creek Greenway through Georgetown and its surrounding environs, offering new opportunities for kayaking, rafting, hiking, walking, biking, picnicking, camping and fishing.

The Georgetown Parks and Recreation Commission oversees park, trail and recreation development and maintenance. Strousse Park is an improved public space located at the historic downtown intersection of 6th Street and Rose Street and is the scene of special events hosted throughout the year. Georgetown has

one playground, the award-winning Foster's Place Playground for children ages 1 to 12. Funded by a GOCO grant, the playground is ADA-accessible and features five distinct play areas connected by a series of bridges and walkways. The town also has a community center and Historic Georgetown recently renovated the Old Schoolhouse into a cultural arts and event center, the Georgetown Heritage Center. Numerous additional parks serve the community, including the Georgetown Lake Recreation Area, Gateway Park, Greenway Park, City Park, Werlin Park, Meadows Park, Triangle Park, Anderson Park and the tennis courts. However, the Town does not have a dedicated recreation center and there is a perceived lack of recreational activities within Georgetown to serve youth and senior populations.

Georgetown's neighborhoods developed principally during three periods of Georgetown's history: the two mining booms (early 1860's gold rush and silver boom in the 1870's-90's) and the real estate development boom (primarily north of 15th Street) in the 1970's and 80's. In the historic district, the Town's sidewalks were generally constructed in the 1890's. Few paths or sidewalks have been constructed since that time and many of the existing sidewalks are in disrepair. In several locations throughout Town, private property encroaches into public rights-of-way. These conditions hinder public access and the effective use of public space in Georgetown.

Georgetown's neighborhoods presently have a significant number of second-homes and residential investment properties and the number of homes available for short-term rental are increasing due to on-line booking services. The expansion of the second-home/residential property investment market and short-term rentals may have long term impacts on the integrity of Georgetown's neighborhoods. The Georgetown Board of Selectmen recently took a significant step in addressing this issue by adopting an ordinance regulating short-term property rentals.



TREND/ISSUE	KEY STRATEGIES AND PRIORITY ACTIONS
Lack of adequate pedestrian and bicycle trail connections	<p>Key Strategy: An integrated, connected trail system linking trails to recreational and civic destinations.</p> <p>Priority Action: Work with Clear Creek County, CCMRD and Gateway Foundation to pursue funding (e.g., a GOCO grant) to complete proposed trail linkages.</p> <p>Priority Action: Prepare and distribute a trails educational brochure.</p>
Lack of recreational opportunities for youth and senior populations	<p>Key Strategy: Expand multi-generational recreation opportunities.</p> <p>Priority Action: Work with the Parks and Recreation Commission to fund, prepare and adopt a Parks and Recreation Master Plan.</p> <p>Priority Action: Work with CDOT and pursue funding to design and construct a new park and playground in the lagoon area that is proposed for dredging.</p> <p>Priority Action: Work with the Clear Creek Metropolitan District to pursue funding for the design and construction of a recreation center in Georgetown.</p>
Enhancement of public spaces	<p>Key Strategy: Improve the quality of public spaces and rights-of-way.</p> <p>Priority Action: Inventory sidewalk conditions and fund improvements.</p>
Impact of short-term property rentals	<p>Key Strategy: Protect the integrity of Georgetown's residential areas by regulating short-term property rentals.</p> <p>Priority Action: Monitor the effectiveness of the new short-term property rental ordinance and consider additional measures to reduce the impacts of short-term property rental as necessary (e.g., consider a short-term property rental tax).</p>

Plan Theme: A System of Quality Public Services

Theme Goal: We will prioritize the provision of efficient high-quality municipal services, maintain appropriate service levels and fund necessary capital improvements and their maintenance to serve the needs of current and future residents and visitors.

Background

Georgetown offers its residents and visitors a wide range of public services. Georgetown is in the Clear Creek School District and has one elementary school. The high school for the community is located in Idaho Springs. The Clear Creek Fire Authority provides fire protection services to Georgetown, with Fire Station #4 located at 750 Brownell Street. Clear Creek EMS provides emergency medical services to Georgetown. Georgetown does not have a hospital or any health care facilities.

The Town of Georgetown municipal services include public works, law enforcement and Town administration. Georgetown's Public Works Department maintains Georgetown's streets and drainage system and its water and wastewater utilities. Solid waste service is privatized and disposed of at the Clear Creek County transfer station in Idaho Springs.

Most of the streets in Georgetown are unpaved and do not contain curb and gutter. Georgetown's roads are generally in poor condition due to erosion from drainage. The storm drainage system in Georgetown is very limited. There are few areas in town where water drains into culverts or drain pans, with most drainage running into ditches along the sides of the streets or through the middle of streets. Many of the ditches and culverts fill with sediment, leading to localized flooding, particularly during summer storms and spring runoff. Erosion and flooding problems are also associated with drainage from I-70.

Georgetown's water is supplied by South Clear Creek. The water flows into a treatment plant located ¼ mile south of the town with a total capacity of approximately 800,000 gallons per day. Daily demand ranges from 100,000 to 300,000 gallons per day. The water treatment plant was expanded and improved, followed by the construction of a new 400,000

gallon water tank, reconstruction of a 650,000 gallon water tank and a new booster pump station in 2010. The water distribution system is in fair condition, with water line looping, replacement and ongoing maintenance needs.

Georgetown constructed a new wastewater treatment plant in 2011. The wastewater treatment plant serves Georgetown and Silver Plume and treats a daily flow that ranges between 200,000 - 900,000 gallons per day. The daily flow is impacted by inflow and infiltration into the system due to old sewer lines and high water levels due to runoff. The system also serves transient users such as tourists, increasing the daily flow. Ongoing sewer main replacement and/or lining is needed to reduce inflow and infiltration.



TREND/ISSUE	KEY STRATEGIES AND PRIORITY ACTIONS
Lack of a capital improvements plan to prioritize Town infrastructure maintenance and upgrades	<p>Key Strategy: Improve Georgetown's streets, bridges and other public facilities.</p> <p>Priority Action: Establish a 5 year capital improvement plan and integrate into the annual Town budgeting process.</p> <p>Priority Action: Design and construct a new Town maintenance 'shop' complex that consolidates Town maintenance activities.</p>
Need for water system improvements	<p>Key Strategy: Use the capital improvement program to target priorities for upgrading the Town's water supply, treatment and distribution system.</p> <p>Priority Action: Loop water lines on Bluebird and Alliance Streets, and Flatiron and Muscovite Streets.</p> <p>Priority Action: Replace old water lines in Clear Creek Drive, Brownell Street and in other streets as needed on an annual basis.</p> <p>Priority Action: Annex the Town's water treatment facilities.</p> <p>Priority Action: Improve the water supply intake structure for the water treatment plant.</p> <p>Priority Action: Dredge the lagoon to recover water storage capacity.</p> <p>Priority Action: Connect the restrooms at the Bighorn Sheep viewing area to the Town's water system.</p>
Need for wastewater system improvements	<p>Key Strategy: Use the capital improvement program to target priorities for upgrading the Town's wastewater collection and treatment system.</p> <p>Priority Action: Line sanitary sewer mains as needed on an annual basis.</p> <p>Priority Action: Identify and eliminate improper service line connections.</p>
Drainage problems	<p>Key Strategy: Use the capital improvement program to target priorities for upgrading the Town's drainage system.</p> <p>Priority Action: Fund and conduct a comprehensive drainage study.</p> <p>Priority Action: Design and construct drainage improvements as determined in the comprehensive drainage study.</p>

Plan Theme: An Efficient Transportation Network

Theme Goal: We will promote a local and regional road network that serves the needs of residents and visitors, minimizes the disruption to residential areas by vehicular traffic, maintains the highest possible safety standards and protects the historic integrity of Georgetown.

Background

I-70, which travels along the western edge of Georgetown, is the principal east-west corridor through the state of Colorado and is the main route to a majority of Colorado's ski resorts. Increased traffic and congestion on I-70 is a major regional concern. As a result, the Colorado Department of Transportation is studying the feasibility of additional lanes and transit alternatives. Just as the original construction of I-70 has had long-term traffic, safety, noise, water quality and visual impacts on the Town, the construction and maintenance of additional travel lanes or transit could have a profound impact on the Town's historic resources and quality of life. Several task forces associated with the Clear Creek County I-70 Mountain Corridor Visioning project are comprehensively addressing I-70 corridor issues and potential solutions.

The existing street network in Georgetown is predominately made up of narrow local streets laid out in a grid pattern. The Alvarado Road / Argentine Street Corridor paralleling I-70 acts as the only arterial road and is the principal north and south route. Two other roads serve as collectors and help facilitate north / south movement - Rose Street and Taos Street. All of the east-west streets are local streets. Most of the local roads in town are unpaved. The Town has a designated Truck Route as shown on the Transportation Plan Map. The recently paved Guanella Pass Road (County Road 381) enters the town from the south and is a significant contributor to downtown, truck and construction traffic.

Georgetown's unique position as a residential community, county seat, heritage tourism community and location on I-70 create substantial traffic impacts and parking problems at certain times. The amount of traffic the historic downtown experiences on a day-to-day basis does not warrant major changes to the road system; however, some targeted circulation

improvements, e.g., designated route signage, additional bus loading zones and traffic calming measures, would help alleviate the impacts from tourist traffic, tour buses and Guanella Pass Road traffic.

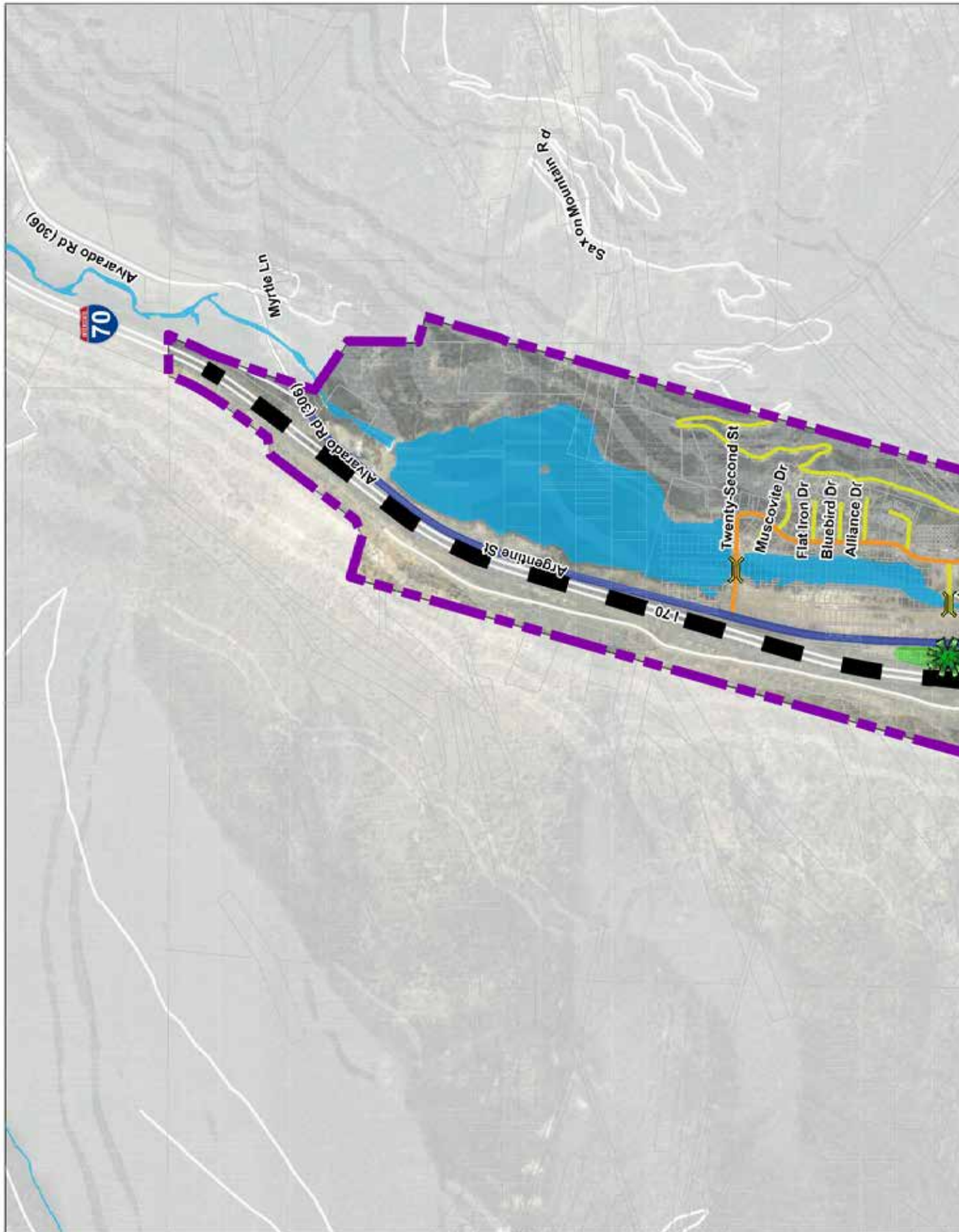
Both Georgetown and Clear Creek County own or lease some parking lots, but these lack the improvements required to serve the number of visitors and residents who are seeking parking in the downtown. On-street parking on Georgetown's narrow streets is very limited and hinders traffic flow during peak periods. Much of the downtown parking is also utilized by residents and business owners, further limiting parking availability for visitors. Private property in and around downtown is illegally utilized for public parking needs. One method to alleviate traffic congestion and parking problems during peak periods is to initiate a shuttle service linked to a transit center and improve Town and County-controlled parking facilities. The implementation of the Clear Creek County Prospector Bus Service Plan will be an important step in establishing reliable and efficient transit service.

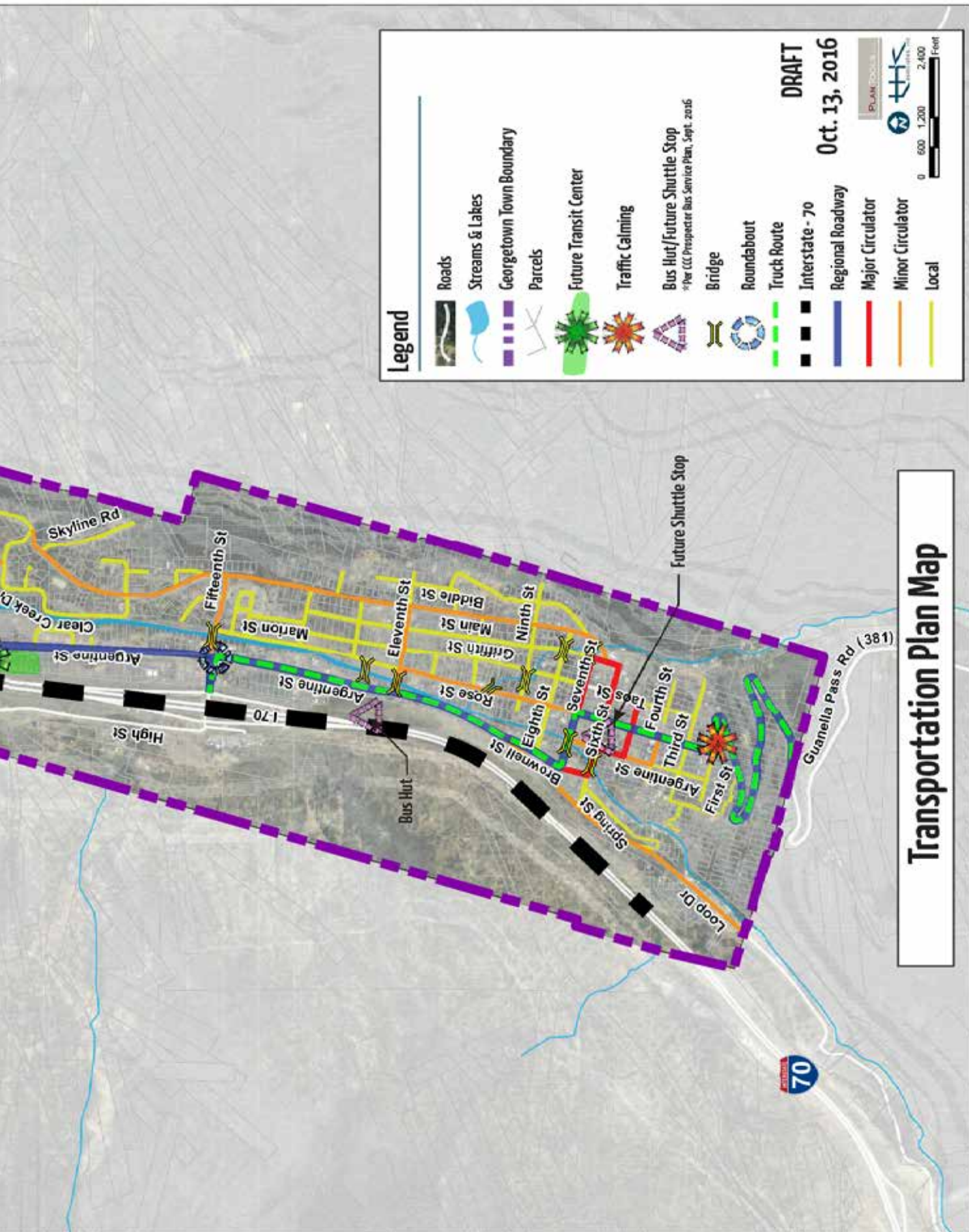
The Transportation Plan Map on pages 29 and 30 identifies the existing road network and addresses critical transportation issues. A functional transportation plan is recommended to detail the full range of Georgetown's transportation needs and options. The Georgetown parking study should be updated and integrated into the proposed transportation plan.

The Bicycle and Pedestrian Plan Map (pages 31 and 32) identifies the sidewalks and trails that are necessary to facilitate safe and efficient movement of pedestrians and bicyclists due to high levels of traffic on a particular road or because they serve as important north-south or east-west corridors.

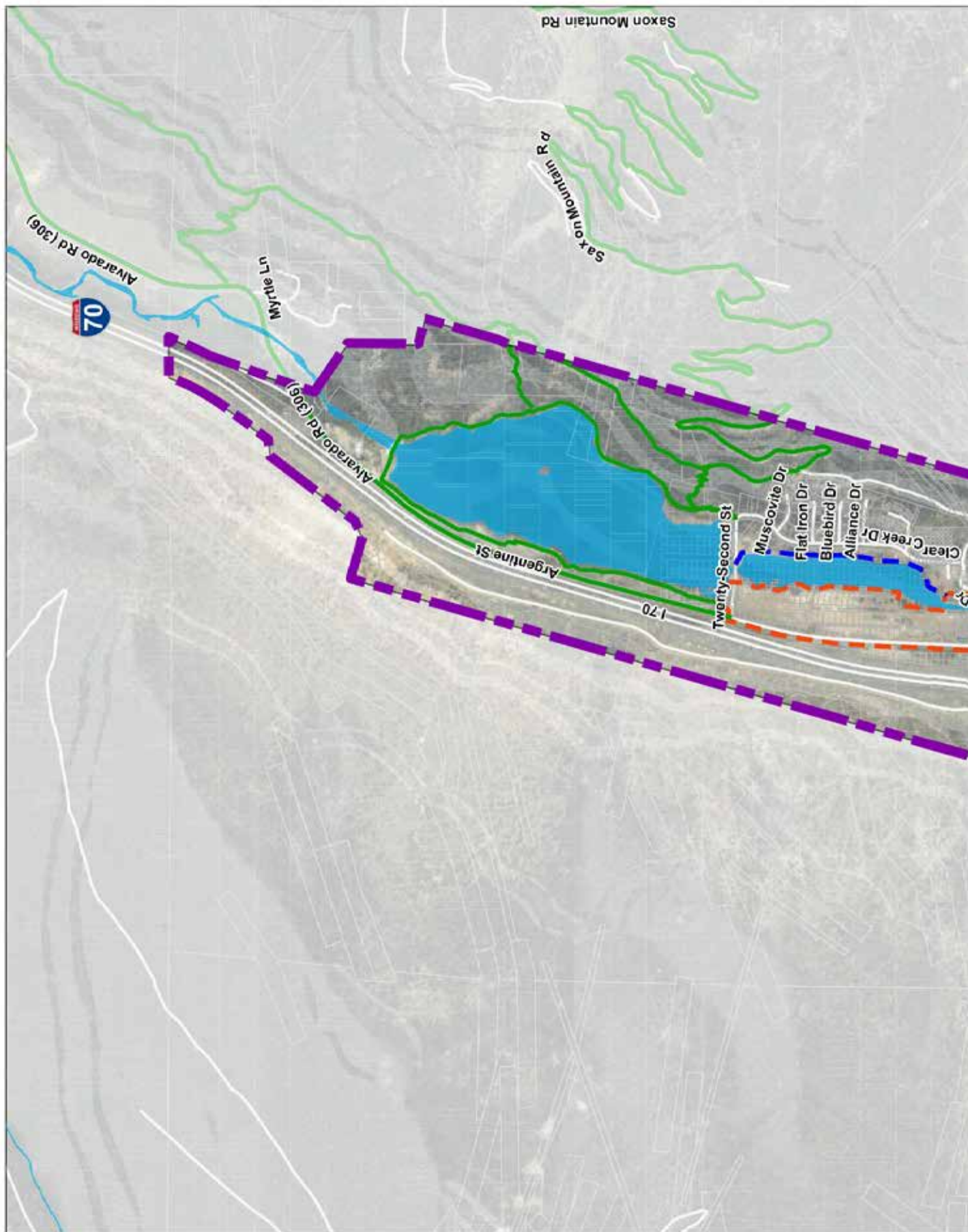
TREND/ISSUE	KEY STRATEGIES AND PRIORITY ACTIONS
Impact of I-70 Corridor on community	<p>Key Strategy: Leverage partnership w/ CDOT to address I-70 impacts.</p> <p>Priority Action: Work with CDOT and the Clear Creek County I-70 Mountain Corridor Visioning tasks forces to ensure that the 106 Programmatic Agreement is implemented.</p> <p>Priority Action: Annex I-70 R.O.W.</p> <p>Priority Action: Work with CDOT to investigate the relocation of the Georgetown to Silver Plume trail.</p> <p>Priority Action: Work with CDOT to address drainage and visual impacts of the fill slope.</p>
Guanella Pass Road traffic	<p>Key Strategy: Employ traffic calming measures.</p> <p>Priority Action: Design and construct traffic calming measures in the vicinity of 2nd Street and Rose Street.</p> <p>Priority Action: Establish a permit for truck hauling along the truck route.</p> <p>Priority Action: Work with the US Forest Service and Clear Creek County and explore the potential for a shuttle service to accommodate Guanella Pass visitors.</p>
Lack of regional and local transit	<p>Key Strategy: Improve and integrate multi-modal transit into the community.</p> <p>Priority Action: Develop the four acre Town-leased lot on Argentine as a transit center.</p> <p>Priority Action: Develop a shuttle bus system to circulate visitors from the transit center to the historic downtown, Georgetown Lake, the Georgetown Loop railroad, the 11t Street bus hut and other local activity centers.</p>
Limited visitor parking	<p>Key Strategy: Increase public parking options.</p> <p>Priority Action: Sign, resurface and delineate Town and County-owned parking lots to improve visibility and capacity.</p> <p>Priority Action: Update the Georgetown Colorado Parking Study, Inventory and Survey Recommendations.</p> <p>Priority Action: Purchase the transit center site and construct a parking garage.</p>
Lack of coordinated transportation system improvements	<p>Key Strategy: Comprehensively address Georgetown's transportation system.</p> <p>Priority Action: Prepare a detailed functional Transportation Plan.</p>

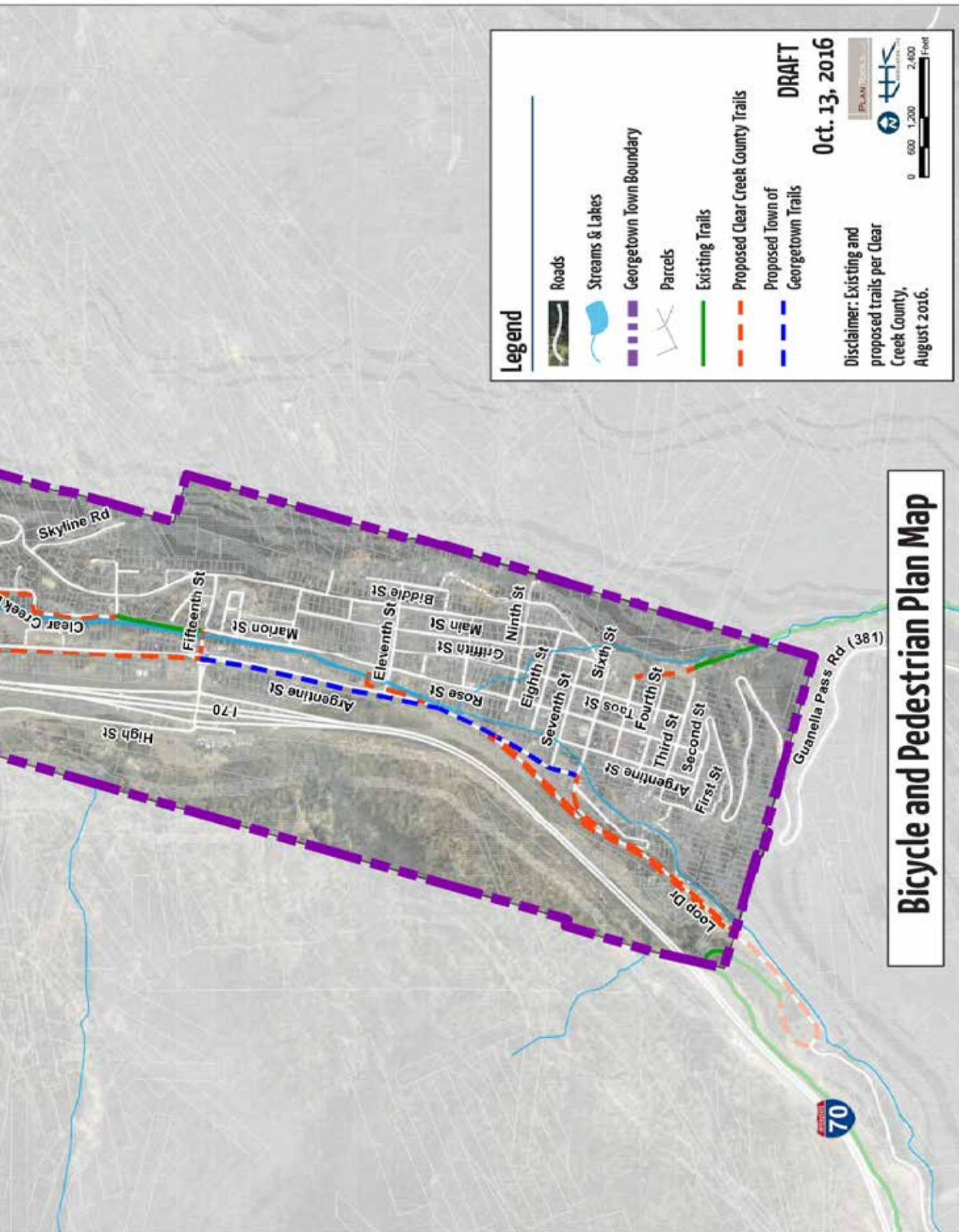
Transportation Plan Map





Bicycle & Pedestrian Plan Map





Plan Implementation

Background

The Town of Georgetown Comprehensive Plan was originally developed and then updated from a vision that the community holds for the Town's future. The updated Plan details goals, key strategies and priority actions for realizing the community vision. However, Georgetown cannot achieve its vision without a focus on plan implementation and the plans' relationship to other planning tools.

The Georgetown Comprehensive Plan provides the framework for guiding development and redevelopment in Georgetown in the coming years. Development and redevelopment that occurs within the Town of Georgetown is regulated and influenced by several regulatory and advisory documents that includes:

Functional Plans and Studies

Preservation Plan
Design Guidelines
Gateway Master Plan
Watershed Protection Plan
Three Mile Area Plan
Wildfire Protection (CWPIP)

Development Regulations

Title 17 Land Use Code
Title 18 Signs
Title 19 Mobile Homes
Title 21 Flood Protection

It is essential that the Planning Commission and the Town Board review development proposals and infrastructure improvements in the context of the regulatory and advisory documents listed above.

Importantly, the realization of the Plan's vision and its successful implementation will also hinge on the Town's ability to forge effective partnerships with State and local government stakeholders, notably CDOT and Clear Creek County. The implementation matrix links partnerships to actions, as appropriate.

A separate Plan Appendix has been prepared that should be used as a reference for information prepared during the update of this Plan, including:

- An annotated Project Bibliography
- The results of the Community Survey
- The Georgetown Inventory Report



Plan Monitoring and Evaluation

To be successful, comprehensive planning must be an ongoing activity. Plan monitoring involves establishing accountability tools for tracking progress over time. The implementation matrix is a basic plan monitoring tool.

What follows in the next few pages is the implementation matrix. The implementation matrix organizes actions by plan theme, with each action assigned a priority, a time frame for completion, an estimated cost range and potential partnerships. A column has also been provided to note the date an action has been completed.

Plan Implementation Matrix Key

Priority	Time frame	Cost
1: Critical	Short-term: 1-5 years	\$: \$0-\$100K
2: Vital	Mid-term: 5-10 years	\$\$: \$100-\$500K
3: Desirable	Long-term: As Possible, 10+ years	\$\$\$: \$500K+

Plan monitoring is a dynamic process. Key strategies and priority actions should be reviewed on an annual basis and refined with changing circumstances. As data becomes available, indicators or other specific measures that monitor the accomplishment of goals should be established for each plan theme. Finally, the entire plan document should be considered for public review and update five years from its adoption.

Plan Implementation

The implementation matrix identifies actions by plan theme, with each action assigned a priority and time frame for completion, an estimated cost, any Town partners and a space for writing in a completion date.

A CLEAN AND SAFE ENVIRONMENT: ACTIONS

Work with Clear Creek County to refer to the Town for comment any development application proposed within the Source Water Protection Area.

Develop a tracking and reporting system to gauge the effectiveness of various best management practices implemented by the Georgetown Watershed Protection Plan.

Update Title 21 Flood Damage Prevention Regulations as needed to remain in compliance with Colorado Water Conservation Board recommendations.

Update Title 17 Land Use Code to require mitigation of any area proposed for development that has a high potential to be impacted by land subsidence.

Update Title 17 Land Use Code to require that an applicant developing land on slopes exceeding 15 percent submit a geotechnical study detailing any mitigation measures required.

Update the subdivision review provisions in Title 17 Land Use Code to require that engineering designs for road improvements address mitigation of geologic hazards.

Update Title 17 Land Use Code to require defensible space around residential properties located in the wildland-urban interface.

Work with the Colorado State Forest Service to prepare and distribute a brochure to Georgetown property owners summarizing wildfire mitigation techniques recommended by the service.

Research mine claim ownership and work with Clear Creek County and Historic Georgetown to pursue funding to purchase privately owned mining claims.

Work with Clear Creek County to protect scenic views by restricting development on ridgelines.

A UNIQUE CHARACTER: ACTIONS

Update the Town of Georgetown Preservation Plan of 2000.

Employ a preservation specialist to serve as a community resource and program coordinator, including but not limited to, managing Georgetown's CLG status, assisting the Design Guidelines Committee with its administration of the design guidelines and providing preservation-related educational seminars to owners of historic properties.

Establish financial incentives to assist owners of historic properties with building renovations, including but not limited to a matching mini-grant program.

Create and distribute a handout to owners of historic properties clearly explaining the process for obtaining tax credits associated with building renovation.

Update the Town's streetscape design guidelines.

Update the Town's sign regulations to ensure that new signage is installed at a scale and illumination consistent with the Town's historic character.

Update the Town's lighting provisions to more effectively protect dark night skies.

Review the Town's land use codes and public works standards to ensure that infrastructure improvements will not negatively impact Georgetown's historic character.

Amend the Town's zoning code to be consistent with the Character Areas established within the Preservation Plan and the Design Guidelines, specifically addressing the town's "character" and any change of use.

Employ a code enforcement officer to enforce nuisance, property maintenance and "demolition by neglect" ordinances.

Update the "demolition by neglect" ordinance to include non-historic and/or non-contributing structures.

Offer incentives, such as a revolving loan fund, to encourage building façade renovations and landscape improvements.

A COMPACT COMMUNITY: ACTIONS

Annually adopt a resolution updating the Town's Three Mile Area Plan in accordance with CRS 31-12-105.

Identify priority lands to be acquired for open space purchase or conservation easements.

Explore the feasibility of a Transfer of Development Rights (TDR) program with Clear Creek County.

Prepare an extraterritorial Major Street Plan in accordance with CRS 31-23-212 & 213.

Prepare an ordinance regulating nuisances within three miles of Town limits and storage of explosives within one mile in accordance with CRS 31-15-401 through 601.

Update the zoning use, bulk and area, and development standards in Title 17 Land Use Code.

Update the subdivision infrastructure design standards in Title 17 Land Use Code.

Update the outdoor lighting standards in Title 17 Land Use Code to be consistent with current technology.

Update the sign regulations in Title 17 Land Use Code to be legally compliant with content-neutrality standards.

Revise the Gateway Mountainside Industrial District zoning regulations in Title 17 Land Use Code to require a Special Use Permit for all commercial and storage uses.

Prepare a Gateway Mixed Use District Subarea Plan that addresses parcel size and ownership, market feasibility and development incentives.

Update the Gateway Mixed Use Zoning District regulations in Title 17 Land Use Code consistent with the Gateway Mixed Use District Subarea Plan.

	Priority	Time frame	Cost	Partners	Completion Date
	2	Short Term	\$	Clear Creek County Health Dept	
	2	Mid Term	\$	CDPHE	
	1	Mid Term	\$	CWCB and FEMA	
	1	Short Term	\$	DoLA – Town Attorney	
red to ensure public safety.	1	Short Term	\$	DoLA - Town Attorney	
	1	Short Term	\$	DoLA - Town Attorney	
	2	Mid Term	\$	Colorado State Forest Service	
y the CWPIP.	2	Mid Term	\$	U.S. Forest Service	
	2	Short Term	\$\$	Clear Creek County, HDPLC, HGI	
	2	Mid Term	\$\$	Clear Creek County Open Space County Planning	
	1	Short Term	\$	Best and Brightest Intern	
sign Review Commission in	2	Mid Term	\$	Best and Brightest Intern	
	1	Short Term	\$	Best and Brightest Intern	
	1	Short Term	\$	Best and Brightest Intern	
	2	Mid Term	\$	DoLA and Town Attorney	
	1	Short Term	\$	DoLA - Town Attorney	
	2	Short Term	\$	DoLA - outside consultant	
	2	Short Term	\$	DoLA and Town Attorney	
areas and bulk” regulations	2	Short Term	\$	DoLA and Town Attorney	
	2	Short Term	\$\$	Best and Brightest inter 2017 to 2018 & SafeBuilt	
	1	Short Term	\$		
	2	Mid Term	\$\$\$	Clear Creek Economic Development Corp. offer façade loan look at other options	
	1	Annually	\$	Town Administrator or Planner	
	2	Long Term	\$\$	GOCO and Clear Creek County Open space	
	3	Long Term	\$	Clear Creek County Planning Dept	
	3	Long Term	\$	Clear Creek County Planning Dept	
	3	Long Term	\$	Clear Creek County Planning Dept	
	1	Short Term	\$	DoLA - Town Attorney	
	1	Short Term	\$	DoLA - Town Attorney	
	2	Mid Term	\$	DoLA - Town Attorney lighting consultant	
	1	Short Term	\$	DoLA - Town Attorney	
	1	Short Term	\$	DoLA - Town Attorney	
	1	Short Term	\$	DoLA - Town Attorney	
	1	Short Term	\$	DoLA - Town Attorney	

Implementation

A Place Where People Live: Actions

Work w/ Clear Creek County, CCMRD and Gateway Foundation to pursue funding, e.g., a GOCO grant, to complete proposed trail linkages.

Prepare and distribute a trails educational brochure.

Work w/ the Parks and Recreation Commission to fund, prepare and adopt a Parks and Recreation Master Plan.

Work with CDOT and pursue funding to design and construct a new park and playground in the lagoon area that is proposed for dredging.

Work with the Clear Creek Metropolitan District to pursue funding for the design and construction of a recreation center in Georgetown.

Inventory sidewalk conditions and fund improvements.

Monitor the effectiveness of the new short-term property rental ordinance and consider additional measures to reduce the impacts of short-term property rental as necessary, e.g., increase short-term property rental tax.

A Healthy Economy: Actions

Develop a community business marketing plan that includes a brochure to be placed prominently at multiple visitor centers and museums in Clear Creek County.

Update the zoning regulations to encourage preservation of existing ground floor retail and restaurant uses and second floor residential and office uses, through permitting refinements.

Fund lighting, pedestrian/bike access, wayfinding signage and landscape improvements from 15th Street to 6th Street on the west side of Argentine Street and from 11th Street to 15th Street on the east side of Argentine Street.

Update the Gateway Master Plan and extend lighting, pedestrian/bike access, wayfinding signage and landscape improvements north of 15th Street along Argentine Street/Alvarado Street.

Prepare and implement a wayfinding signage plan that expands Georgetown's community brand via a sequence of attractive and effective gateway, directional, identification and informational signage.

Explore affordable housing development incentives, e.g., identify any potential Town-owned property that could be used to leverage the development of workforce housing.

Review the Town zoning regulations for opportunities to reduce housing costs (e.g., density bonuses) and increase housing supply (e.g., accessory dwelling units).

Update the Land Use Code to reduce obstacles associated with attracting new businesses by streamlining development review and permitting processes.

A System Of Quality Public Services: Actions

Establish a 5 year capital improvement plan and integrate into the annual Town budgeting process.

Design and construct a new Town shop's complex that consolidates Town maintenance activities.

Loop water lines on Bluebird and Alliance streets, and Flatiron and Muscovite streets.

Replace old water lines in Clear Creek Drive, Brownell Street, and in other streets as needed on an annual basis.

Annex the Town's water treatment facilities.

Improve the water supply intake structure for the water treatment plant.

Dredge the lagoon to recover water storage capacity.

Connect the restrooms at the Bighorn Sheep viewing area to the Town's water system & sanitary sewer system.

Line sanitary sewer mains as needed on an annual basis.

Identify and eliminate improper service line connections.

Fund and conduct a comprehensive drainage study.

Design and construct drainage improvements as determined in the comprehensive drainage study.

An Efficient Transportation Network: Actions

Work with CDOT and the Clear Creek County I-70 Mountain Corridor Visioning tasks forces to ensure that the 106 Programmatic Agreement is implemented.

Annex I-70 R.O.W. South

Work with CDOT & Clear Creek County to investigate the relocation of the Georgetown to Silver Plume trail.

Work with CDOT to address drainage and visual impacts of the fill slope.

Design and construct traffic calming measures in the vicinity of 2nd Street and Rose Street.

Establish a permit for truck hauling along the truck route to Guanella Pass

Work with the US Forest Service and Clear Creek County and explore the potential for a shuttle service to accommodate Guanella Pass visitors.

Work with Clear Creek County to implement the Clear Creek County Prospector Bus Service Plan.

Develop the four acre Town-leased lot on Argentine as a transit and parking center.

Develop a shuttle bus system to circulate visitors from the transit center to the historic downtown, Georgetown Lake, the Georgetown Loop railroad the Eleventh Street bus hub and the Silver Plume trail.

Sign, resurface and delineate Town and County-owned parking lots to improve visibility and capacity.

Update the Georgetown Colorado Parking Study, Inventory and Survey Recommendations.

Purchase the transit center site and construct a parking garage.

Prepare a detailed functional Transportation Plan.

	Priority	Time frame	Cost	Partners	Completion Date
	2	Mid Term	\$\$\$	Clear Creek County, CCMRD and Gateway Foundation	
	1	Short Term	\$	Park & Recreation, CCMRD and Gateway Foundation	
	1	Short Term	\$\$\$	GOCO – CCMRD	
	3	Mid Term	\$\$\$	CDOT, DoLA, Black Hawk	
	3	Long Term	\$\$\$	Road and Bridge sale tax	
	3	Mid Term	\$\$\$	Road and Bridge sale tax	
e.g., consider a short-term prop-	1	Short Term	\$\$\$	TABOR vote	
	1	Short Term	\$\$\$	Georgetown Business Promotion Commission	
ements.	1	Short Term	\$	DoLA and Town Attorney	
to 6th Street on the east side of	3	Mid Term	\$\$\$	Gateway Plan	
ado Road.	3	Mid Term	\$\$\$	Gateway Plan	
l informational signage.	1	Short Term	\$	Main Street – Georgetown Business Promotion Commission	
	3	Mid Term	\$\$\$	Clear Creek County Housing	
	3	Mid Term	\$\$\$	Clear Creek County Housing	
	1	Short Term	\$	DoLA, Town Attorney and U.S. Forest Service	
	3	Mid Term	\$\$\$	Clear Creek County Housing	
	3	Long Term	\$\$\$	Road and Bridge & Water Wastewater	
	3	Long Term	\$\$\$	May need improved boring technology	
	2	Mid Term	\$\$\$	DoLA EIAF funding and distribution reserve	
	2	Mid Term	\$	Town Attorney and surveyor	
	2	Mid Term	\$	DoLA - EIAF – CWCB funding	
	2	Mid Term	\$\$\$	CDOT	
	1	Short Term	\$	Park & Recreation	
	2	Mid Term	\$		
	1	Short Term	\$		
	\$\$\$	\$\$\$	\$\$\$	DoLA	
	\$\$\$	\$\$\$	\$\$\$	DoLA	
	2	Mid Term	\$	1041 process	
	1	Short Term	\$	1041 process	
	1	Mid Term	\$	1041 process and GOCO	
	1	Mid Term	\$	CDOT	
	2	Mid Term	\$	Road and Bridge sale tax	
	1	Short Term	\$	Clear Creek County	
	3	Long Term	\$\$\$	U.S. Forest Service and Clear Creek County	
	2	Short Term	\$\$\$	Clear Creek County	
	3	Long Term	\$\$\$	CDOT and Clear Creek County	
and other local activity centers.	3	Long Term	\$\$\$	Clear Creek County	
	2	Mid Term	\$		
	2	Mid Term	\$		
	3	Long Term	\$\$\$	CDOT	
	3	Long Term	\$\$\$	CDOT and Clear Creek County	

Acknowledgments

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Randy Williams, *Town Marshall*
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Gerald Dahl, *Esq., Town Attorney*

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Special thanks to the Department of Local Affairs for their generous grant assistance, and to everyone in Georgetown who participated in one or more of the public workshops, completed a survey, or provided information for the project.