



STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK

Resolution No. 8-2020

TITLE: A RESOLUTION ADOPTING THE COMPREHENSIVE PLAN OF THE CITY OF BLACK HAWK, DATED FEBRUARY 2020

WHEREAS, pursuant to C.R.S. § 31-23-206, it is the duty of the Planning Commission to make and adopt a comprehensive plan for the City of Black Hawk;

WHEREAS, the City Council has, pursuant to C.R.S. § 31-23-203, determined to perform the functions of the Planning Commission in the City;

WHEREAS, the Comprehensive Plan of the City of Black Hawk, dated February 2020, was prepared at the direction of the City Council;

WHEREAS, a public hearing on the Comprehensive Plan of the City of Black Hawk, dated February 2020, was held on February 12, 2020, after published notice as required by law in the official newspaper of Gilpin County pursuant to C.R.S. § 31-23-208; and

WHEREAS, the adoption of the Comprehensive Plan of the City of Black Hawk, dated February 2020, must pass by a two-thirds (2/3) majority vote of the City Council, sitting as the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, COLORADO, THAT:

Section 1. The Comprehensive Plan of the City of Black Hawk, dated February 2020, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, including all of the maps and other descriptive matters contained therein, is hereby adopted.

Section 2. A copy of the Comprehensive Plan of the City of Black Hawk, dated February 2020, shall be certified to each governmental body of the affected territory and shall be filed with the Gilpin County Clerk and Recorder.

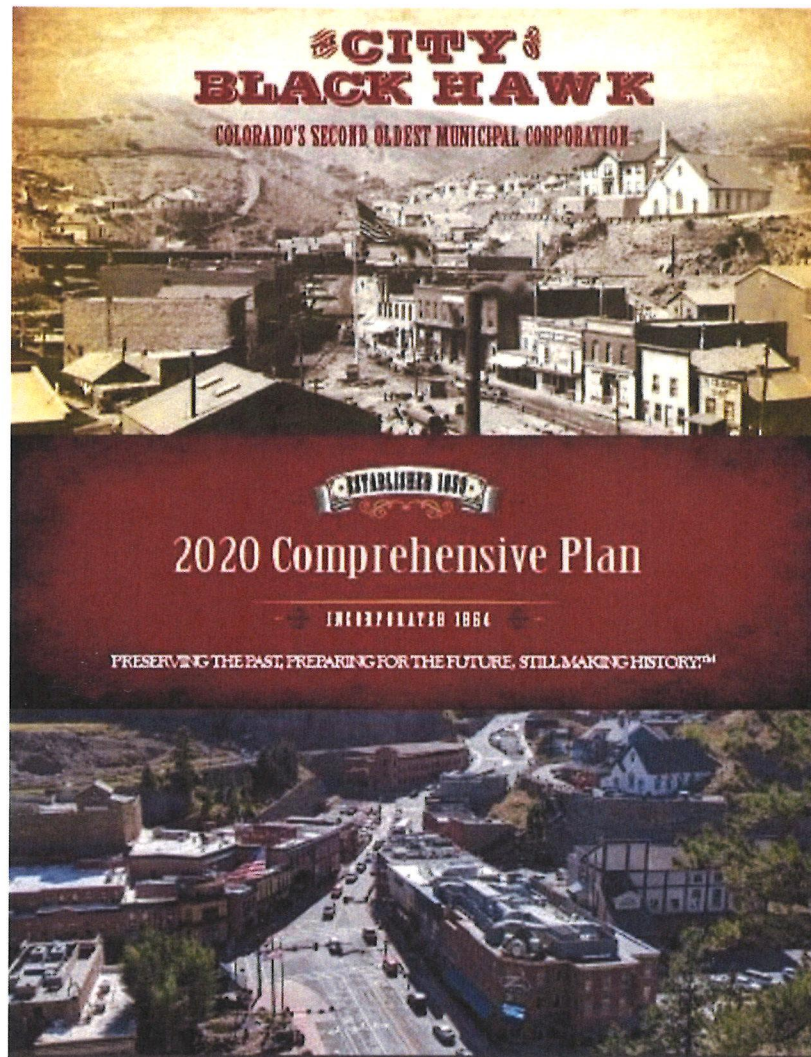
RESOLVED AND PASSED this 12th day of February, 2020.


David D. Spellman, Mayor

ATTEST:


Melissa A. Greiner, CMC, City Clerk





Certificate of Approval

2020 Comprehensive Plan – City of Black Hawk

This is the final approved 2020 Comprehensive Plan for the City of Black Hawk, CO approved by the Black Hawk City Council on February 12, 2020.

Resolution No. 8-2020 ,

This 2020 Comprehensive Plan also serves as the Three Mile Annexation Plan for the City of Black Hawk, CO approved by the Black Hawk City Council on February 12, 2020.

Resolution No. 9-2020 ,

Completeness certification by Baseline Corporation this 11th day of March, 2020.

Signature: 

Vincent Harris, AICP – Planning Director

On behalf of the City of Black Hawk



STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK

Resolution No. 8-2020

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WHEREAS, the adoption of the Comprehensive Plan of the City of Black Hawk, dated February 2020, must pass by a two-thirds (2/3) majority vote of the City Council, sitting as the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, COLORADO, THAT:


Section 1. The Comprehensive Plan of the City of Black Hawk, dated February 2020, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, including all of the maps and other descriptive matters contained therein, is hereby adopted.

Section 2. A copy of the Comprehensive Plan of the City of Black Hawk, dated February 2020, shall be certified to each governmental body of the affected territory and shall be filed with the Gilpin County Clerk and Recorder.

RESOLVED AND PASSED this 12th day of February, 2020.


David D. Spellman, Mayor

ATTEST:


Melissa A. Greiner, CM/C, City Clerk





**STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK**

Resolution No. 9-2020

**TITLE: A RESOLUTION ADOPTING THE COMPREHENSIVE PLAN OF THE
CITY OF BLACK HAWK, DATED FEBRUARY 2020 AS THE CITY'S
THREE-MILE ANNEXATION PLAN**

WHEREAS, C.R.S. § 31-12-105(1)(e)(I) required that the City of Black Hawk adopt a three-mile plan for purposes of considering an annexation proposal; and

WHEREAS, the City desires to adopt said three-mile plan.

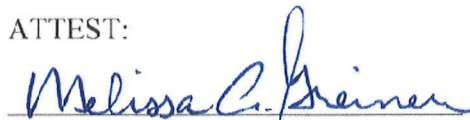
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, COLORADO, THAT:

Section 1. For purposes of C.R.S. § 31-12-105(1)(e)(I), the City hereby adopts the Comprehensive Plan of the City of Black Hawk dated February 2020 as the City's three-mile plan.

RESOLVED AND PASSED this 12th day of February, 2020.


David D. Spellman, Mayor

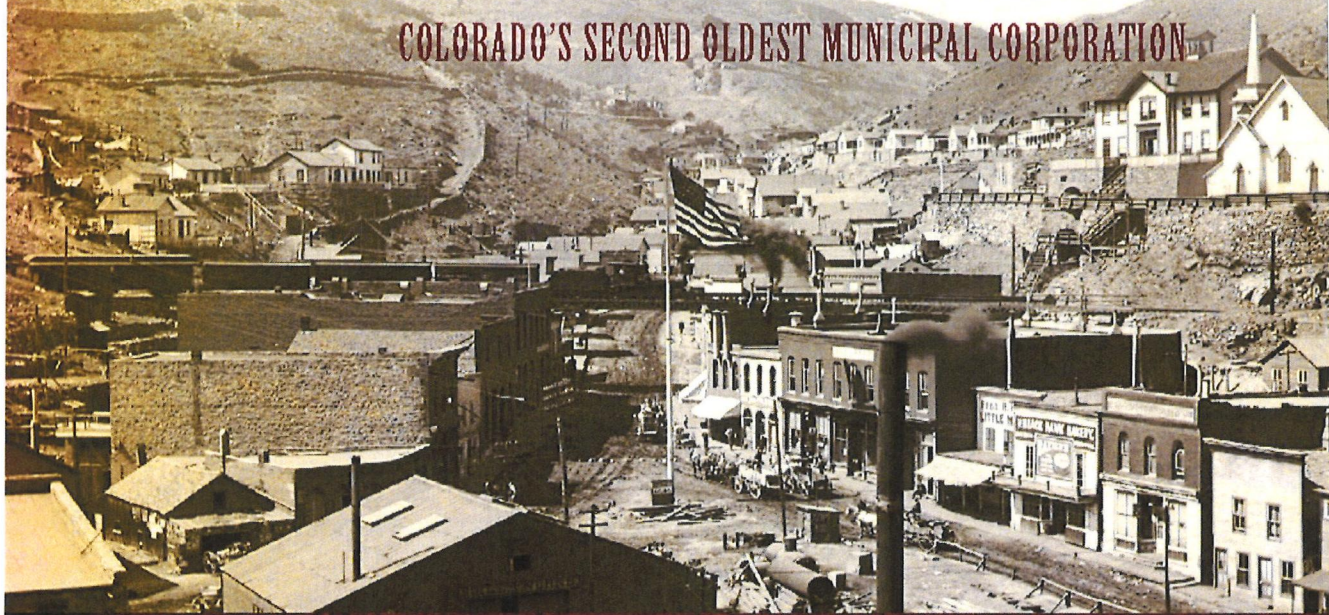
ATTEST:


Melissa A. Greiner, CMC, City Clerk



THE CITY OF BLACK HAWK

COLORADO'S SECOND OLDEST MUNICIPAL CORPORATION



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SANDRA MCCORMICK GILPIN COUNTY, CO
Receipt #42552 Page 5 of 49 Fee: 253.00 DocFee: 0.00
1st DEVELOPMENT PLAN Total Fee: 253.00 DocFee: 0.00

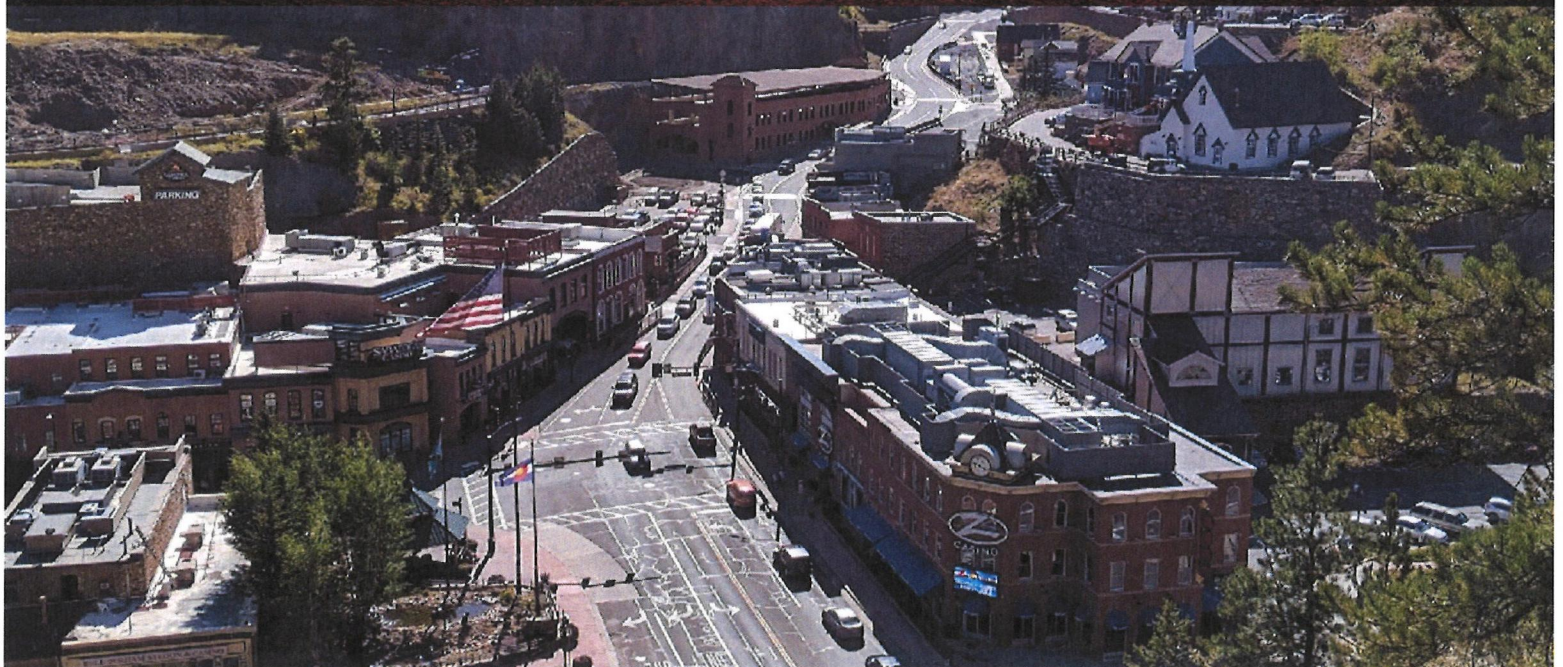
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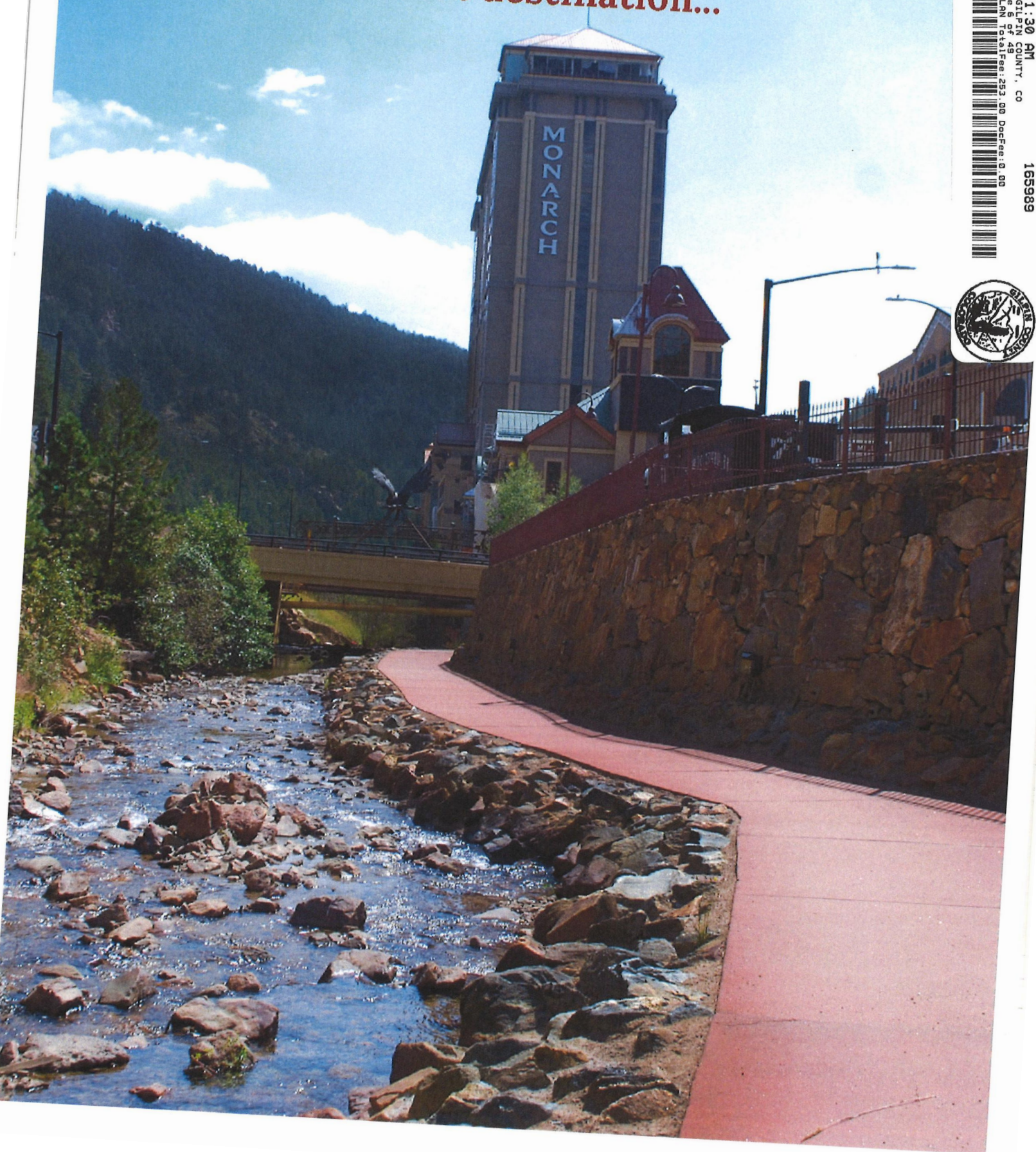
2020 Comprehensive Plan

... ✂ INCORPORATED 1864 ✂ ...

PRESERVING THE PAST, PREPARING FOR THE FUTURE, STILL MAKING HISTORY!™



Transitioning from a local gaming area
to a regional resort destination...



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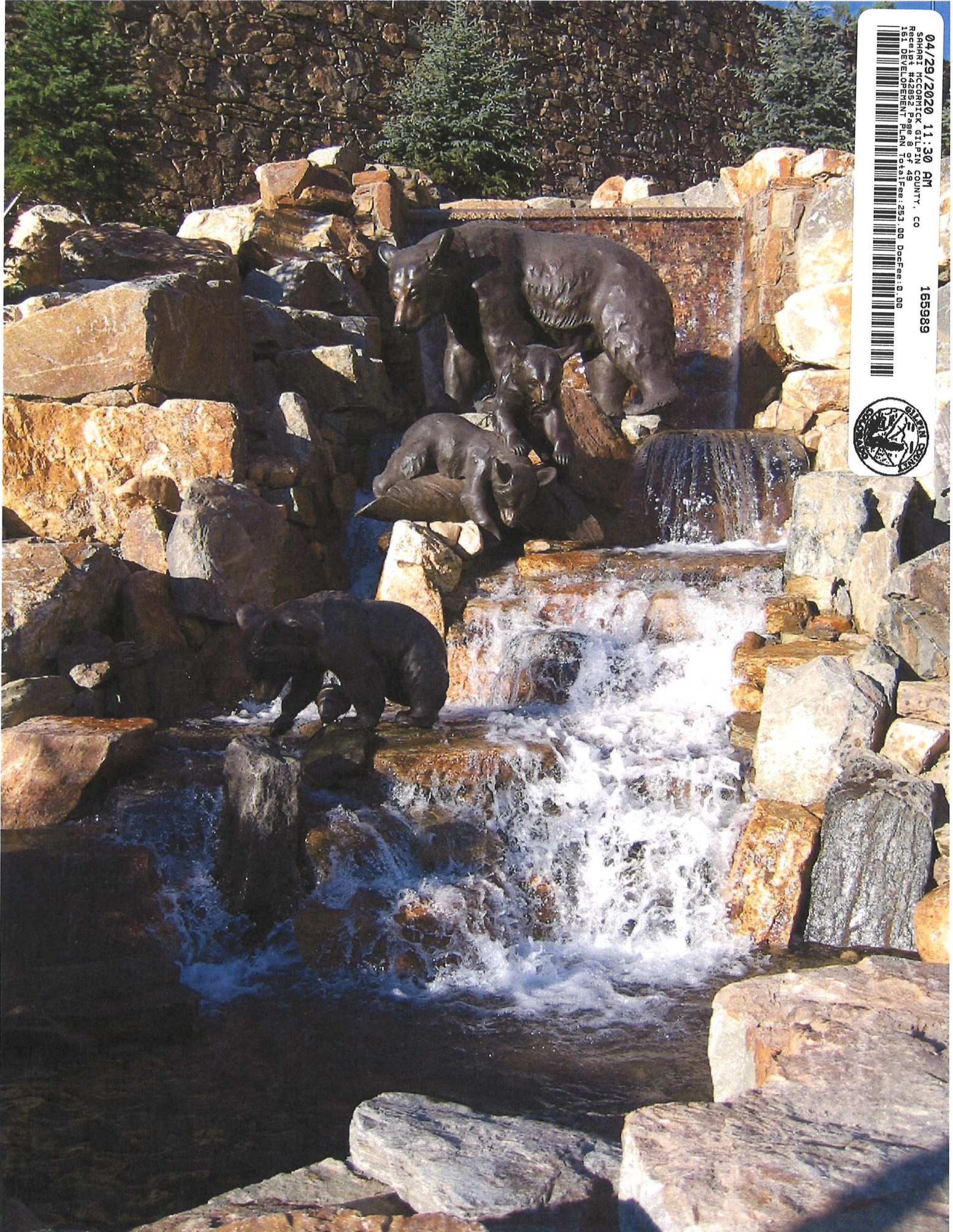


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Opposite: North Clear Creek streams past many hotels and casinos in the City including the new Monarch resort development.





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ACKNOWLEDGMENTS

CITY COUNCIL

David D. Spellman, Mayor
Linda Armbright, Alderman
Paul G. Bennett, Alderman
Jim Johnson, Alderman
Hal Midcap, Alderman
Greg Moates, Alderman
Benito Torres, Alderman

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CITY STAFF

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Administrative Services Director
Lance R. Hillis, Finance Director
Thomas Isbester, Public Works Director
Cynthia L. Linker, CP&D Director
Kenneth E. Lloyd, Chief of Police
Christopher K. Woolley, Fire Chief

HISTORIC PRESERVATION COMMISSION

Lynnette Hailey, Chair
Curtis Linder, Vice-Chair
Larry Linker, Commissioner
Thomas Gish, Commissioner

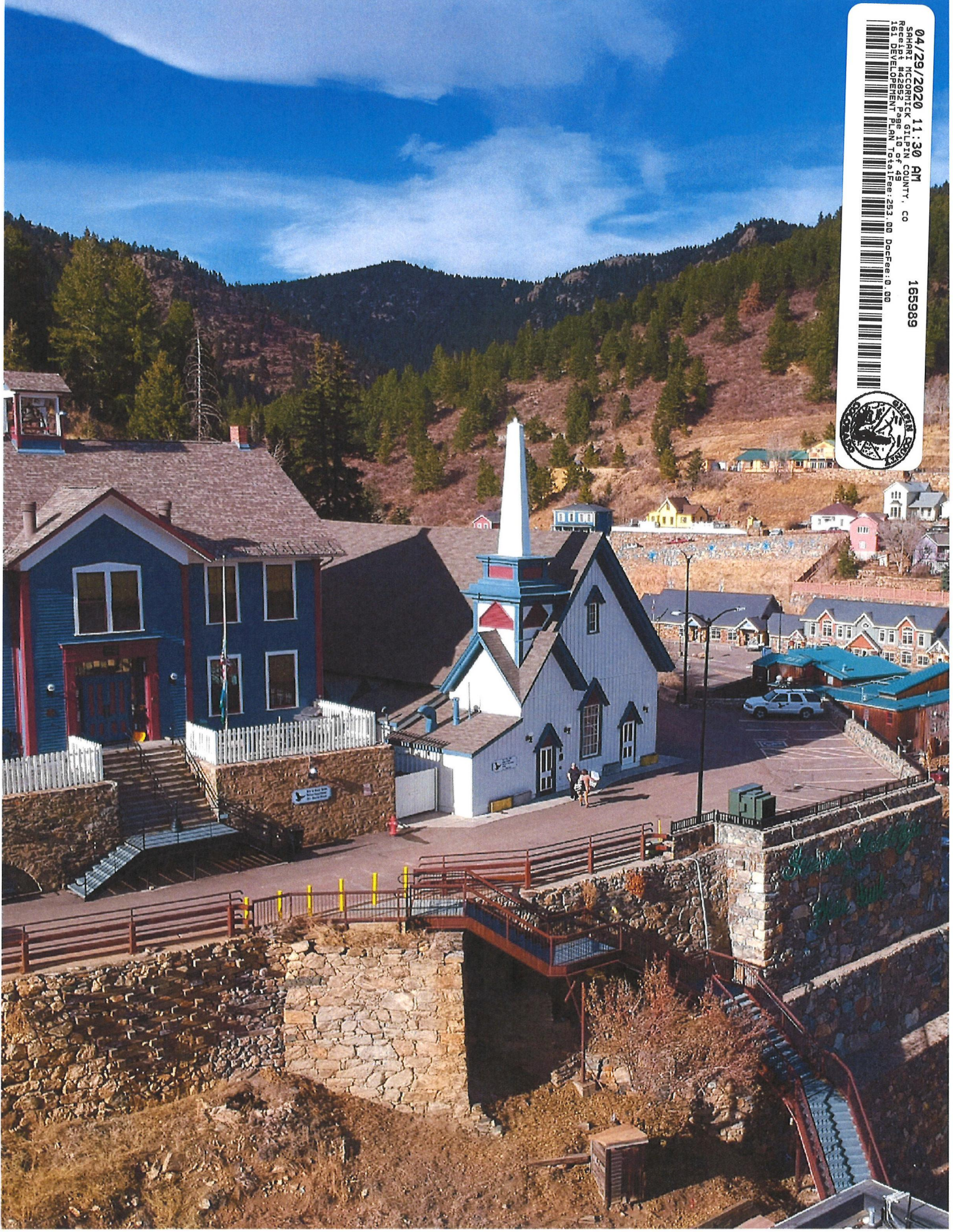
CONSULTING TEAM



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Melanie Nieske, Planning Technician
Jessie Stonberg, Associate Planner
Ben Thurston, AICP, Senior Planner
Ethan Watel, AICP, Planning Manager

Opposite: Waterfall and sculptured bears playing in Mountain Life Park.





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EXECUTIVE SUMMARY

The City of Black Hawk, a small historic mountain community located 30 minutes from the Denver metro area, is the premier gaming venue in Colorado. Although the City only has approximately 100 residents and 61 residential structures, it is also home to 15 casinos. Black Hawk's casinos generate approximately 85% of Colorado's gaming tax revenue each year, and since 1990, Black Hawk has grown into a well-known tourist venue in Colorado. Approximately 20,000 people visit Black Hawk each day with the primary purpose of gaming. Since the inception of limited stakes gaming, insightful City leaders continue to leverage gaming revenues to build the infrastructure needed to support growth while simultaneously preserving the City's rich history. The City has restored many of its historic buildings and will continue to preserve its rich heritage through restoration. The City has improved every aspect of its infrastructure and created capacity for additional growth within its existing City limits. The City currently has 1500 hotel rooms and can support an additional 4,500 rooms and associated amenities. The City currently offers amenities such as modern water treatment plants and sewer infrastructure, shuttle service, modern parking garages, well-maintained roads, and other public services supporting current and future development.

The City aspires to become a nationally known resort destination, which will support short-term and long-term stays. City officials, staff, and stakeholders created a comprehensive plan to inform future developers of the City's vision. The City's Comprehensive Plan ensures future development will be consistent with its ten (10) distinct land use categories highlighted in this plan. The City's Plan also includes seven (7) city-wide goals created to ensure the creation of any new complimentary amenities support our mission of casino growth and hotel development throughout the City.

Residential growth in Black Hawk is limited to infill, and the City will not alter its residential size and historical character for the benefit of development. Any infill of new residential structures must meet the City's strict architectural guidelines. However, the City believes the development of commercial, transit, and recreational amenities can be developed in furtherance of its goal to increase visitation to Black Hawk without adversely impacting its unique historic character. The City is well equipped to support rapid growth and can meet municipal service delivery needs in the future. The City recognizes its financial health is linked to the gaming community and will ensure all future development is consistent with the City becoming a resort destination.

Opposite: Historic schoolhouse now used as Police headquarters and the historical Presbyterian Church now used for City offices and City Council chambers.





CHAPTER 1 – INTRODUCTION TO PLAN

Purpose

The purpose of this Plan is to assist public officials, staff, residents, property and business owners, and developers in making decisions that support the goals of sustainable economic development, commitment to historical heritage, and high quality of life for residents and visitors in the City of Black Hawk. The Plan is intended to create a vision for future growth and development through 2030 and may be updated as needed.

This 2020 Comprehensive Plan replaces its predecessor of 2004 and includes the following:

- Integrates and supersedes past planning efforts, including the 2004 Comprehensive Plan, 2003 Public Open Space Plan and Heritage Master Plan, and the Gregory Street Sub-Area Plan.
- Incorporates stakeholder input.
- Envisions cohesive goals within the areas of economic development, land use, transportation, open space, and recreation.
- Provides strategies to support the implementation of goals.

Statutory Review

A Comprehensive Plan, also referred to as a Master Plan, was created and adopted by the City of Black Hawk consistent with Colorado Revised Statutes, Section 31-23-206. Alone, a Comprehensive Plan is merely advisory and does not affect legally protected interests of property owners. Changes to zoning regulations will be implemented, as needed, to support the Master Plan. The Comprehensive Plan guides land use and development principles for the community.

Context

The City of Black Hawk is nestled in North Clear Creek Canyon, surrounded by the mountains of Gilpin County, Colorado. Black Hawk is located approximately 10 miles east of the Continental Divide in Central/North Central Colorado, 25 miles west of the Denver Metropolitan area, 19 miles west of Golden, 4 miles north of Idaho Springs, and 35 miles southwest of Boulder. Denver International Airport is 55 miles to the east via I-70. The City and the Growth Area are mostly surrounded by Federal and State open lands to the east and west, providing miles of beautiful evergreen forests along both the Front Range and I-70 corridor.





City of Black Hawk Comprehensive Plan

Black Hawk is located in a challenging geographic environment, near the confluence of Gregory Gulch, Chase Gulch, and North Clear Creek Canyon, at an elevation of 8,100 feet. There are areas outside of the City's core that reach elevations of over 9,000 feet. Dramatic elevation changes within North Clear Creek Canyon create a secluded mountain valley. The presence of old mines and the remaining abandoned railway beds visually brings the City's rich history into focus. There are currently 61 homes remaining in the City, which were built over a century ago. The City has initiated a preservation program to restore these historic homes. Preserving these buildings retains Black Hawk's heritage and history.

With enthusiastic, forward-thinking city leaders and only 100 residents, the City of Black Hawk's progressive outlook and nimble decision-making make it one of the most business-friendly environments in the State of Colorado.

How-To-Use This Plan

This Comprehensive Plan sets the developmental, cultural, and practical direction for the City. Each chapter's information with graphic depictions identify a vision for the future of the City. The goals and specific objectives provided within this plan are essential in making that vision a reality.





History

The mining camp that would eventually become the City of Black Hawk was established on May 6, 1859, when prospector John H. Gregory first discovered lode gold in the narrow gulch that was then part of the Kansas Territory. News of his strike spread rapidly, and within a year, the mining camp had begun to flourish. The "Gregory Diggings" drew thousands of would-be miners to try to find their fortunes. Gregory's discovery revived the Pikes Peak Gold Rush.

Although mining occurred within its borders, Black Hawk quickly established itself as a center for milling ore. North Clear Creek supplied water to drive mills and related mining processes; thus, entrepreneurs in milling activities located their facilities here. The mill heritage even gives the city its name. On June 30, 1860, William L. Lee, Dr. Fredrick H. Judd, and Milo Lee started up a quartz stamp mill and christened it "The Black Hawk Mill." The mill's design, inner-workings, and ore crushing capacity were so impressive that it generated great excitement, so much so that the surrounding area became known as Black Hawk Point. This industry gave the city its unique character, that of the "City of Mills." During its apex of mining and milling, Black Hawk played a unique role for the surrounding mining communities and served as the industrial center for the region.

After a short phase as an informal mining town, the settlement incorporated as the City of Black Hawk on March 11, 1864, becoming the second incorporated city in the Colorado Territory. Ingenuity and natural resources helped the former fledgling community become the milling center for the gold and silver ore from the rich mines of Black Hawk and Gilpin County.

On June 20, 1867, the Boston and Colorado Smelting Company broke ground on what would become the first successful smelter in the Rocky Mountains. In January of 1868, Professor Nathaniel P. Hill of the Boston and Colorado Smelting Company resuscitated the Colorado Mining industry by employing European smelting methods.

In addition to being the "City of Mills," Black Hawk also served as the transportation hub for the area. On December 14, 1872, Black Hawk was connected with Denver by the Colorado Central Railroad to help bring refined gold and silver out of the mountains. With the arrival of the railroad, and later with the construction of the Gilpin Tramway, Black Hawk functioned as the transfer point for people, supplies, and ore that moved between mining camps and cities in the region. Even when the railroad extended to Central City in 1878, all trains continued to go through Black Hawk before heading up the switchback and Highline into Central City.

By 1920 mining had all but ended, and the community declined from a population of over 2,000 to the approximately 100 residents that live here today. After years of economic decline and deteriorating infrastructure, a state-wide ballot measure was passed,





City of Black Hawk Comprehensive Plan

allowing limited stakes gaming in Black Hawk and two other Colorado cities. Many mining remnants remain in the community, serving as a historical backdrop to the newfound “gold” in the form of the Colorado Limited Gaming Act approved in 1991 by the citizens of Colorado. By this time, the numerous old mill buildings that once flourished with mining operations had deteriorated and were falling apart. Black Hawk has evolved with physical and economic changes since the onset of gaming, particularly between 1992 and 2002, and then again between 2008 and today with the development of new multi-story, resort and spa hotels and casinos. Today, casino hotels provide over 1,000 rooms for overnight stays in the community. One property expansion will near completion in early 2020, adding another 500 hotel rooms to the City’s supply.

Today the City touts itself with a motto of ‘Preserving the Past, Preparing for the Future, Still Making History.’



Downtown Black Hawk circa 1912.



The Gilpin Hotel is a mainstay in downtown Black Hawk.

Since its first lode gold strike of 1859, Black Hawk continues to preserve the past while preparing for the future.





CHAPTER 2 – PRIMARY GOALS

City of Black Hawk officials, staff, and stakeholders have identified seven (7) City-wide Goals listed below. In subsequent chapters, specific strategies provide guidance to achieve these Goals for each land use area.

PRIMARY GOAL 1

Transition from a local gaming area to a regional resort destination:

The City quickly became a leading and well-known gambling attraction in Colorado after the approval of limited stakes gaming by voters in 1991. The City matured into a resort destination attracting visitors for extended stays. The City desires to create a diverse tourism experience delivering an escape for a variety of visitors. The City aspires to establish and promote entertainment districts and interactive, outdoor gathering spaces. These pedestrian-friendly spaces along historic Gregory Street will provide opportunities to walk throughout the entertainment district with adult beverages. This will create social interaction while supporting both leisurely and active lifestyles.

PRIMARY GOAL 2

Promote heritage tourism:

Black Hawk's rich mining history creates an opportunity to link gaming-related tourism to historic venues. Revitalizing the visitor experience with authentic culture and local history not only creates a unique character not found in other gaming communities, but will appeal to tourists who may have limited interest in gaming. Providing interpretive educational experiences at historic properties will expand the potential visitor population to those who seek cultural learning and adventurous experiences.

PRIMARY GOAL 3

Encourage diversified commercial development that complements gaming:

A wide range of commercial development will diversify the City's revenue and create opportunities for positive growth. New commercial developments will complement gaming, which is the primary economic engine for the City. New uses include retail, service, food, beverage, and entertainment options, which will serve residents and guests.

PRIMARY GOAL 4

Limit residential development to infill lots in historic residential neighborhoods:

Much of the historic preservation efforts in Black Hawk focus on restoring and maintaining residential homes and non-residential structures, as well as infrastructure throughout the City. New residential development will be limited to infill lots in the historic residential district to promote a cohesive and unifying residential community, and to sustain the ambiance of historic architecture within these neighborhoods.



PRIMARY GOAL 5

Expand hotel uses:

At the beginning of 2020, approximately 1,500 hotel rooms are available in the City, which creates more opportunities for extended stays and conference events. The City seeks to increase the total number of hotel rooms to 3,000 by 2030 and 6,000 by 2050.

PRIMARY GOAL 6

Strengthen outdoor recreational opportunities:

Outdoor entertainment and gathering spaces should be interactive and social, providing areas for events such as car shows and exhibitions. The proposed trail systems will increase visitor opportunities to experience the beautiful, natural surroundings of the City.

PRIMARY GOAL 7

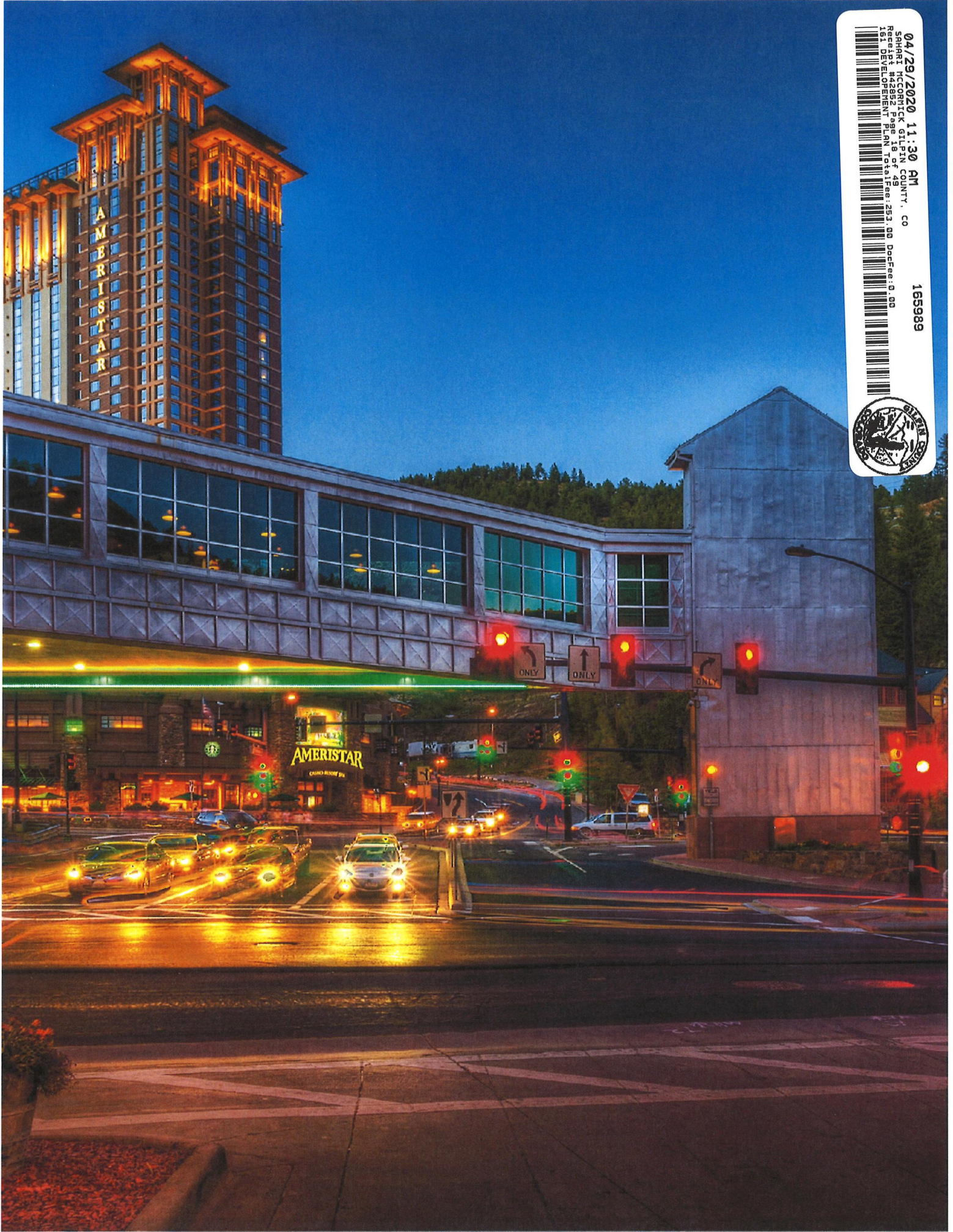
Expand public transportation:

The City strives to create a pedestrian-friendly environment, where visitors walk from hotels and casinos to other destinations within the City. Presently, a shuttle service in Black Hawk already makes it easy for people to move from one casino to another. In the future, this bus service may also provide access to the Hidden Treasure trailhead. A regional bus service provides transportation for employees and visitors who visit Black Hawk from the Denver metro area. The lack of employee housing within the City makes reliable bus transportation system to and from Denver a critical part of our strategy.



4th of July fireworks are unmatched with sound and color each year.





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Total Development Plan Total Fee: 253.00 Doc Fee: 10.00

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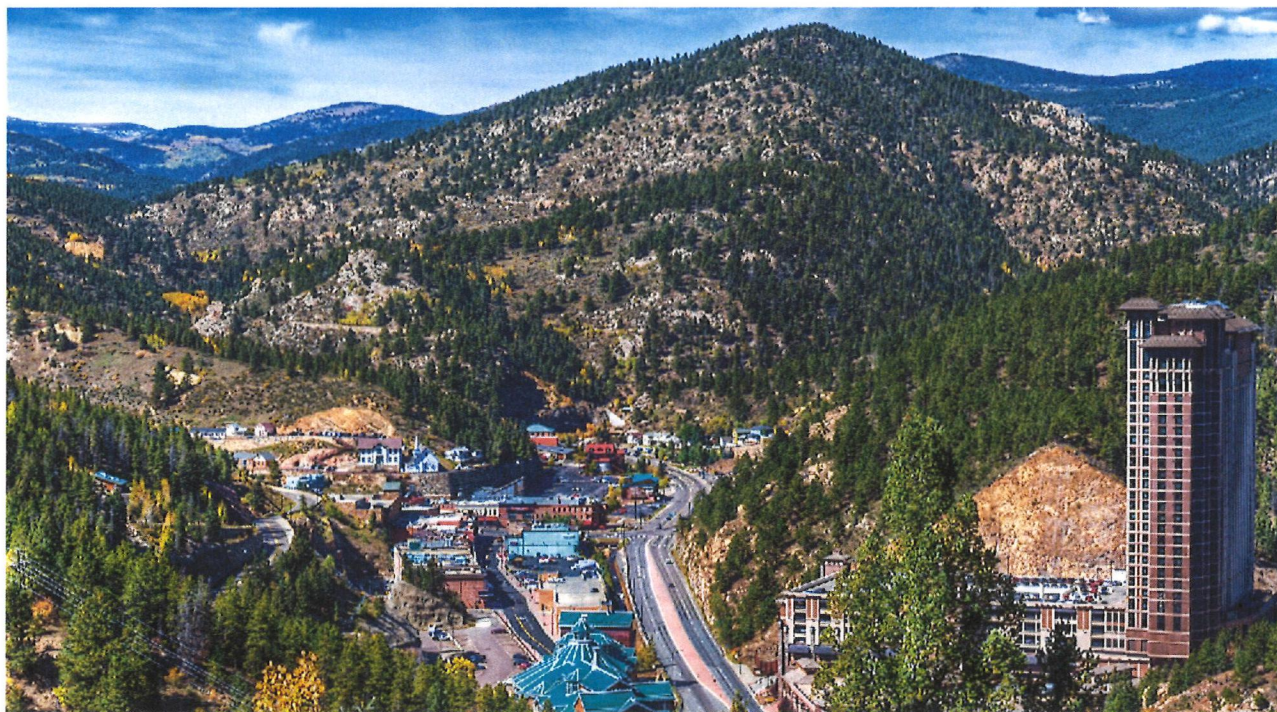




Chapter 3 – Land-Use Areas

This plan identifies ten (10) distinct land-use areas in the City of Black Hawk. Six (6) of the areas are classified as “Districts” and describe lands focused on development. The remaining four (4) land-use areas describe open space and recreation areas, including three (3) mountain parks and natural open space intended as a buffer zone to preserve the natural landscape. This chapter includes a map showing the extent of these land-use areas, an open space plan, and more detailed descriptions of the intent and vision for each area:

- GOLD District (Gaming, Outstanding Lodging, Dining)®
- Transitional GOLD District®
- Gregory Street HARD District (History Appreciation Recreation Destination)®
- Miner’s Mesa District
- Silver Gulch Commercial District
- Historic Residential District
- Maryland Mountain Recreation Park
- Bates Hill Recreation Park
- Bobtail Hill/Gregory Hill Recreation Park
- Natural Open Lands



Above: View of Black Hawk from above.

Opposite: Looking up Richman Street towards the Ameristar hotel tower at night.

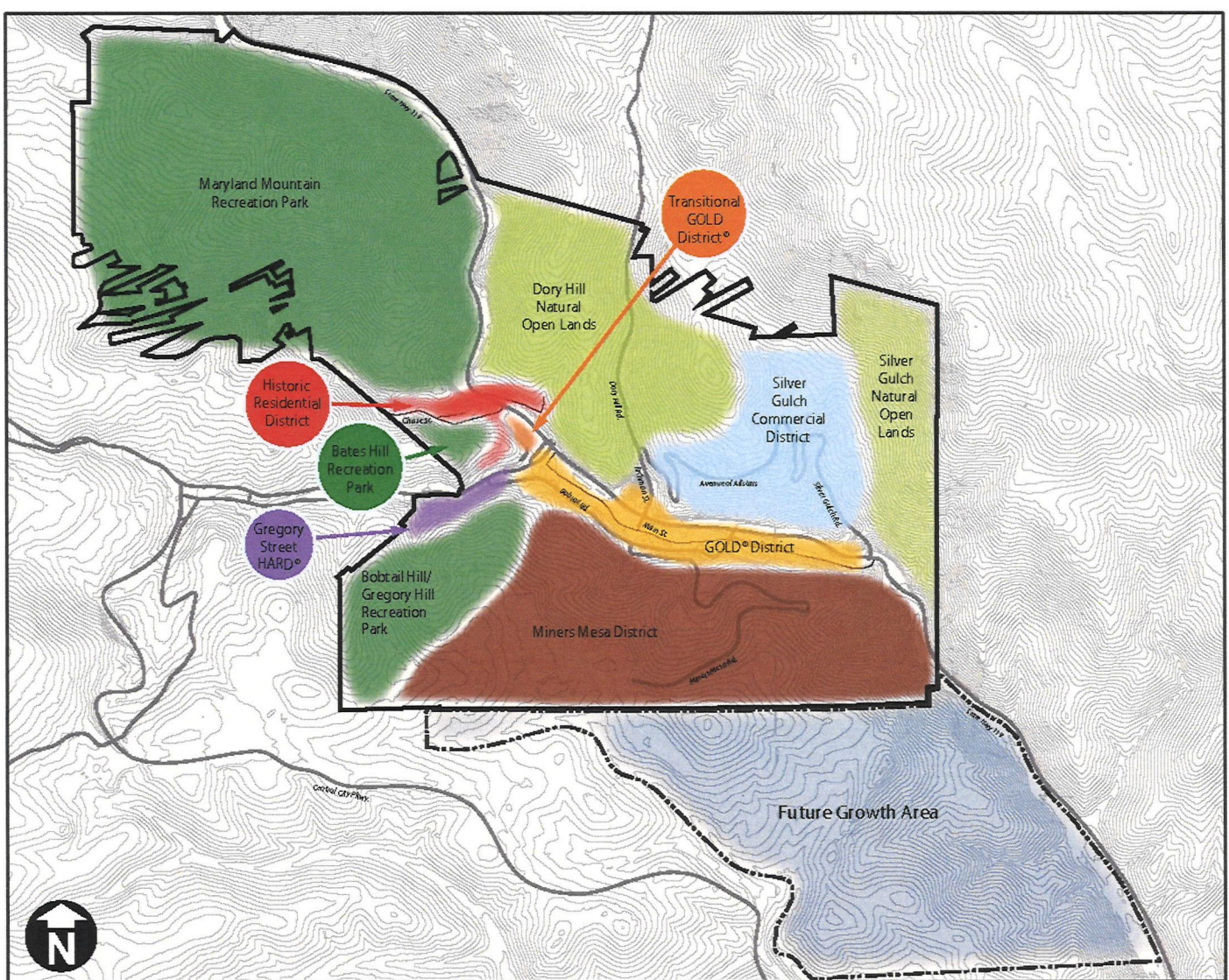




CITY OF BLACK HAWK LAND USE AREA MAP

LEGEND

- Black Hawk Municipal Boundary
- Future Growth Area
- 5 Foot Contours
- Roads
- GOLD District (Gaming, Outstanding Lodging, Dining)®
- Transitional GOLD District®
- Gregory Street History Appreciation Recreation Destination (HARD)® and Historic Appreciation and Preservation (HAP)
- Historic Residential District
- Silver Gulch Commercial District
- Miners Mesa District
- Natural Open Lands
- Recreation Park



0 0.5 1 2 Miles

SOURCE: CITY OF BLACK HAWK GIS
 GILPIN COUNTY GIS; 2019



City of Black Hawk Comprehensive Plan

GOLD District (Gaming, Outstanding Lodging, Dining)®

Comprising a majority of Main Street development, the GOLD District is intended for high-intensity gaming and entertainment. Several large-scale resort casinos located along North Clear Creek provide exciting and energized options in a vibrant gaming community. As the main tourist attraction, the GOLD District is intended to attract visitors for multiple days and encourage return trips. The development in this area focuses on gaming, although a wider range of diverse commercial activity is desired to attract more visitors to Black Hawk. Existing and new commercial and gaming development including entertainment, events, and performances is desired to attract new users and businesses to Black Hawk.

GOLD District Applicable Goals

The GOLD District is intended to provide an opportunity to implement the following Goals:

Goal 1 - Transition from a local gaming area to a regional resort destination

Goal 3- Encourage diversified commercial development that complements gaming

Goal 5- Expand hotel uses

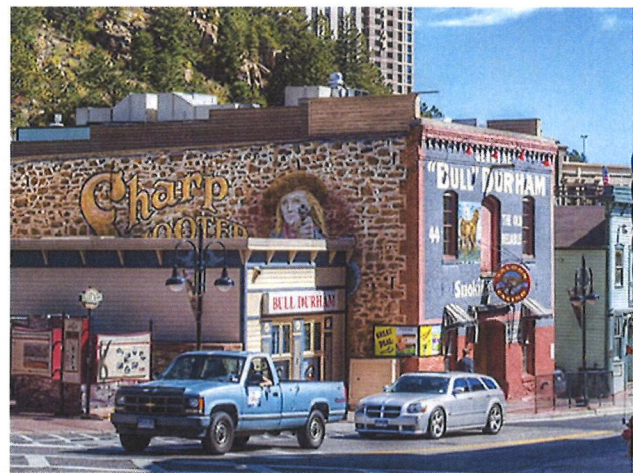
Goal 7- Expand public transportation

GOLD District Desired Uses

- **Live entertainment venues**
- **Event and conference venues**
- **Day spas**
- **Restaurants**
- **Hotels**
- **Gaming space**



Monarch offers hundreds of hotel rooms in the heart of the City.



Maintaining historical character throughout the City ties it together.

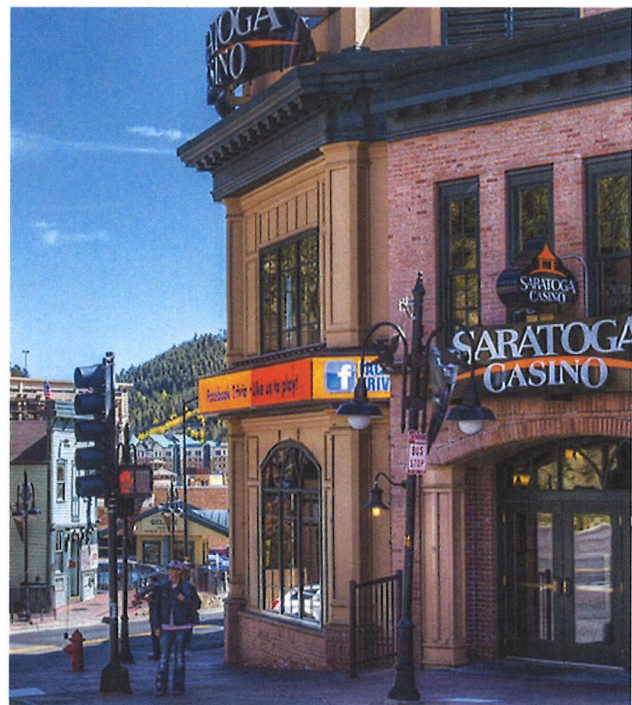


GOLD District Development Expectations

The GOLD District is a colorful, vibrant gaming area. All new development must conform to the Commercial Design Guidelines and zoning regulations, which allow larger building mass and height. Because of site constraints due to steep grades and topography, the preferred method for increasing hotel rooms is the vertical construction of new hotel towers. Adding density in this district requires well-defined pedestrian routes with high-quality public spaces. Considering zero-foot setbacks along with high-towers throughout the district, new construction design will create a comfortable atmosphere for pedestrians. Active public places with inviting building entrances help tie the ground-level urban design together. Much of the GOLD District is accessible by Main and Bobtail Streets, so public transportation and parking areas are important aspects of new development. Redevelopment of current, smaller hotels and parking lots is highly encouraged.

Serving as the gateway to the City from Highway 119, the GOLD District seeks to maintain high-quality architecture, attractive signage, and public art. Consider these viewpoints when planning for higher density and building heights.

Over the past 30 years, more than \$1 billion has been invested in land, casinos, and related development.



The GOLD District is the heart of the City with its historic character and high-intensity gaming and entertainment.





Transitional GOLD District®

The Transitional GOLD District includes land adjacent to Highway 119 between Chase and Black Hawk Streets. This secondary gaming area allows for intermediate intensity of gaming and commercial development. Designed to attract visitors for multiple days and encourage return trips, this District is focused on creating a transition space between the GOLD District and the Historic Residential District, through urban design. The streetscape demonstrates the historic feel of Black Hawk, encouraging adaptive reuse of historic structures as casinos and hotels. The dramatic differences found between the high-intensity GOLD District and Historic Residential to the north and west are softened in this Transitional GOLD District.

Transitional GOLD District Applicable Goals

The Transitional GOLD District area plan includes the following Goals:

- Goal 1 – Transition from a local gaming area to a regional resort destination**
- Goal 3– Encourage diversified commercial development that complements gaming**
- Goal 5– Expand hotel uses**
- Goal 7– Expand public transportation**

Transitional GOLD District Desired Uses

- **Live entertainment venues**
- **Event and conference venues**
- **Day spas**
- **Restaurants**
- **Hotels**
- **Gaming space**

Transitional GOLD District Development Expectations

The Transitional GOLD District serves as a buffer zone between the newer high-density development of the GOLD District and the more authentic architectural vernacular found in the Historic Residential.

New development shall conform to the Commercial Design Guidelines and zoning regulations, allowing smaller building mass and height than the GOLD District. The approved Silver Hawk PUD and underlying zoning with the GOLD District currently govern the primary development opportunity within this Transitional GOLD District.

In order to differentiate and clarify this District from the Gold District, The Silver Hawk PUD establishes a maximum building height of 75 feet, with a “30-degree” bulk plane that applies to the north and east property lines. The maximum height is measured from the

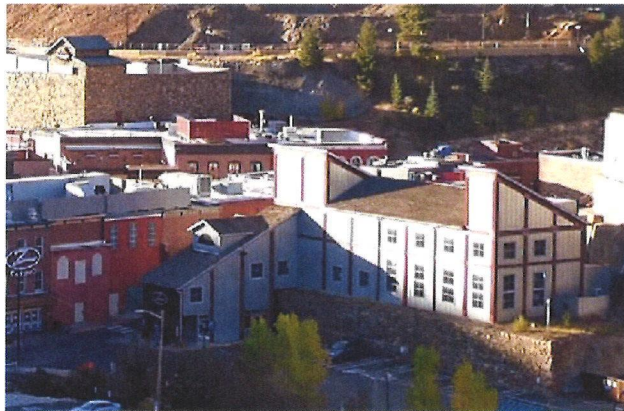




City of Black Hawk Comprehensive Plan

existing grade at any point within the PUD. The existing grade of the site generally falls within an elevation range between 8,054 and 8,075 feet (above sea level) based on the City of Black Hawk benchmark. Therefore, the maximum building height will be limited to an elevation range between 8,129 and 8,150 feet from east to west on the site. Building massing within the Transitional GOLD District must be designed to minimize the impact on existing views from both 211 Church Street and the historic residential structures on Marchant and Horn Streets.

Respecting the historical context is important in this area where the gaming and entertainment is adjacent to areas featuring 19th Century residential and commercial architecture. The visual impact of the transition should be subtle and signify the juxtaposition between the "old" and "new" in the City. Any future development in the Transitional GOLD District will adhere to these visual and design expectations.



With its authentic historic attractions, unmatched scenic backdrop, and nearby recreational opportunities, Black Hawk is poised to broaden its appeal to visitors seeking gaming and more.



The Transitional GOLD streetscape demonstrates the historic feel of Black Hawk.





City of Black Hawk Comprehensive Plan

Gregory Street HARD District (History Appreciation Recreation Destination)®

Black Hawk's rich history is found throughout the core of Main Street and along Gregory Street. The Gregory Street HARD District is bounded by High Street and Church Street to the north, Main Street to the east, and its western edge located at 530 Gregory Street. The District also includes Mountain City and the Bobtail Mine along the south side of Gregory Street. Historic residential homes and commercial structures were built close to each other and characterize the Gregory Street HARD District, with an architectural style that is common to the 19th Century mining era. The District offers a great opportunity for development because of its historical character and proximity to the gaming district. The City has completed the relocation and reconstruction of Gregory Street just south of its original location. A City-owned parking structure (the St. Charles Carriage House) has been constructed to serve a proposed pedestrian-friendly, festival-style plaza that will be north of the new Gregory Street. Planned trailhead parking near High and Gregory Streets will connect to the City's Bates Hill Recreation Park and Maryland Mountain Recreation Park.

Gregory Street HARD District Applicable Goals

The Gregory Street, HARD District area plan includes the following Goals:

- Goal 1 - Transition from a local gaming area to a regional resort destination**
- Goal 2 - Promote heritage tourism**
- Goal 3 - Encourage diversified commercial development that complements gaming**
- Goal 6 - Strengthen outdoor recreational opportunities**
- Goal 7 - Expand public transportation**



Gregory Street has been identified for development as a special district accommodating pedestrian-friendly entertainment.



City of Black Hawk Comprehensive Plan

Gregory Street HARD District Desired Uses

- Craft breweries, distilleries, and tasting rooms
- Restaurants
- Boutique lodging
- Entertainment and artistic venues
- Local specialty retailers and craftsmen
- Outdoor activities
- Historic tourism and attractions
- Festivals and specialty fairs



PEH Architects rendering, Gregory Street Plan.

Gregory Street HARD District Development Expectations

Plans to reinvigorate the Gregory Street HARD District include developing a special and unique place to accommodate pedestrian-friendly entertainment venue within blocks of the existing casinos and gaming district. Proposed improvements include a festival-style pedestrian plaza allowing an open container environment and development of new buildings to complement the reconstruction, renovation, and preservation of existing historic buildings. Development opportunities include amenities such as craft breweries, distilleries, tasting rooms, restaurants, entertainment venues, conference and event centers, specialty retailers, and outdoor entertainment areas. The Gregory Street HARD District provides non-gaming uses that accommodate and support heritage tourism while conforming to the History Appreciation Recreation Destination (HARD) Zoning District and Commercial Design Guidelines.



Historic Crook's Palace.



Gregory Street area gives priority to pedestrian and festival spaces.





Miner's Mesa District

The Miner's Mesa District sits on a hill 500 feet above the GOLD District and Main Street in the southernmost part of Black Hawk. A paved two-lane road connects Black Hawk's gaming district to the Miner's Mesa District. The forested area supports shuttles and parking, construction storage, and public facilities. This non-residential area offers the most land area for growth opportunity in Black Hawk. It offers adequate space for uses such as additional public facilities, event venues, light industrial, warehousing and storage, entertainment facilities, and recreational opportunities.

Miner's Mesa District Applicable Goals

Miner's Mesa area plan includes the following Goals:

- Goal 1 - Transition from a local gaming area to a regional resort destination**
- Goal 2 - Encourage diversified commercial development that complements gaming**
- Goal 6 - Strengthen outdoor recreational opportunities**
- Goal 7 - Expand public transportation**

Miner's Mesa District Desired Uses

- **Public facilities**
- **Event venues**
- **Warehouses**
- **Storage units**
- **Light industrial including distilleries/breweries**
- **RV park/campgrounds**
- **Short-term lodging**
- **Adventure park and outdoor recreation**
- **Outdoor entertainment facility area; arena with grandstands for a rodeo, dog shows, horse shows, trade shows, exhibitions**



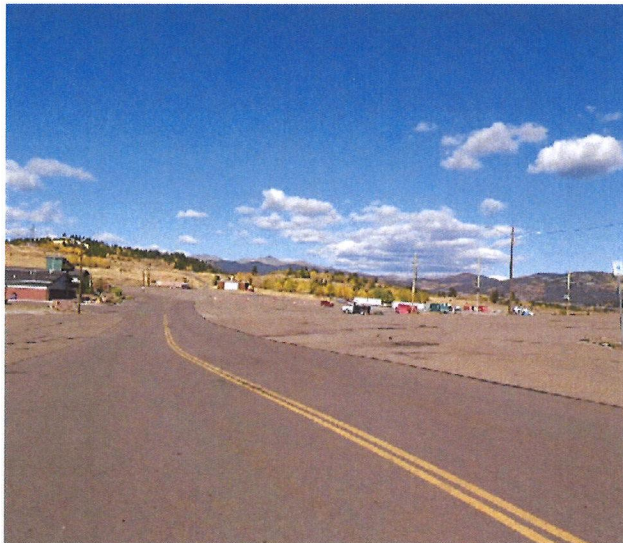
The Public Works building and other maintenance facilities call Miner's Mesa home.



City of Black Hawk Comprehensive Plan

Miner's Mesa District Development Expectations

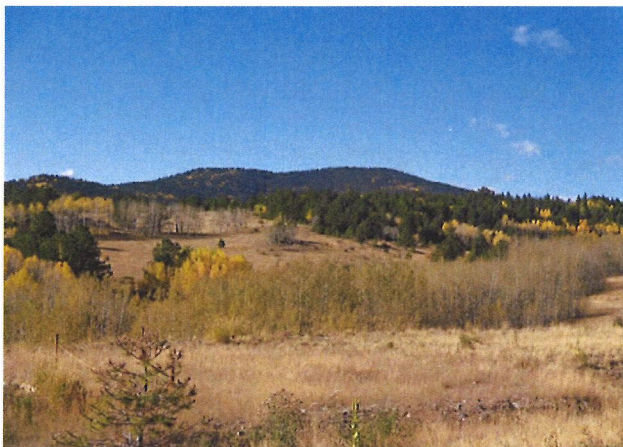
The Miner's Mesa District will provide support services to complement the main gaming and tourist industries of Black Hawk. The area's non-historic character and location outside of the historic downtown area make it ideal for the development of public facilities, new lodging opportunities, light manufacturing and storage uses, and other recreational or alternative facilities. Additional transportation services will be needed as the City grows, and the Miner's Mesa District is identified as the best location for those amenities. The City encourages the development of a transit center, which includes basic amenities for bus and shuttle service. A future gondola service to transport visitors between Miner's Mesa and a conveniently located point in Black Hawk would provide an additional transportation option for this District. Heavy manufacturing and permanent housing are discouraged in this area.



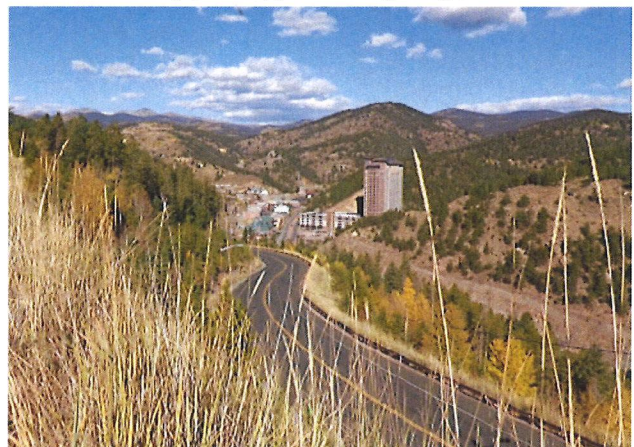
Large areas of undeveloped land are ideal for public facilities, storage or other recreational or alternative facilities.



Miner's Mesa District is primarily used for public facilities, construction storage, and support for the gaming district.



Miner's Mesa District is on a hilltop surrounded by natural mountain views. It is accessed by Miner's Mesa Road.





Silver Gulch Commercial District

This undeveloped area includes land outside of the gaming district in the vicinity of historic Silver Gulch Road and Avenue of the All Stars, east of Richman Street. It is located to the north of the GOLD District and situated between Natural Open Land areas to the east and west. This commercial district is the best opportunity for new supportive commercial uses such as specialty retail uses, lodging, restaurants, and other non-residential uses. These uses complement gaming and provide needed services to the local community.

Silver Gulch Commercial District Applicable Goals

The Silver Gulch Commercial area plan includes the following Goals:

- Goal 1 - Transition from a local gaming area to a regional resort destination**
- Goal 3- Encourage diversified commercial development that complements gaming**
- Goal 5- Expand hotel uses**

Silver Gulch Commercial District Desired Uses

- Variety of lodging accommodations**
- Retail and services**
- Restaurants**
- Gas stations**
- Convenience stores**

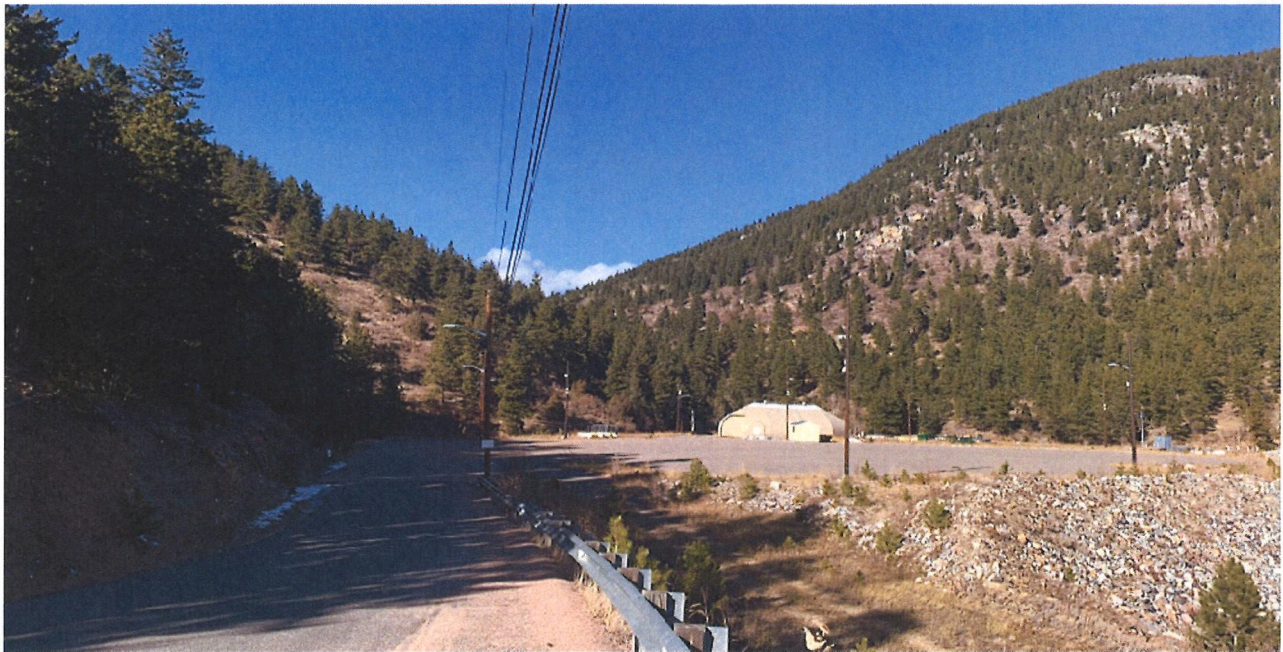
Silver Gulch Commercial District Development Expectations

This area contains few existing structures. New development will primarily support the gaming industry, but may also provide services to the local community. New development will reflect the standards of the Commercial Business Services, Hillside Development Mixed Use, and Planned Unit Development Zoning Districts. Any new development should provide appropriate pedestrian connections as permitted by existing and proposed grade. Manufacturing and housing uses are discouraged.



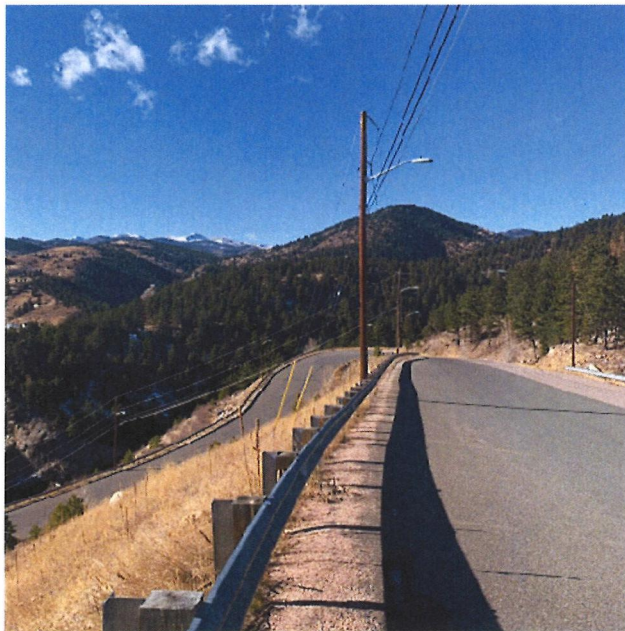


City of Black Hawk Comprehensive Plan

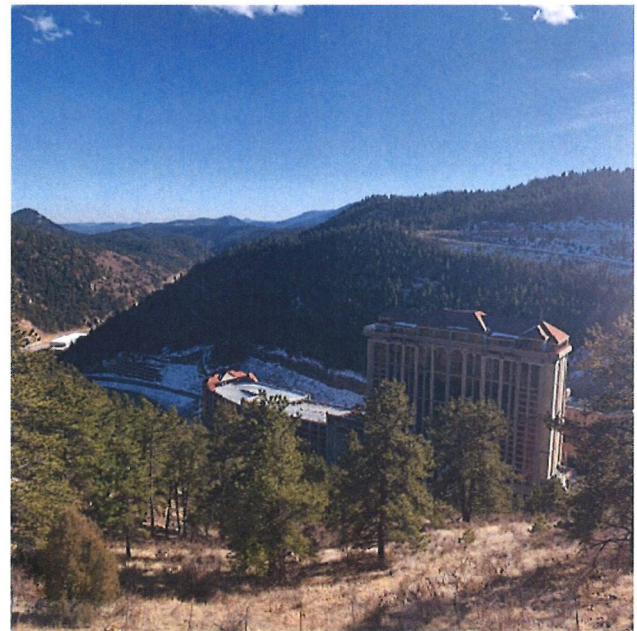


Silver Gulch Commercial District offers great opportunities for development.

The Silver Gulch Commercial District is the best opportunity for new supportive uses such as specialty retail uses, lodging, restaurants, and other commercial uses.



Avenue of the All Stars Road.



View from the Silver Gulch Commercial District over GOLD District.





Historic Residential District

The Historic Residential District includes the historic residential neighborhoods along Chase, Clear Creek, DuBois, Horn, Marchant, Hillside, Church, and High Streets. These neighborhoods include most of the oldest intact structures in Black Hawk. The City maintains a continued interest in these neighborhoods as a way to promote a cohesive and unified residential community. The existing residential structures, combined with other historic structures, provide an authentic, scenic backdrop that largely defines the character of Black Hawk, setting the stage for the City's efforts to promote heritage tourism.

Historic Residential District Applicable Goals

The Historic Residential area plan includes the following Goals:

Goal 2 - Promote heritage tourism

Goal 4 - Limit residential development to infill lots in historic residential neighborhoods

Historic Residential District Desired Uses

- **Detached single-family residential**
- **Residential accessory uses and structures consistent with the historical use of these areas**
- **Neighborhood playground, park, or common area**
- **Bed and breakfasts may be appropriate as a special review use**

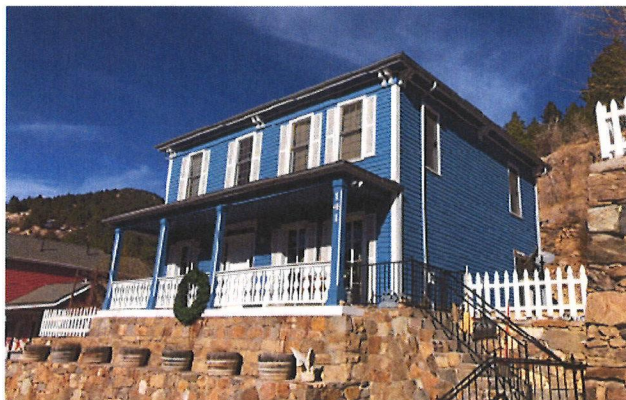
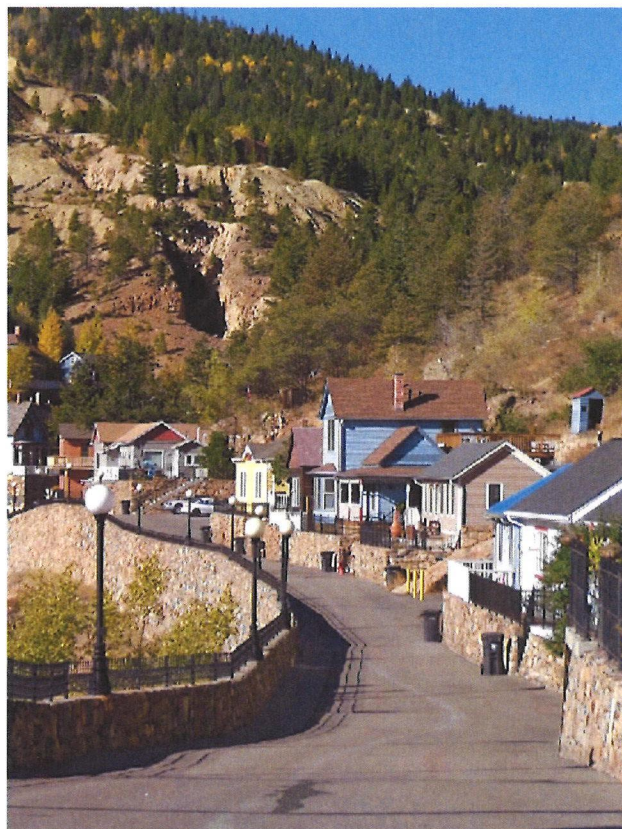
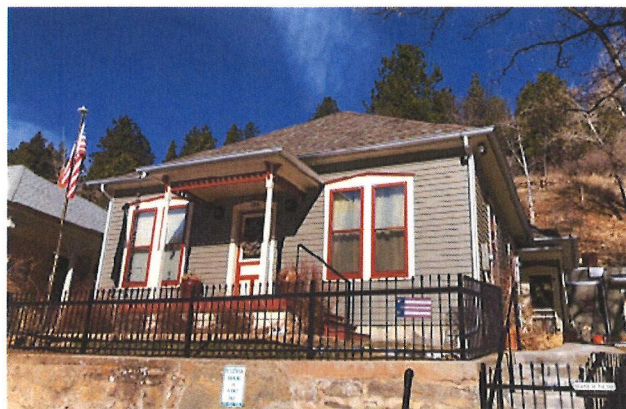
Historic Residential District Development Expectations

As articulated in the City goals, opportunities for new residential development are limited to infill lots within existing historic neighborhoods. Since the early days of mining, residential districts emerged with several different architectural styles, including Gothic, Italianate, and Vernacular – with variations of the Vernacular style being the most prevalent. New residential structures and the rehabilitation of existing structures shall reflect these architectural styles and conform to the Residential Design Guidelines. Parking in the historic neighborhoods is constrained and restricted to residential use only.

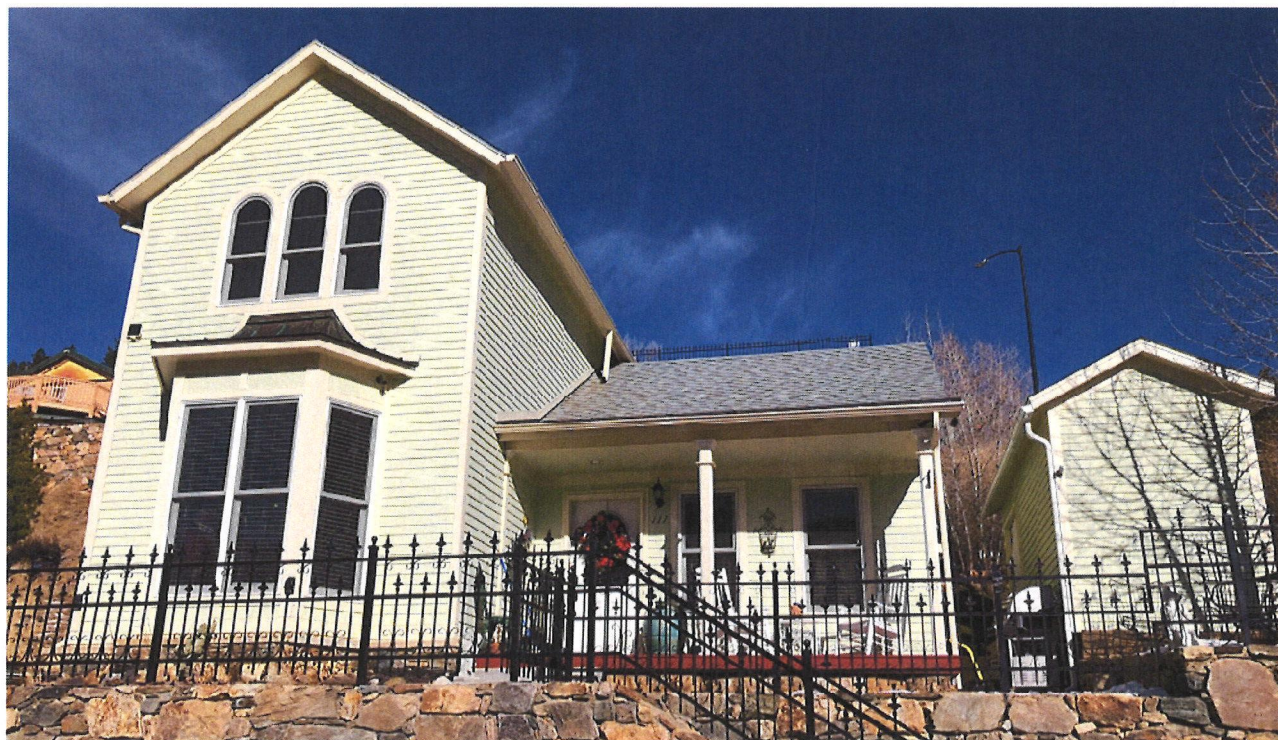




City of Black Hawk Comprehensive Plan



The Historic Residential District includes neighborhoods along Chase, Clear Creek, DuBois, Horn, Marchant, Hillside, Church, and High Streets.





Maryland Mountain Recreation Park

Maryland Mountain Recreation Park provides a unique opportunity to elevate and showcase Black Hawk as a regional resort destination. This Park is in its construction phase and expected to be fully completed with significant near-term improvements by 2021. This majestic open space is and will be maintained as a mountain park while promoting multiple-day visits by providing additional outdoor active lifestyle activities.

Located northwest of downtown and south and west of Highway 119, the Maryland Mountain Recreation Park includes Maryland Mountain, Chase Gulch, Quartz Valley, and the historic location of the narrow-gauge Gilpin Tramway. Historical sites include the Bonanza Mill, the Belden Mill, the Robert Emmet Mine, and the Queen of the West Mine. The Maryland Mountain Recreation Park is expected to contribute to heritage tourism by providing many different types of trails and systems with interpretive panels displaying photographs, maps, and historical information about the area.

The Maryland Mountain Recreation Park is and will be an outdoor, day-use recreation area for hiking, mountain biking, picnicking, and wildlife observation. The Park attracts an untapped audience by providing additional non-gaming outdoor recreational activities for guests and residents. The City has acquired lands surrounding Maryland Mountain to preserve its natural character. A Maryland Mountain Recreation Park Master Plan was developed in 2014 and updated in 2019.

Maryland Mountain Recreation Park Applicable Goals

Maryland Mountain Park area plan includes the following Goals:

- Goal 1 - Transition from a local gaming area to a regional resort destination**
- Goal 2 - Promote heritage tourism**
- Goal 6 - Strengthen outdoor recreational opportunities**
- Goal 7 - Expand public transportation**

Maryland Mountain Recreation Park Desired Uses

- Hiking**
- Mountain biking**
- Day uses including picnicking and wildlife observation**
- Interpretive heritage tourism**
- Limited special events**



City of Black Hawk Comprehensive Plan

Maryland Mountain Recreation Park Development Expectations

This area, maintained as an active mountain park, provides outdoor recreation and access to the natural beauty of the area and historical sites. The historic Mainline of the Gilpin Tramway trail provides a wide, graded surface for multiple recreational uses. The Master Plan also identifies single track mountain biking and lastly hiking-only trails. Trails access historic mines, mills, and the summit of Maryland Mountain. These interpretive historical amenities emphasize the mining history of the area, relationship, and importance of the tramway railroad.

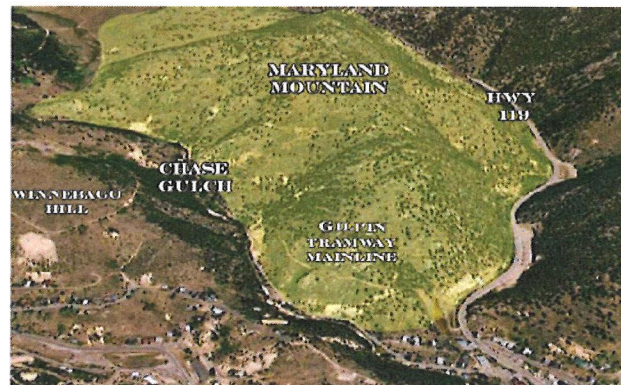
Residents can access the Park via Chase Street. Future planned public access points include two trailheads for Black Hawk visitors, The Hidden Treasure and the Bates Hill Park Trailheads. The Hidden Treasure trailhead located north of downtown on Highway 119 provides ample public parking and includes a new bike and pedestrian bridge over Highway 119 to provide safe travel from the trailhead to the Mainline Trail of the historic Gilpin Tramway. The future Bates Hill Park Trailhead, to be located near the intersection of Gregory Street and High Street, will include parking and a future bike and pedestrian trail connection from Bates Hill Park to the Maryland Mountain Recreation Park.



Gilpin Tramway Trail on Maryland Mountain.



Maryland Mountain looking northwest over the City.



Maryland Mountain Recreation Park overview.





City of Black Hawk Comprehensive Plan

Bates Hill Recreation Park

Bates Hill Recreation Park is located in the residential area between Chase Street to the north and Gregory and High Streets to the south. This future mountain park will promote additional outdoor recreation by providing access to the Maryland Mountain Park trail system. Bates Hill Recreation Park is accessed directly from Gregory Street, where a future trail connection will serve as an alternate access point to Maryland Mountain Recreation Park.

Bates Hill Recreation Park Applicable Goals

Bates Hill Recreation Park area plan includes the following Goals:

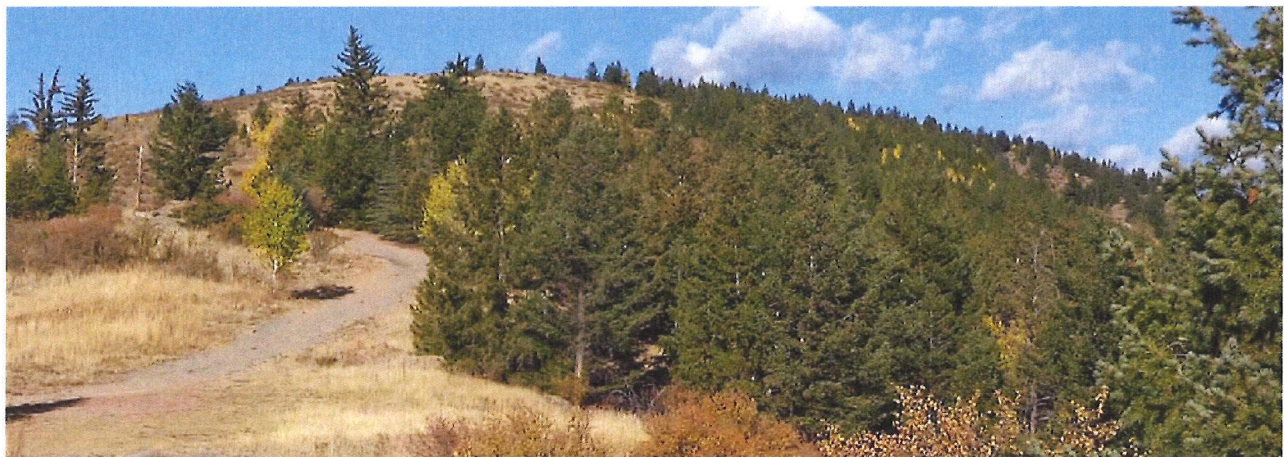
- Goal 1 - Transition from a local gaming area to a regional resort destination**
- Goal 2 - Promote heritage tourism**
- Goal 6 - Strengthen outdoor recreational opportunities**
- Goal 7 - Expand public transportation**

Bates Hill Recreation Park Desired Uses

- Hiking**
- Mountain biking**
- Day uses including picnicking and wildlife observation**

Bates Hill Recreation Park Development Expectations

Bates Hill Recreation Park will maintain its natural character while providing a trail connection to the Mainline Trail of the historic Gilpin Tramway within Maryland Mountain Recreation Park.



Natural open lands with great opportunity for trails, recreation, and access to the Maryland Mountain Park trail system.



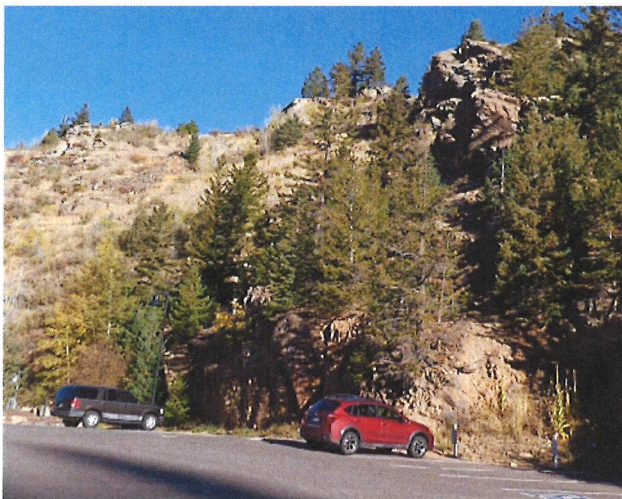


City of Black Hawk Comprehensive Plan



The Bates Hill Recreation parking lot is located adjacent to Gregory and High Streets and will provide access to an extensive trail system and open space.

This future mountain park will promote additional outdoor recreation by providing access to the Maryland Mountain Recreation Park trail system.



The Bates Hill Recreation Park parking lot access.



This Park offers great opportunity for outdoor recreational activities.



City of Black Hawk Comprehensive Plan

Bobtail Hill/Gregory Hill Recreation Park

Bobtail Hill/Gregory Hill Recreation Park boasts a wealth of mining history with heritage tourism and outdoor recreation opportunities, further promoting Black Hawk's historic and resort destination vision. Access to the Bobtail Hill/Gregory Hill Recreation Park is adjacent to Gregory Street directly from Cooper Street, just west of Mountain City. The area is slated for future development and will include opportunities for hiking and mountain biking. The addition of historical interactive amenities will provide guests an opportunity for an up-close heritage tourism experience.

Bobtail Hill/Gregory Hill Recreation Park Applicable Goals

The Bobtail Hill/Gregory Hill Recreation Park area plan includes the following Goals:

- Goal 1 - Transition from a local gaming area to a regional resort destination**
- Goal 2 - Promote heritage tourism**
- Goal 6 - Strengthen outdoor recreational opportunities**
- Goal 7 - Expand public transportation**

Bobtail Hill/Gregory Hill Recreation Park Desired Uses

- Hiking**
- Mountain biking**
- Day uses including picnicking and wildlife observation**
- Interpretive heritage tourism**

Bobtail Hill/Gregory Hill Recreation Park Development Expectations

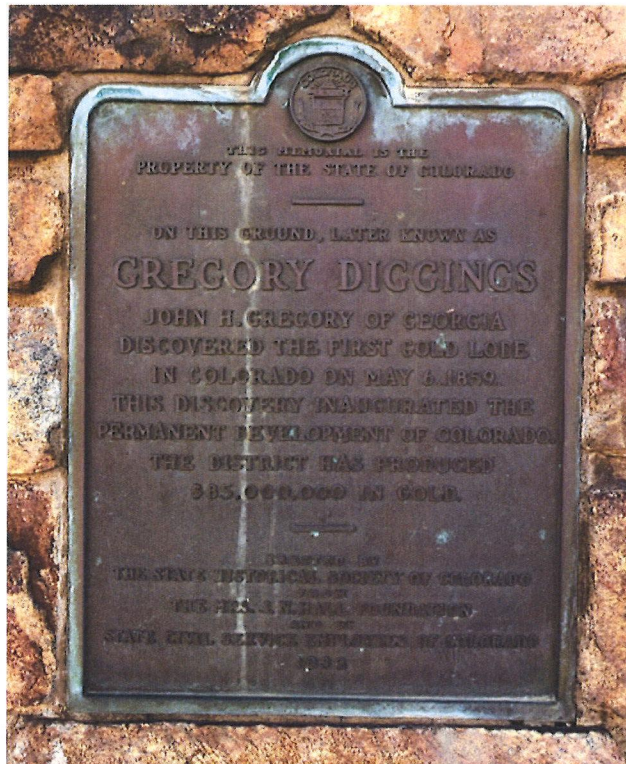
Development in Bobtail Hill/Gregory Hill Recreation Park will offer additional outdoor recreation opportunities showcasing Black Hawk's mining history. The development of restored mining structures, improved trails, and other interactive historic amenities is encouraged. Access to the Park is attained directly from Cooper Street, just west of Mountain City.



City of Black Hawk Comprehensive Plan

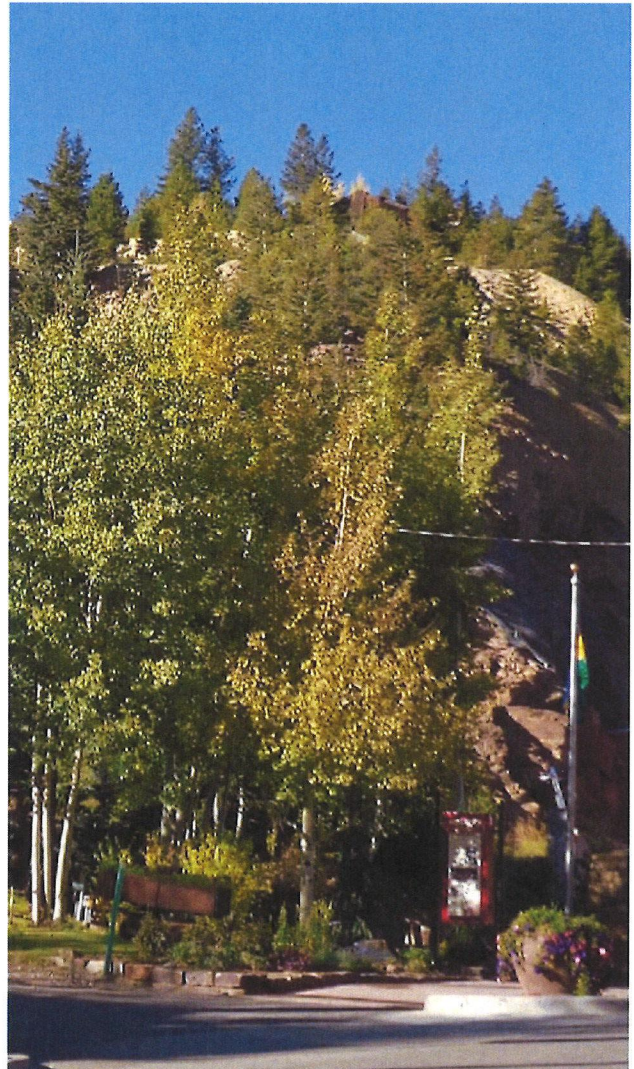


The area offers opportunity for heritage tourism experiences.



Entrance plaque at the entrance of Gregory Diggings.

Development in Bobtail Hill/Gregory Hill Recreational Park will offer additional outdoor recreation opportunities showcasing Black Hawk's mining history.



The entrance to the Park is directly from Gregory Street.





City of Black Hawk Comprehensive Plan

Natural Open Lands

The rugged and forested mountains surrounding Black Hawk provide a scenic backdrop for visitors seeking a resort destination experience. Black Hawk maintains the Natural Open Lands as open spaces providing the opportunity to view beautiful mountain scenery and wildlife. Unlike Maryland Mountain Recreation Park, Bates Hill Recreation Park, and Bobtail Hill/Gregory Hill Recreation Park, these Natural Open Lands remain undeveloped with no trails or other amenities, and active recreational use is discouraged. Natural Open Lands consist of two main areas, including Dory Hill located to the north of downtown, and Silver Gulch located in the northeastern portion of the City.

Dory Hill Road bisects the Dory Hill area. It includes steep terrain and provides a backdrop to the historic residential homes located on Marchant and Horn Streets. This area provides a migration corridor for elk travelling to and from the national forest to the west.

The Silver Gulch area is located east of Dory Hill and includes steep slopes, also providing a migration corridor for elk travelling to and from the Golden Gate Canyon State Park to the east.

Natural Open Lands Applicable Goals

The Natural Open Lands area plan includes the following Goals:

Goal 2- Promote heritage tourism

Goal 4- Limit residential development to infill lots in historic residential neighborhoods

Goal 6- Strengthen outdoor recreational opportunities

Natural Open Lands Desired Uses

Natural open space buffer

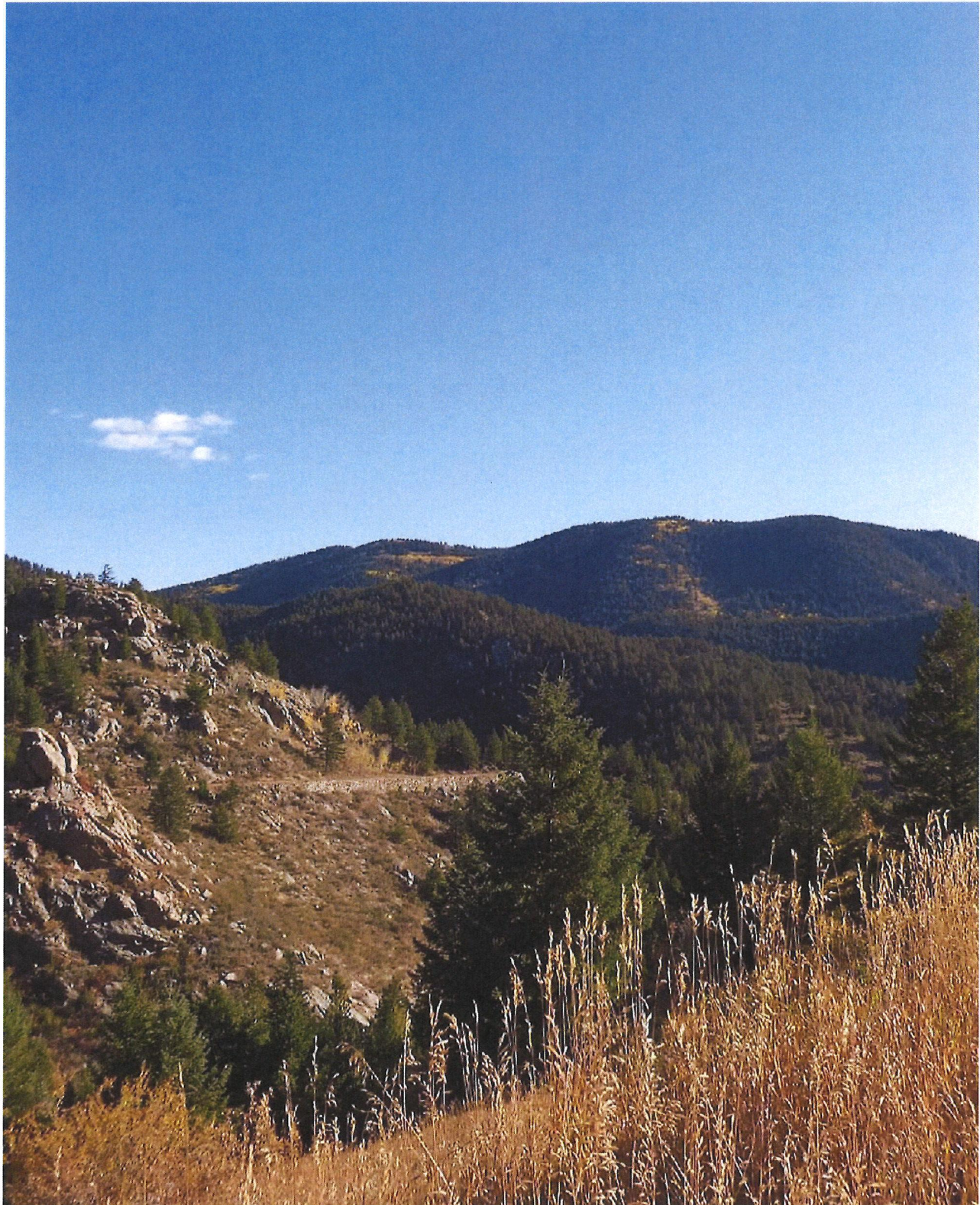
Natural Open Lands Development Expectations

These areas will continue to be maintained as Natural Open Lands. All development is discouraged, and physical access to the natural open lands is limited, however visually these lands provide a great buffer and very scenic views.





City of Black Hawk Comprehensive Plan



This area provides a migration corridor for elk travelling to and from the National Forest.





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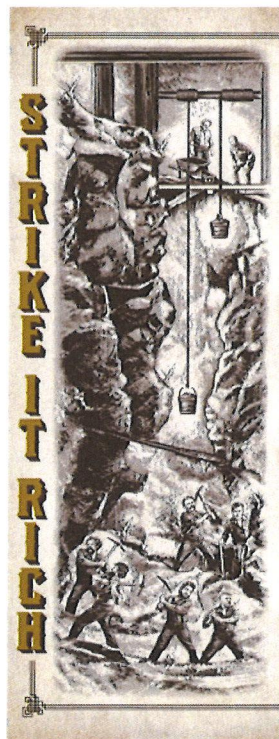


City of Black Hawk Comprehensive Plan

Chapter 4 – Appendices

This Chapter 4 contains reference maps depicting the state of the City of Black Hawk at the time this Comprehensive Plan was written. These maps show the state of geographical orientation and the City's surroundings, as well as the gaming and historic districts, zoning, waterways, and topography within the boundaries of the City.

- Regional map
- Aerial map
- Zoning map (current)
- Downtown zoning map (current)
- Waterways, floodplain, and topographic map
- Open space map



Above left: Mining was essential to the historic growth of Black Hawk and the State of Colorado. This character continues to draw tourists to the City of Black Hawk bringing great opportunity to both preserve and promote a cherished shared heritage.

Above right: New Hidden Trail pedestrian bridge provides access to Maryland Mountain Recreation Park.

Opposite: Black Hawk City Hall on Selak Street.



CITY OF BLACK HAWK REGIONAL MAP

LEGEND

-  City of Black Hawk
-  Major Parks
-  Interstate Highway
-  Radius Mile Markers

Note: There are 8.5 million people that live within a 50-mile radius of the City of Black Hawk. This is the equivalent of 60% of the residents of the State of Colorado.

• 2017 US Census Bureau American Community Survey Data



0 18 36 72 Miles

DATE: 2019



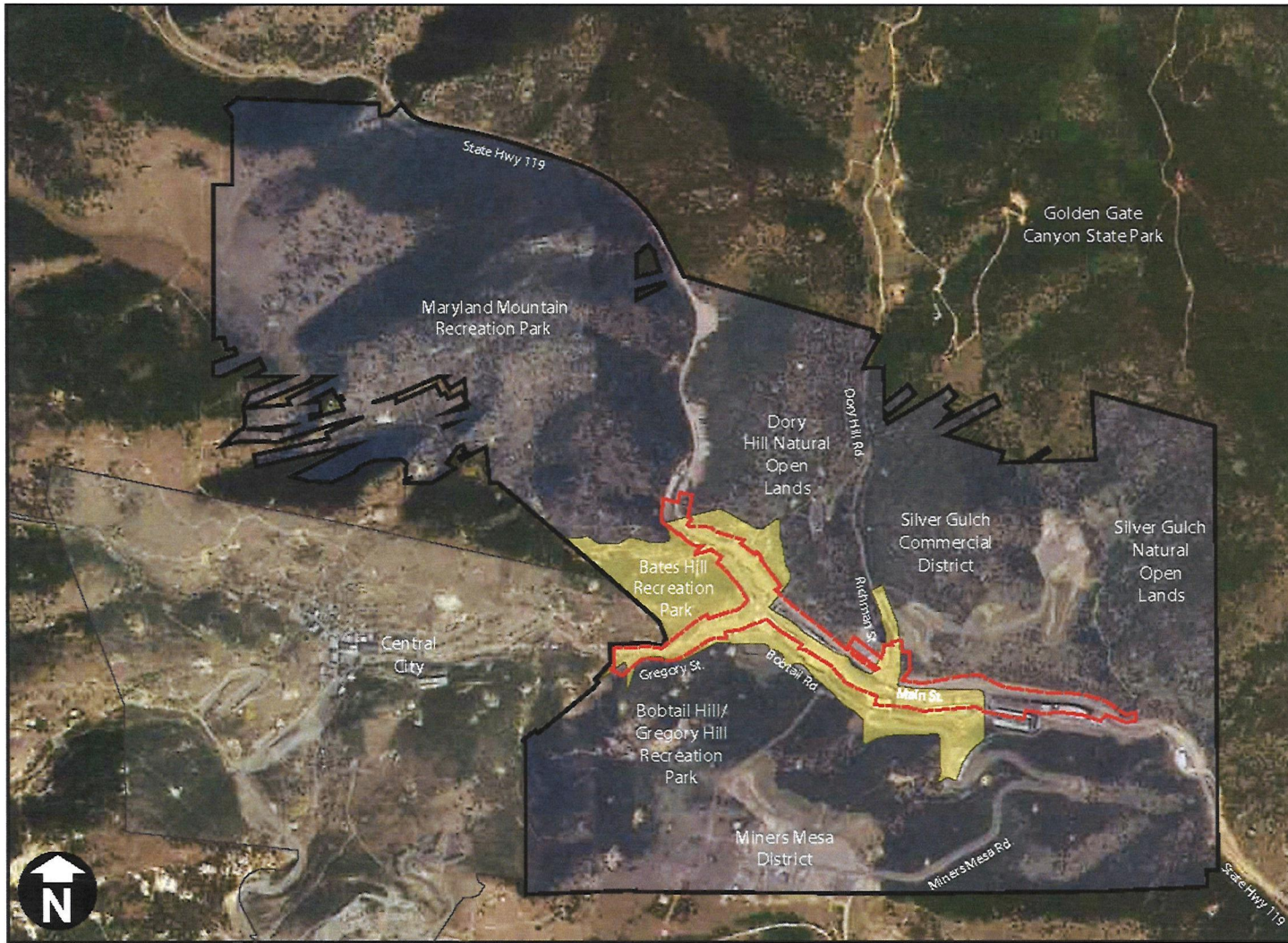
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CITY OF BLACK HAWK AERIAL MAP

LEGEND

-  Black Hawk Municipal Boundary
-  National Historic Landmark District
-  Black Hawk Gaming District Boundary



SOURCE: CITY OF BLACK HAWK GIS
GILPIN COUNTY GIS; 2019



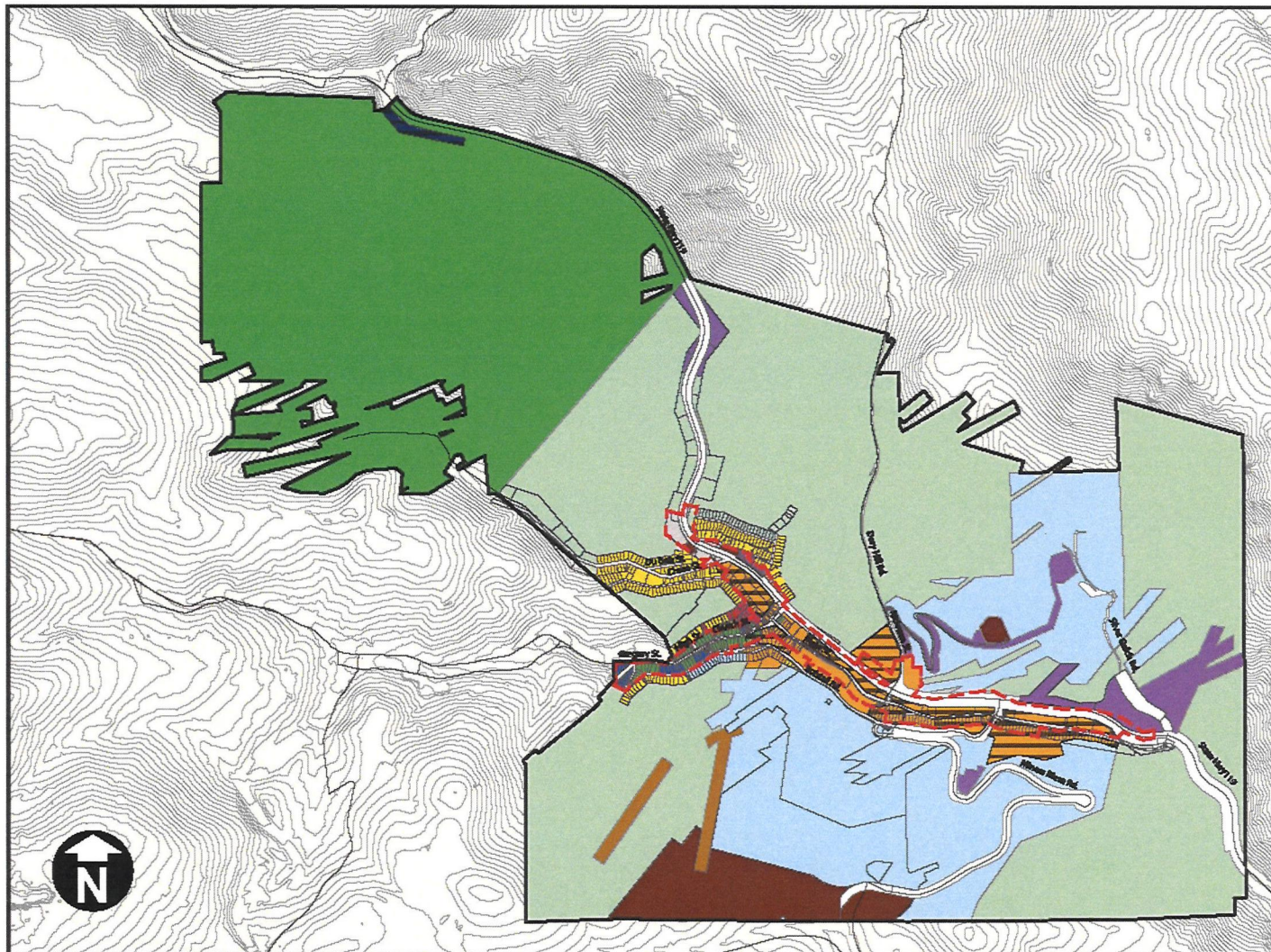
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CITY OF BLACK HAWK CURRENT ZONING

LEGEND

-  Black Hawk Municipal Boundary
-  Gaming District Boundary
-  Roads
-  Historic Residential
-  Environmental Character Preservation
-  Commercial / Business Services
-  Core Gaming
-  Millsite Gaming
-  Transitional Gaming
-  Hillside Development- Mixed Use
-  Low Intensity- Mixed Use
-  Limited Industrial
-  Gaming Outstanding Lodging and Dining (GOLD)*
-  History Appreciation Recreation Destination (HARD)*
-  Historic Appreciation and Preservation (HAP)
-  Public Facilities
-  Planned Unit Development



0 0.5 1 2 Miles

SOURCE: CITY OF BLACK HAWK GIS
GILPIN COUNTY GIS; 2019

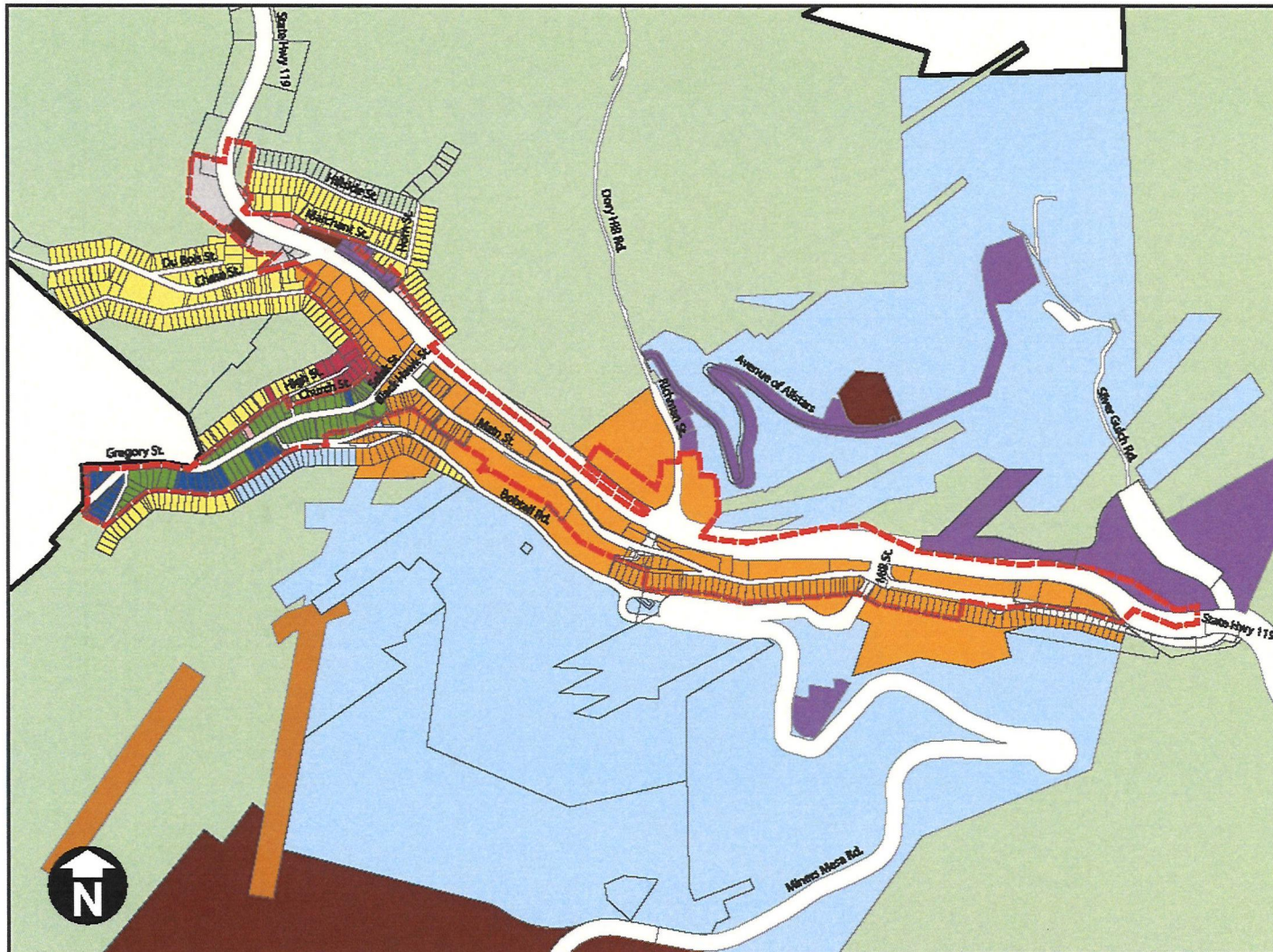
NOTE: THIS IS NOT AN OFFICIAL ZONING MAP. PLEASE CONTACT THE CITY OF BLACK HAWK COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT FOR MORE INFORMATION ON OFFICIAL ZONING



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CITY OF BLACK HAWK CURRENT DOWNTOWN ZONING



- Black Hawk Municipal Boundary
- Gaming District Boundary
- Historic Residential
- Environmental Character Preservation
- Commercial / Business Services
- Core Gaming
- Millsite Gaming
- Transitional Gaming
- Hillside Development- Mixed Use
- Low Intensity- Mixed Use
- Limited Industrial
- Gaming Outstanding Lodging and Dining (GOLD)*
- History Appreciation Recreation Destination (HARD)*
- Historic Appreciation and Preservation
- Public Facilities

0 0.25 0.5 1 Mile

SOURCE: CITY OF BLACK HAWK GIS
GILPIN COUNTY GIS; 2019





NOTE: THIS IS NOT AN OFFICIAL ZONING MAP. PLEASE CONTACT THE CITY OF BLACK HAWK COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT FOR MORE INFORMATION ON OFFICIAL ZONING

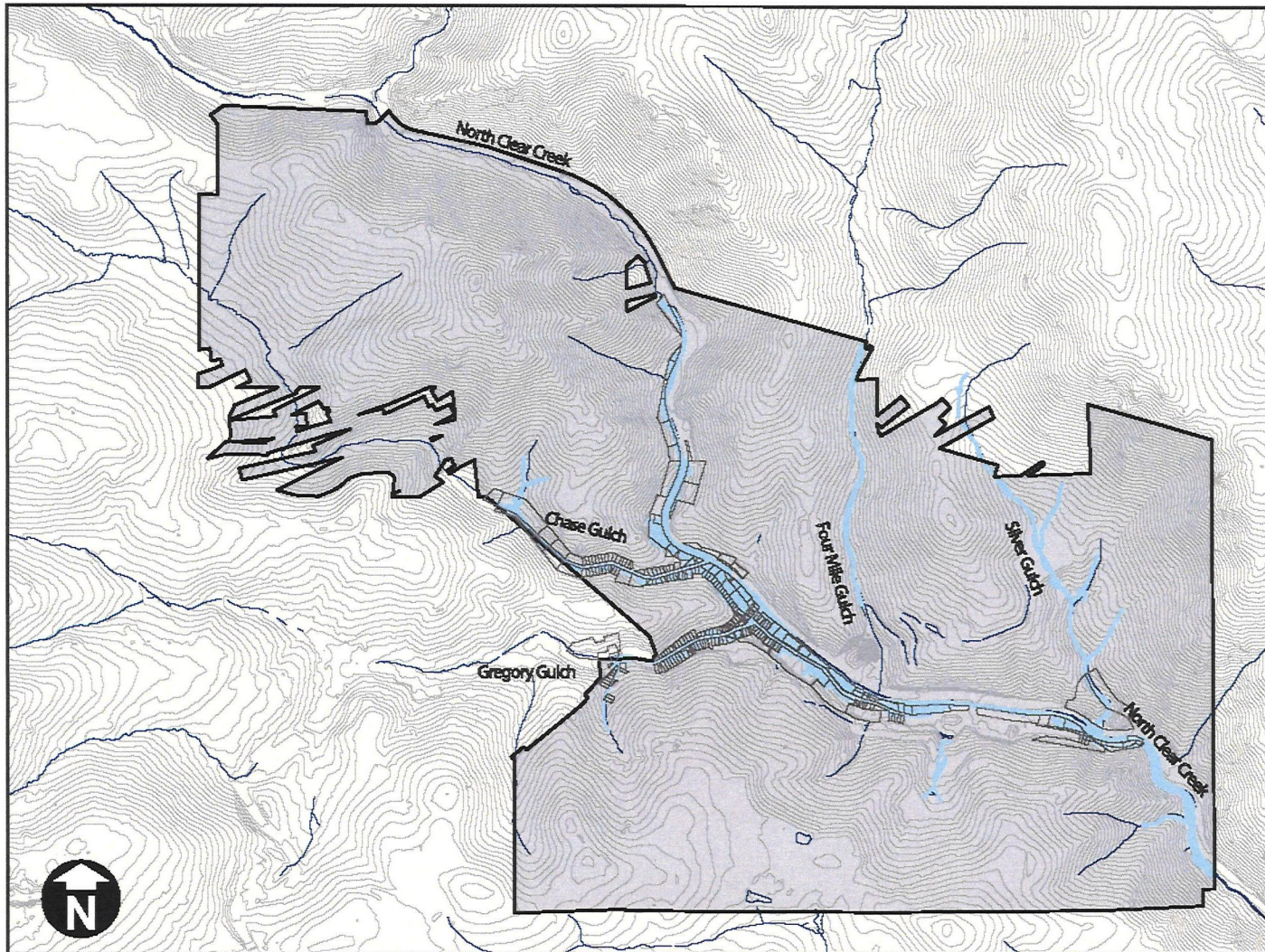
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CITY OF BLACK HAWK WATERWAYS, FLOODPLAIN, AND TOPOGRAPHY MAP

LEGEND

-  City of Black Hawk
-  Parcels within the Floodplain
-  Floodplain
-  Rivers and Gulches
-  5 Foot Contours



0 0.5 1 2 Miles

SOURCE: CITY OF BLACK HAWK GIS
GILPIN COUNTY GIS; 2019

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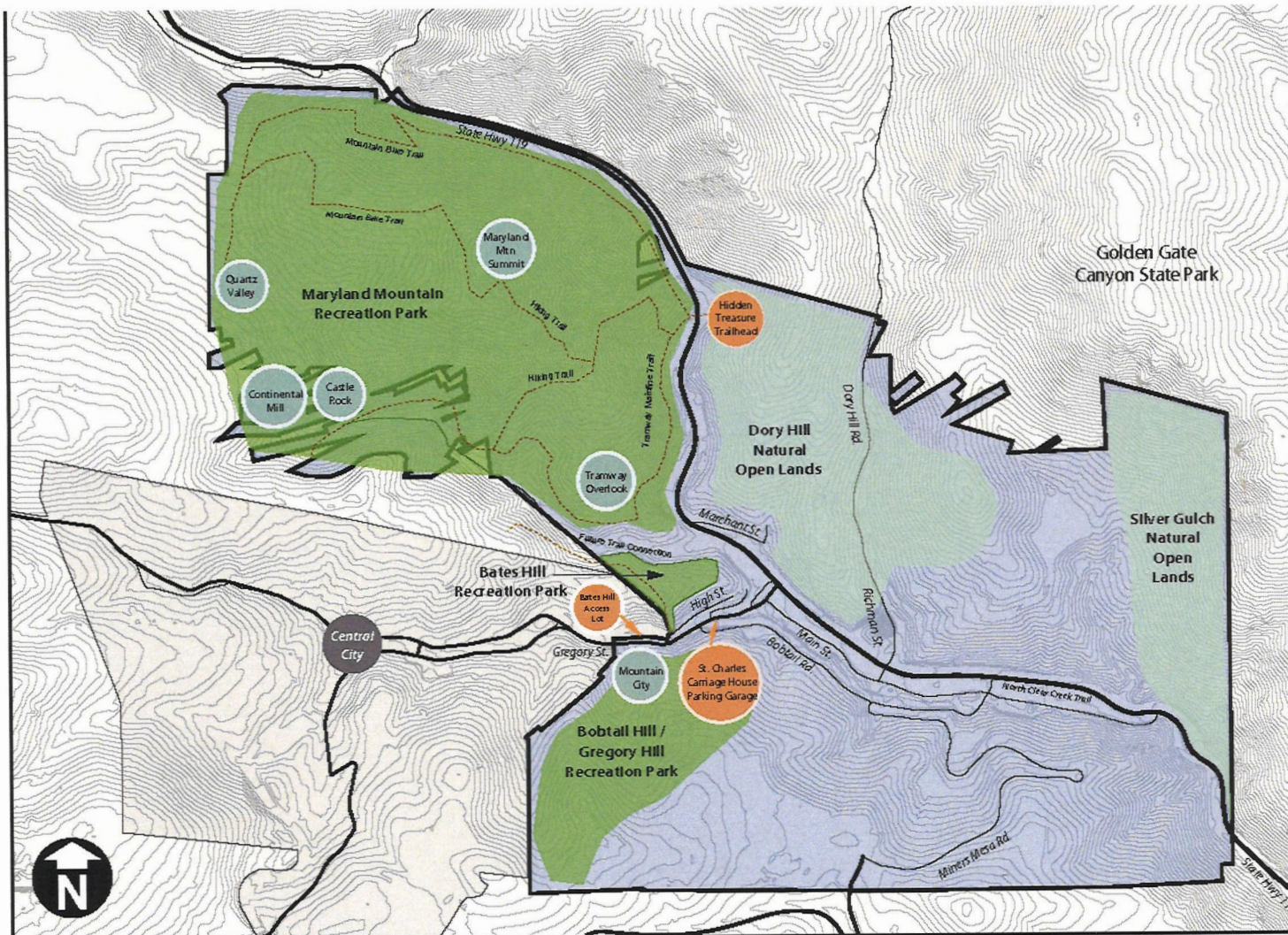
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OPEN SPACE PLAN

LEGEND

-  Mountain Park
-  Open Lands
-  Black Hawk Municipal Boundary
-  5 Foot Contours
-  Roads
-  Trails
-  Point of Interest
-  Public Trailhead Parking



SOURCE: CITY OF BLACK HAWK GIS
GILPIN COUNTY GIS; 2019



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