

Central City – Comprehensive Plan

August 6th, 2014 - Public Meeting



Agenda



- Introductions
 - Daniel Miera, *City Manager*
 - Chris Dunn, *Dunn + Kiley*
 - Richard Marshall, *Dunn + Kiley*
- Overview of Comprehensive Plan Goals
- Case Studies + Lessons Learned
 - Taos, New Mexico
 - Deadwood, South Dakota
 - Black Hawk, Colorado
- Planning Opportunities
 - Context
 - Current Zoning
 - Opportunities + Constraints
 - Potential Areas of Stability
 - Potential Areas of Change
 - Rezoning Concepts
 - Re-Writing of Design Guidelines



Experience – Chris Dunn



D+K

- ▲ Cherry Creek North Area Plan and Re-Zoning - BID Board Member
- ▲ Mount Crested Butte Master Plan
- ▲ Church Street Marketplace
- ▲ Bothell Downtown Redevelopment Plan
- ▲ ULI Building Healthy Places and Recreation, Entertainment, Tourism and Entertainment Council



Experience – Richard Marshall



- ▲ Founder of DHM
- ▲ National Park Work
- ▲ Downtown Denver Partnership
- ▲ Cherry Creek North Streetscape
- ▲ Work with Idaho Springs



Comprehensive Plan Goals



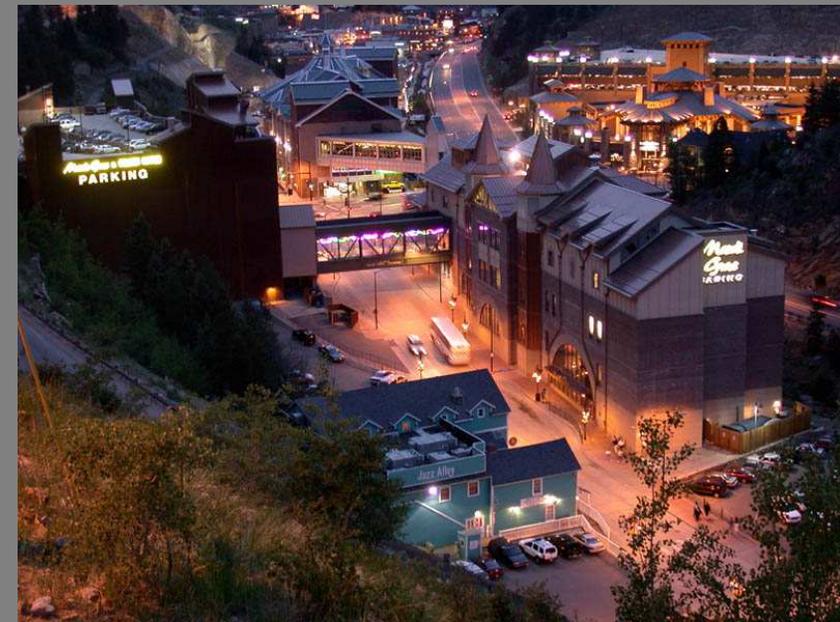
- Preserve / Celebrate Central City's Historic Heritage
- Cultivate Tourism
- Improve Upon Gaming + Entertainment Offerings
- Build a Healthy Tax Base
- Improve Infrastructure
- Provide Citizens with Quality Employment + Educational Opportunities
- Promote Healthy Places + Sustainable Initiatives
- Build upon the City's Arts + Cultural Offerings
- Determine Communities Tolerance for Change



Case Studies



- Taos, New Mexico
- Deadwood, South Dakota
- Black Hawk, Colorado





Taos, New Mexico



Taos, NM



◀ Successful Tourism / Arts District



Art / Gallery related events (First Fridays & Seasonal Events)

First Fridays in Taos

Enjoy an evening of Art, Music, Food and Libations every first Friday of the month in Taos!



NATHAN GOLDSMITH. 2013. THE ART DEN

Participating Galleries

The Art Den
Inger Jirby Gallery
R.C. Gorman Gallery
203 Fine Art
Doug Scott Art
Taos Artist Collective
Intersecting Parallels
Michael McCormick Gallery
Renaissance Fine Art Gallery
Act I Gallery



EL MOISÉS

ARTE CHINGON

122 PASEO DEL PUEBLO SUR

TAOS NEW MEXICO

Taos, NM



◀ Walkable + Charming Streets



Taos, NM



◀ Architectural Character / Charm



Taos, NM



◀ Celebration of local Culture + History



Taos, NM



60+ Events throughout the year

Cultural Adventures

SPRING

Taos Shortz Film Festival
 Santa Cruz & San Antonio Feast Days, Taos Pueblo
 Folk Life Festival, Millicent Rogers Museum
 Lilac Festival, Taos Plaza
 Annual Mudding of Church, Ranchos de Taos
 Mother's Day Music Festival, Taos
 Memorial Day Ceremonies, Vietnam Veterans Memorial, Angel Fire

SUMMER

Taos Plaza Live, live music on Thursday evenings
 Taos Pueblo Pow Wow, Taos Pueblo
 Rodeo de Taos, Taos
 Las Fiestas de Taos, Taos Plaza
 Feast Days of Santiago y Santa Ana, Taos Pueblo
 Taos Solar Music Festival, Kit Carson Park
 Chamber Music: Concerts, multiple groups
 Music on the Rocks Festival, Sipapu
 Taos County Fair, Taos
 Green Chile State Championship, Red River
 Taos Mountain Summer Music, Taos Ski Valley

FALL

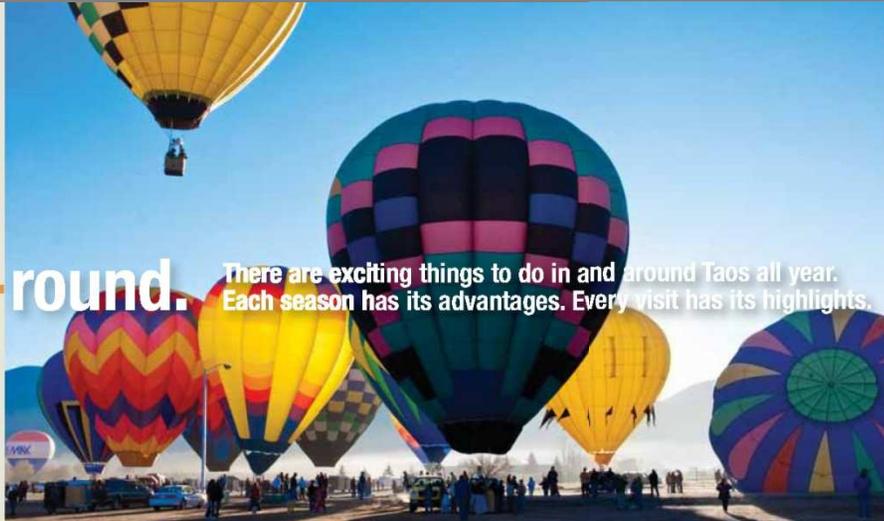
Autumn Run Car Show, Kit Carson Park, Taos
 Taos Trade Fair, La Hacienda de los Martinez
 Quick Draw, Taos Center for the Arts
 San Geronimo Day, Taos Pueblo
 Artists Studio Tours, Taos, High Road, Questa, Costilla, Dixon, Pilar & El Rito
 Taos Fall Arts Festival, Taos
 Street Art Festival, Taos Historic District
 SOMOS Storytelling Festival, Taos Center for the Arts
 Oktoberfest, celebrations at all ski areas
 Taos Wool Festival, Kit Carson Park
 Taos Mountain Balloon Rally, Taos

WINTER

Yuletide in Taos
 Lighting Ledoux Street, Taos
 Brewmaster's Festival, Taos Ski Valley
 Christmas Eve Processions, Taos & Picuris Pueblos
 Deer or Matachines Dance, Taos Pueblo
 Turtle Dance, Taos Pueblo
 Buffalo Dance, Taos Pueblo
 Winter Wine Festival, Taos & Taos Ski Valley
 Powderkeg Mountain Festival, Angel Fire Resort
 Paint for Peaks art auction, Taos Ski Valley

PLEASE NOTE Taos & Picuris pueblo events are religious ceremonies so be respectful; no photos allowed. Both pueblos allow visitors on most days for a fee but do close unexpectedly for tribal rituals. Call ahead!

Year-round. There are exciting things to do in and around Taos all year. Each season has its advantages. Every visit has its highlights.



Outdoor Highlights

SPRING

High Mountain Half Marathon & 5K, Red River
 BLM Guided Hikes, Rio Grande del Norte
 Rafting Season Begins, Rio Grande
 Mother's Day River Race, Rio Grande
 Memorial Day Motorcycle Rally, Red River

SUMMER

Full Moon Hikes to Williams Lake, Taos Ski Valley
 Summer Chairlift Rides, all ski resorts
 Gan Fondo, Taos
 Up & Over 10K Trail Run, Taos Ski Valley

FALL

Bavarian Weekend BMW Motorcycle Rally, Sipapu
 Enchanted Circle Century Bike Tour & Top of the World Mountain Bike Race, Red River
 Red Bull Final Descent Mountain Bike Race, Angel Fire
 Taos Mountain Balloon Rally, Taos
 Taos Turkey Trot 5K, Taos

WINTER

2013-2014 Ski Seasons:
 Taos Ski Valley, November 28 – April 6
 Red River Ski Area, November 27 – March 23
 Angel Fire Resort, December 13 – March 23
 Sipapu Ski Resort, November 16 – April 13
Full Moon Hikes, Sipapu
 Red Bull Schilittentag, Taos Ski Valley
 Christmas Eve Torchlight Parades & Fireworks, most ski areas
 Christmas Luminaria Tour, Enchanted Forest XC Ski & Snowshoe Area
 Not Forgotten Outreach Appreciation Weekend, Taos Ski Valley
 Polar Bear Plunge, Eagle Nest Lake
 February Fun Fest, Sipapu
 Subaru Master the Mountain, Taos Ski Valley
 Pond Skimming Championships, all ski areas
 Telefest, a Telemark Festival, Sipapu
 Salomon Extreme Freeride Championships, Taos Ski Valley
 Cardboard Derby, Sipapu
 K2 Bumps Challenge, Taos Ski Valley

For event specifics:

Taos Visitor Center 800.816.1516
 Taos Pueblo 575.758.1028
 Taos Ski Valley 800.517.9816
 Angel Fire 800.633.7463
 Red River 877.754.1708
 Sipapu 800.587.2240
 Picuris Pueblo 575.587.2519
 Taos Center for the Arts 575.758.2052

TAOS.org/calendar for details

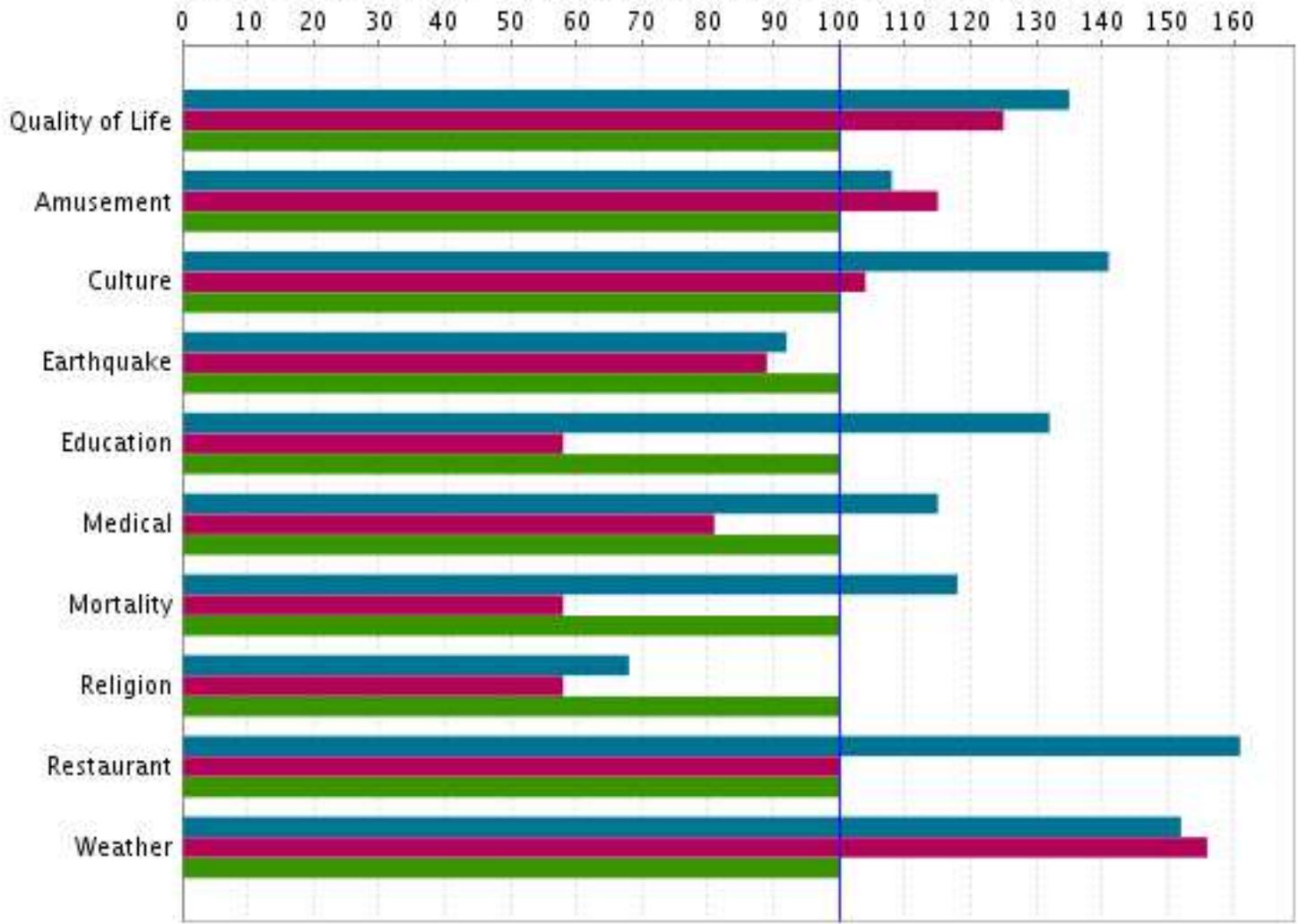


800.816.1516 **TAOS.org/calendar**

Taos, NM - Quality of Life



2010 Quality of Life Indexes for Taos, NM



Provided by: CLRSearch.com

■ Taos, NM ■ New Mexico ■ United States

Taos, NM – Strengths and Weaknesses



Strengths

- Strong Sense of Community
- Has a Strong Tourism Base (Art / Galleries / Indigenous Culture)
- Year Round Activities (Festivals in fair seasons, skiing in winter)
- Gaming is Not the Main Attraction

Weaknesses

- Isolated from Major Cities
- Limited Employment Opportunities for Residents
- Economy is Dependent on Tourism



Deadwood, South Dakota



Deadwood, SD



Successful Programming for bringing people to Deadwood



Deadwood, SD



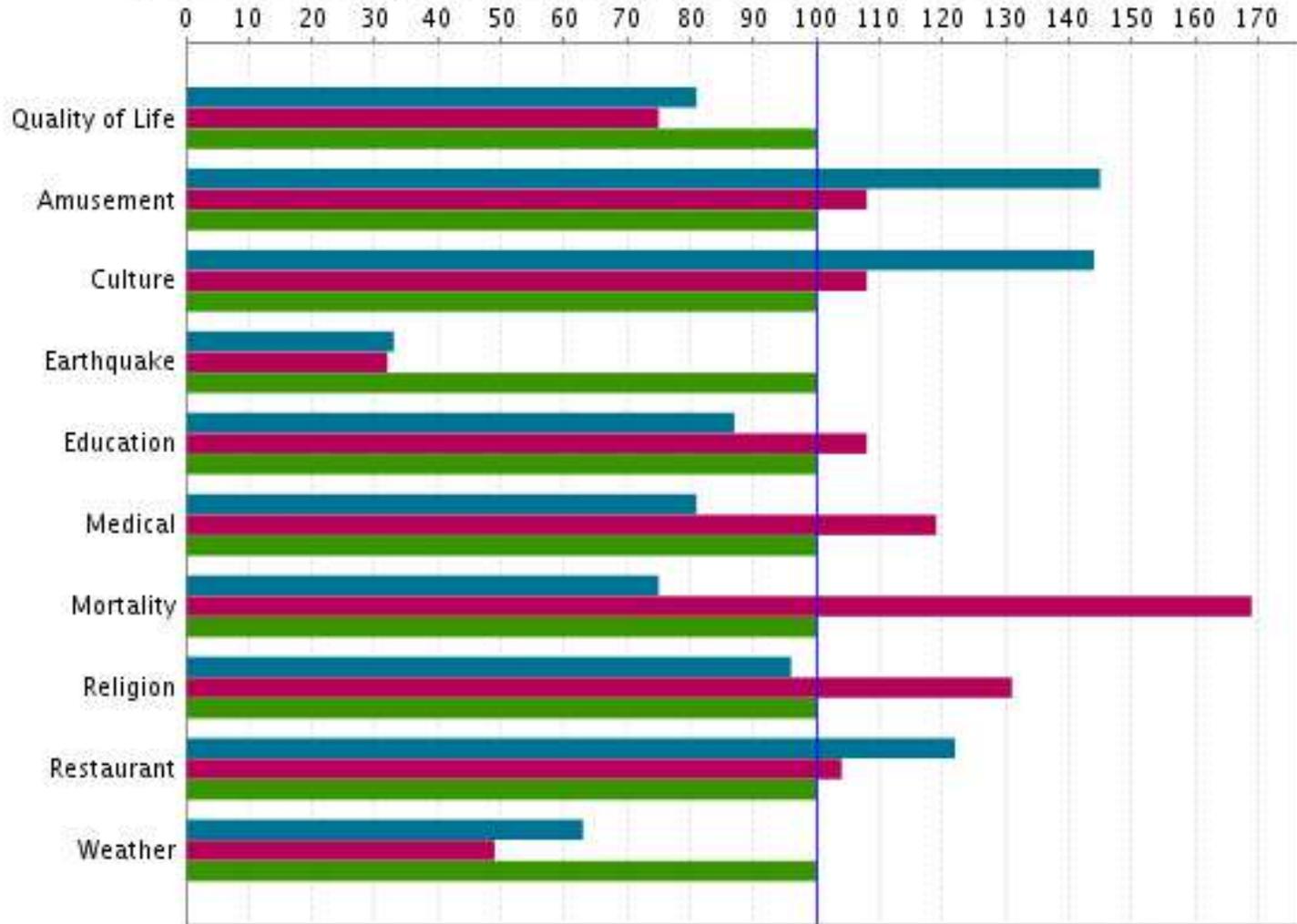
- ▲ Events throughout the year
 - ▲ New Year's Eve Celebration
 - ▲ Mardi Gras Celebration
 - ▲ St. Patrick's Day
 - ▲ Chinese New Year
 - ▲ Mickelson Trail Marathon
 - ▲ Wild Bill Days
 - ▲ Days of '76
 - ▲ Motorcycle Rally
 - ▲ Kool Deadwood Nights
 - ▲ Deadwood Jam
 - ▲ Oktoberfest
 - ▲ Deadweird
 - ▲ SD Festival of Books



Deadwood, SD - Quality of Life



2010 Quality of Life Indexes for Deadwood, SD



Provided by: CLRSearch.com

■ Deadwood, SD ■ South Dakota ■ United States

Deadwood, SD – Strengths and Weaknesses



Strengths

- Offers many events throughout the year (Highly Programmed)
- 24/7 Gaming Halls
- Beautiful Scenic Setting

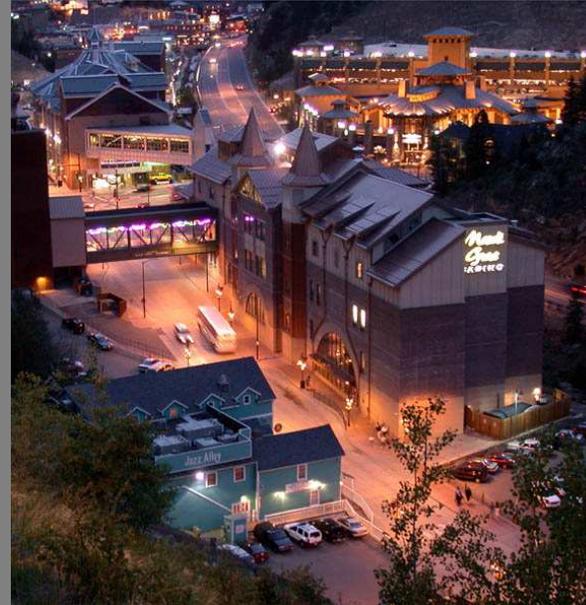
Weaknesses

- Isolated from Major Cities
- Limited Employment Opportunities for Residents
- Economy is Dependent on Tourism and Gaming

Black Hawk, CO



▲ “Build it and they will come.” mentality



Black Hawk, CO



- ▲ “Build it and they will come.” mentality
 - ▲ Relaxed design guidelines for new construction
 - ▲ Focus on New Development
 - ▲ Relocation of Historical Structures to make room for new construction



Black Hawk, CO



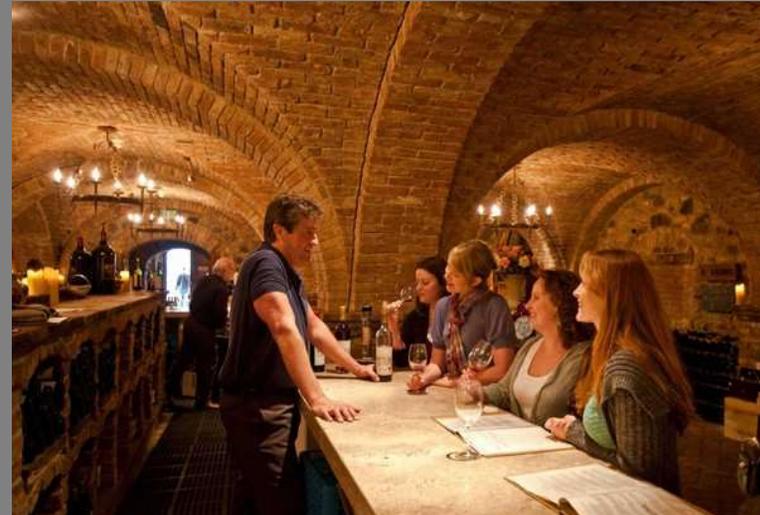
Use of Preservation Fund Grants to renovate historical houses & districts



Black Hawk, CO



◀ Black Hawk wanting to position itself as a “Resort” town



Black Hawk, CO



◀ Continued development within Black Hawk...



0 120 240
1" = 120' at full size (11 x 17")

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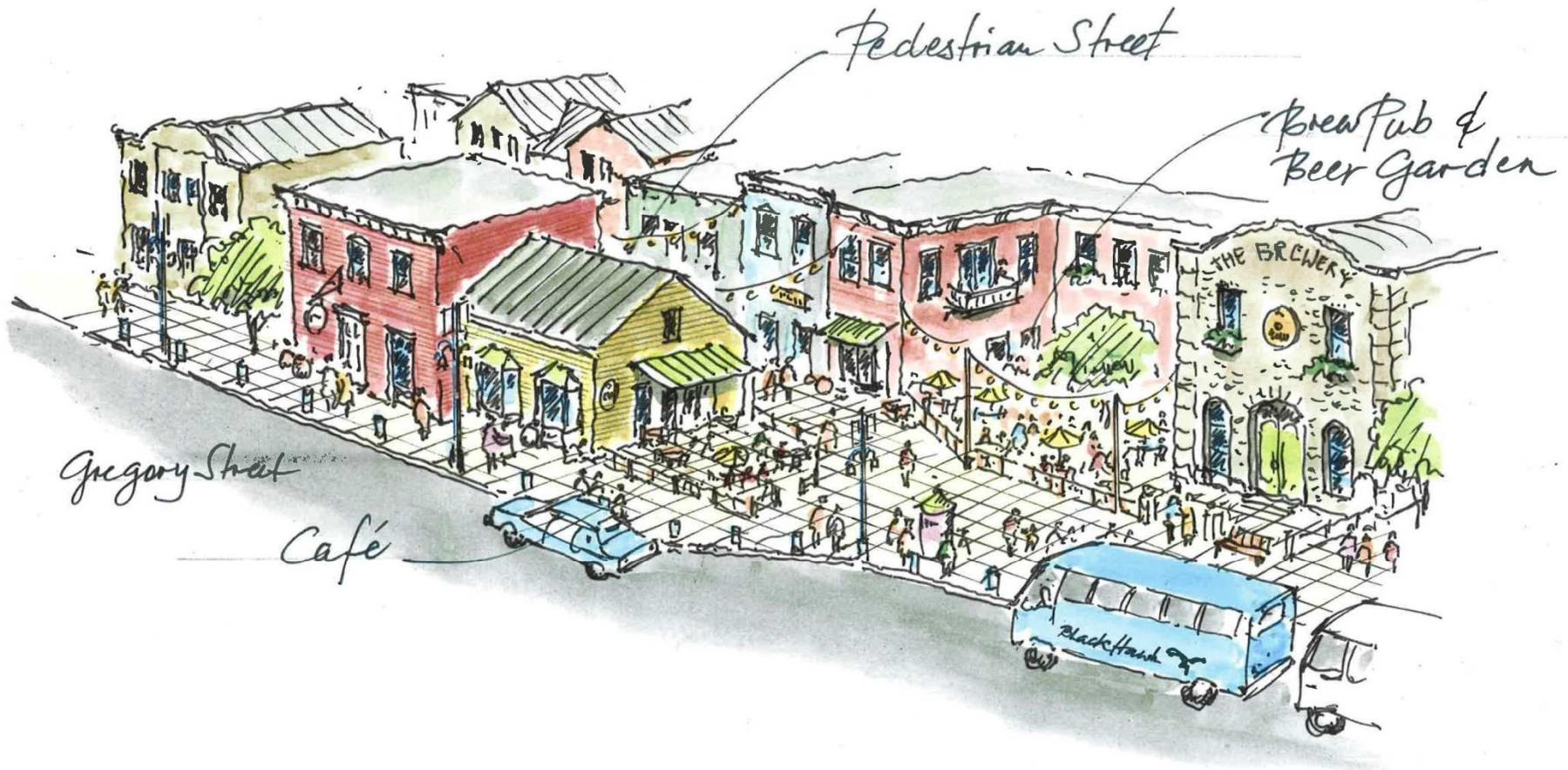
Gregory Street Illustrative Site Plan

MARCH 27, 2012

Black Hawk, CO



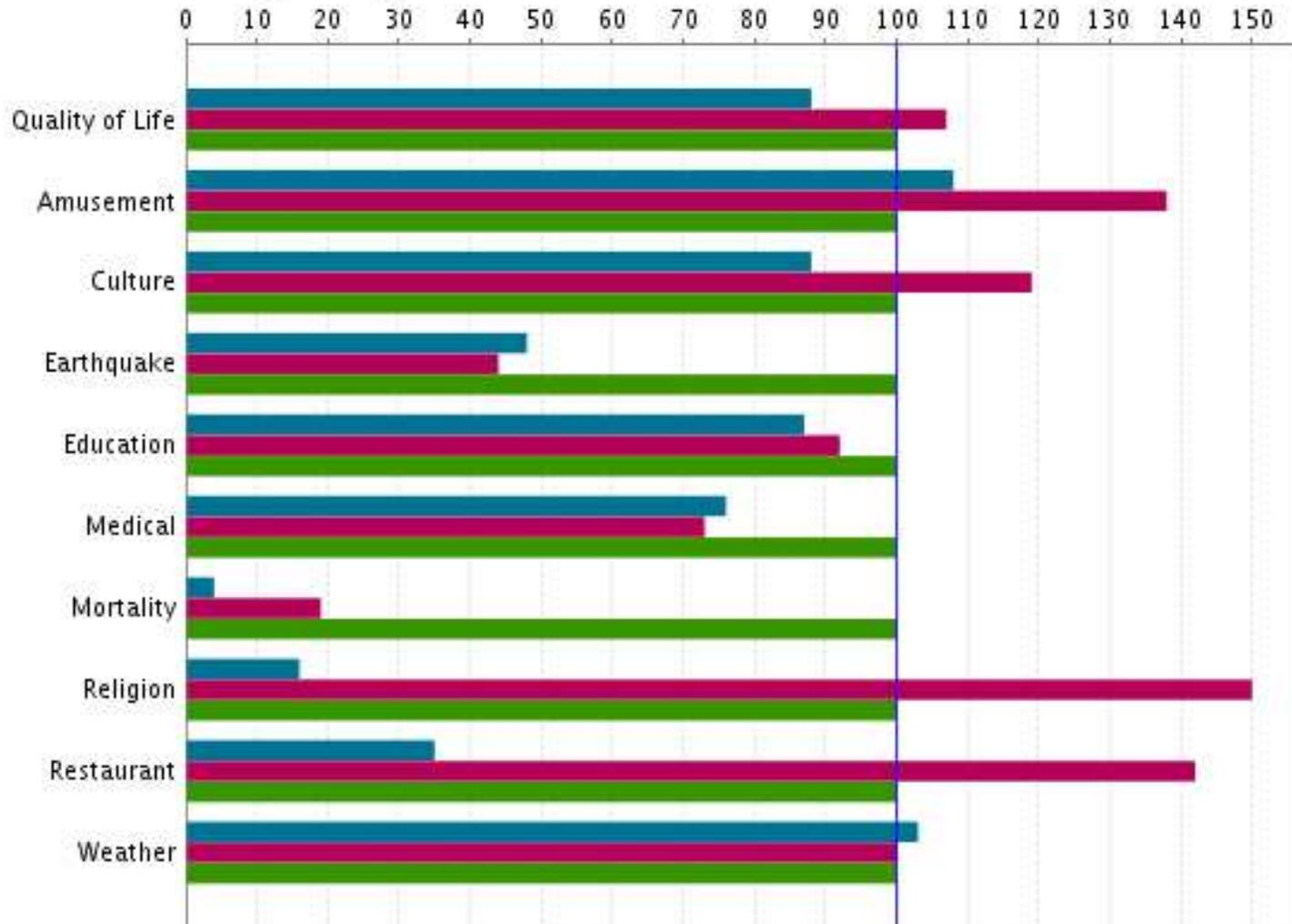
◀ Continued development within Black Hawk...



Black Hawk, CO - Quality of Life



2010 Quality of Life Indexes for Black Hawk, CO



Provided by: CLRSearch.com

■ Black Hawk, CO ■ Colorado ■ United States

Black Hawk, CO – Strengths and Weaknesses



Strengths

- Established and Successful Gaming Destination – Generated \$553,000,000 on Gaming Revenue Last Year
- Easy Access from Denver with Plenty of Parking
- Regulations Encourage Gaming Facility Investment
- Extensive Hotel Base, Large Gaming and Entertainment Venues

Weaknesses

- Lacks Pedestrian Scale and Historic Character
- Limited Development Opportunities with Constrained, Tight Valley
- Economy is Dependent on Gaming
- Housing is Discouraged



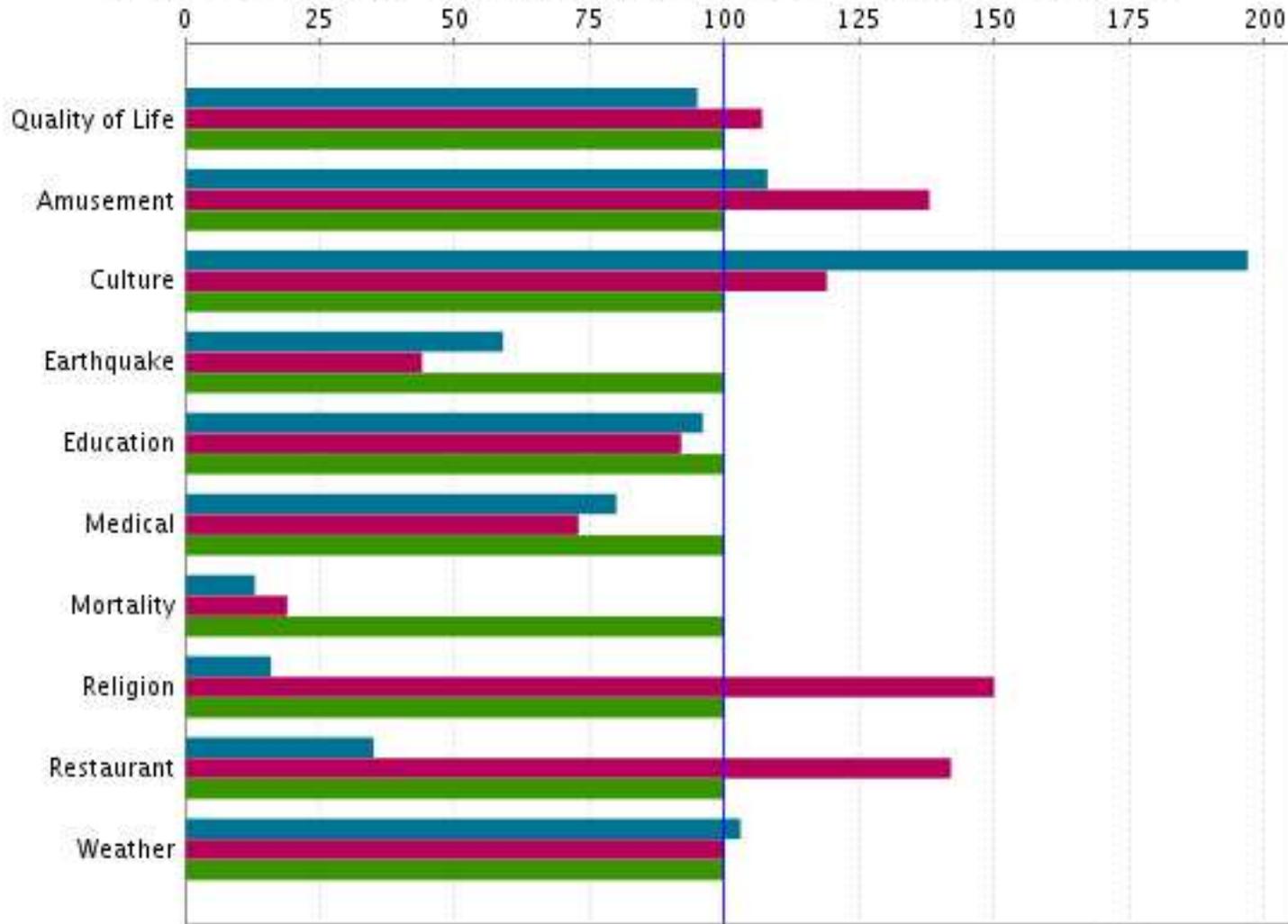
Central City, Colorado



Central City, CO - Quality of Life



2010 Quality of Life Indexes for Central City, CO



Provided by: CLRSearch.com

■ Central City, CO ■ Colorado ■ United States

Central City, CO – Strengths and Weaknesses



Strengths

- Colorado Division of Gaming reports that casinos in Central City brought in \$67,600,000 (2013) – Taxes on these proceeds provides for a good start for the City Operating Budget.
- Beautiful Historic Structures and Pedestrian Scale
- Easy Access to Denver and Surrounding Natural Areas
- Real Place / Real people – Authentic Town with a Good Residential Base

Weaknesses

- Gaming Receipts and Associated Taxes – 12% of What Black Hawk Generates
- Street Level Shops and Tourist Attractions Struggle
- Lack of Hotel Rooms
- Central City has Discouraged the New Style of Gaming Facilities

Case Studies – Statistical Summary



Taos, New Mexico

Population	5,676
General Fund Operating Budget	\$10,500,000
Overall Annual Budget	\$39,000,000
Attributed to GF OB	25%

Deadwood, South Dakota

Population	1,263
General Fund Operating Budget	\$9,800,00
Overall Annual Budget	\$35,500,00
Attributed to GF OB	15%

Black Hawk, Colorado

Population	119
General Fund Operating Budget	\$8,923,000
Overall Annual Budget	\$23,056,000
Attributed to GF OB	38%

Central City

Population	673
General Fund Operating Budget	\$4,500,000
Overall Annual Budget	\$5,800,000
Attributed to GF OB	77%

Case Studies – Lesson's Learned



- ▲ Viable Small Towns
 - ▲ Program Events to draw tourists in for a weekend, not just an evening
 - ▲ Tax revenues allow cities to invest in marketing, infrastructure and historic preservation
- ▲ History / Culture
 - ▲ Embrace and promote tourism
 - ▲ Extensive programming
- ▲ Gaming
 - ▲ Primary draw
 - ▲ Supplement with resort and outdoor activities
 - ▲ New style of casinos include hotel accommodations with large central gaming halls and entertainment venues. The facilities resemble resort hotels
- ▲ Arts / Gallery Districts
 - ▲ Walkable, charming, programmed for monthly events (First Friday)
- ▲ New Development
 - ▲ Promote through relaxed zoning and design standards in Targeted Areas
 - ▲ Other incentives to promote investment

Central City



Planning Opportunities

- ▲ Context
- ▲ Current Zoning
- ▲ Opportunities + Constraints
- ▲ Potential Areas of Stability
- ▲ Potential Areas of Change
- ▲ Re-writing of Design Guidelines

