Central Neighborhoods
Urban Renewal Plan

City of Golden, Colorado

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Urban Renewal Plan

City of Golden, CO

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1.0 Introduction

1.1 Preface

This Central Neighborhoods Urban Renewal Plan (the **"Plan"** or the **"Urban Renewal Plan"**) has been prepared for the City of Golden (**"City"**). It will be carried out by the Golden Urban Renewal Authority (the **"Authority" or GURA**), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the **"Act"**). The administration and implementation of the Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

1.2 Blight Findings

Under the Act, an urban renewal area is a blighted area, which has been designated as appropriate for urban renewal projects. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the City Council must find that the presence of those conditions of blight, "substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare."

The Central Neighborhoods Conditions Survey, prepared by RickerICunningham, dated November, 2012, which is attached hereto as **Appendix A** (the **"Survey"**), demonstrates that the Central Neighborhoods Area (**"Survey Area"**), as defined in the Survey, is a blighted area under the Act.

1.3 Other Findings

The Area, as defined in **Section 1.4** below, is appropriate for one or more urban renewal activities and undertakings authorized by the Act to be advanced by the Authority.

It is the intent of the City Council in adopting the Plan that the Authority exercise all powers authorized in the Act which are necessary, convenient or appropriate to accomplish the objectives stated herein. Further, it is the intent of the Plan that the Authority exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended. The Plan is in the public interest and necessity -- such finding being a matter of legislative determination by the City Council.

1.4 Urban Renewal Area Boundaries

The proposed Central Neighborhoods Urban Renewal Area (the **"Urban Renewal Area"** or the **"Area"**) includes all properties within the City limits as delineated in **Figure No. 1** and described in the legal description presented in **Appendix D**. The boundaries of the Area include approximately 9.0 acres of land generally defined to include 26 legal parcels and adjacent rights-of-way. Geographically, it is situated in the central portion of the City between Jackson Street that becomes South Golden Road and approximately East Street and 23rd Street and Scenic Court. Additional parcels east of East Street are also included. In case of conflict, **Appendix D**, the legal description, shall prevail.

1.4.1 Map of Urban Renewal Area (Figure No. 1)

The Urban Renewal Area map is presented as **Figure No. 1** on the following page.

Figure No. 1: Urban Renewal Area


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Urban Renewal Boundary
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1.5 Public Process

The Plan has been made available to business and property owners located within the Plan boundaries, as well as Golden residents at-large. Notification of the public hearing was provided to property owners, residents and owners of business concerns at their last known address of record within the Area as required by the Act. Notice of the public hearing to consider the Plan was published in the Golden Transcript newspaper.

Presentations were also made at public meetings of the City Council and Planning Commission during (month, year) to receive comments and input on the process and content presented herein. The Planning Commission reviewed the Plan on May 1, 2013 and recommended adoption of the Plan as being consistent with the City's Comprehensive Plan, the City of Golden Comprehensive Plan (the Comprehensive Plan), adopted 2011, as amended.

2.0 Definitions

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. Unless otherwise stated, all capitalized terms herein shall have the same meaning as set forth in the Act.

Area or **Urban Renewal Area –** means the Central Neighborhoods Urban Renewal Plan Area as depicted in **Figure No. 1** and legally described in **Appendix D**.

Authority – means the Golden Urban Renewal Authority (GURA).

Base Amount – means that portion of the property taxes and municipal sales taxes defined in **Section 7.3.2** of the Plan.

Comprehensive Plan – City of Golden Comprehensive Plan, adopted 2011.

Cooperation Agreement – means any agreement between the Authority and City, or any public body (the term "public body" being used in the Plan as defined by the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under the Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Impact Report – means the Central Neighborhoods County Impact Report prepared by RickerlCunningham, dated February 4, 2013, attached hereto as **Appendix B** and incorporated herein by this reference.

Plan or **Urban Renewal Plan** – means this Central Neighborhoods Urban Renewal Plan.

Redevelopment / Development Agreement – means one or more agreements between the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of the Plan.

Survey Area – means the geographic area defined for the Survey.

Survey – means the Central Neighborhoods Conditions Survey, prepared by RickerlCunningham, dated November, 2012, attached hereto as **Appendix A** and incorporated herein by this reference**.**

Tax Increment Area – means any portion of the Area designated as a Tax Increment Area, as defined and pursuant to the procedures set forth in **Section 7.3** of the Plan.

City Council – means the City Council of the City of Golden.

Urban Renewal Project – as defined in the Act.

3.0 Purpose of the Plan

The purpose of this, the Central Neighborhoods Urban Renewal Plan is to reduce, eliminate and prevent the spread of blight by stimulating growth and investment within the Area boundaries. To accomplish this purpose, the Plan promotes local objectives expressed in adopted community plans along with the City's vision and values as expressed below.

3.1 Plan Vision and Values

Golden Vision 2030 (excerpts taken verbatim)

Golden City Council made a commitment to ensure that City actions and decisions are consistent with the most important values of the community. In order to fulfill this commitment, Council accepted a grant, and authorized a partnership with the Orton Family Foundation to conduct an intensive project in Golden to determine our "Heart and Soul" values, and to create the Golden Vision 2030 plan to guide our future actions and decisions. The project began in March 2009.

The Golden Vision 2030 Voices|Values|Visions book celebrating the Heart and Soul of the Community Planning Project outlines the values that the community of Golden hold most dear. By committing ourselves and community to these principles and values, we will together create and maintain this vision for our future.

Community Values

Value Theme A — Accessible and Walkable

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

Value Theme B — Active Outdoors / Environment

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

Value Theme C — Safe, Clean, Quiet Neighborhoods

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

Value Theme D — Local Businesses and Downtown

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

Value Theme E — Convenience / Amenities

We value retaining convenience to services and amenities, and our proximity to Denver and the mountains.

Value Theme F — History / Education

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

Value Theme G — Family and Kid Friendly

We value being a family-friendly, kid-friendly, and kid-supportive community.

Value Theme H — Friendliness / Neighbors

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

Value Theme I — Sense of Community

We value keeping and enhancing our sense of community, pride, our diversity and tolerance of others, and our community character and community events. Golden values a community supported by a diversity of people, generations, activities, public spaces and amenities.

3.2 Plan Objective

The objective of the Central Neighborhoods Urban Renewal Plan is to alleviate conditions of blight by actively promoting investment and reinvestment in the Area. To this end, all new development and redevelopment shall conform to the Zoning Code and any site-specific zoning regulations or policies which might impact properties, all as are in effect and as may be amended from time to time. While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, within the Area the City will regulate land use and building requirements through existing municipal codes and ordinances.

3.3 Development and Design Objectives

General development objectives for the Urban Renewal Area include redevelopment of properties in the Area for the purpose of generating revenue sufficient to fund public improvements that address conditions of blight and advance the vision stated herein. Specific objectives include the following:

1. Eliminate and prevent blight by facilitating redevelopment.
2. Implement elements of the Comprehensive Plan and other neighborhood and sector plans which concern the Area.
3. Support and advance actions identified in existing plans prepared by the City of Golden related to development of vacant and under-utilized parcels that are consistent with the vision of the Plan.
4. Provide public infrastructure and make more efficient use and reuse of existing land and buildings.
5. Retain the character of the Area as an established residential neighborhood with supporting commercial uses.
6. Encourage a diversity of uses and products that meet the needs and desires of residents.
7. Promote sustainability through choices related to building materials and design, application of fiscal resources, the efficient use of land, and enhanced access to multiple modes of transportation.

8. Advance development and redevelopment projects that can leverage public investment in planned improvements.

9. Enhance the public realm for pedestrians through the addition of streetscape amenities, trail connections, wider sidewalks, dedicated bike lanes, park space, more effective lighting, public spaces or plazas, and enhanced landscaping in a manner consistent with the existing community character.

10. Protect the role of the Area within the City and appropriately scale infrastructure.

11. Identify additional financing mechanisms that can be used together with TIF (Tax Increment Financing) to fund public and private improvements.

12. Provide additional opportunities for mixed-use development in the Area, yet honor the size and scale of existing uses.

3.4 Authority Activities with City

The Authority will work in cooperation with the City to advance objectives though:

- Investment in the public realm (roadway, parks, open space, public spaces or plazas);
- Encourage quality development of key catalyst parcels; and
- Provision of supportive municipal policies and programs.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the City, the Area must be determined to be a "blighted area" as defined in Section 31-25-103 (2) of the Act, which provides that, in its present condition and use, the presence of at least four (or five in cases where the use of eminent domain is anticipated), of the following factors (see below) in the Area, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

(a) Slum, deteriorated, or deteriorating structures;

(b) Predominance of defective or inadequate street layout;

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(d) Unsanitary or unsafe conditions;

(e) Deterioration of site or other improvements;

(f) Unusual topography or inadequate public improvements or utilities;

(g) Defective or unusual conditions of title rendering the title nonmarketable;

(h) The existence of conditions that endanger life or property by fire or other causes;

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;

(j) Environmental contamination of buildings or property;

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or

(l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103 (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The general methodology for conducting the Survey is to: (i) define the Survey Area; (ii) gather information about properties, infrastructure and other improvements within that Survey Area; (iii) evaluate evidence of blight through field reconnaissance, review of aerial photography, discussions with representatives of various City departments; and, (iv) record observed and documented conditions listed as blight factors in the Act.

Among the 11 qualifying factors identified in the Act, the Survey establishes the presence of the following 10 blight factors in both the Survey Area and the Area (as illustrated in the map in Section 1.4).

(a) Slum, deteriorated, or deteriorating structures;

(b) Predominance of defective or inadequate street layout;

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(d) Unsanitary or unsafe conditions;

(e) Deterioration of site or other improvements;

(f) Unusual topography or inadequate public improvements or utilities;

(h) The existence of conditions that endanger life or property by fire or other causes;

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;

(j) Environmental contamination of buildings or property;

(k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

5.0 Plan's Relationship to Local Objectives and Appropriate Land Uses

5.1 General Description

Implementation of the Plan supports the objectives and requirements of the Comprehensive Plan with respect to development and redevelopment. As development occurs in the Area, it shall conform to: the Comprehensive Plan and any subsequent updates; the City of Golden current Building Code and any rules, regulations, and policies promulgated pursuant thereto; any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans; and, any applicable City design standards, all as in effect and as may be amended from time to time.

Conditions of blight within the Area may be remedied by the Plan and redevelopment by private enterprise, but will need to first be identified as a priority public investment item by the Authority in consultation with the City and property owners. It is the Plan's intent that public improvements will be phased as the market allows and funded in part by tax increment revenues.

5.2 Relationship to the Comprehensive Plan

A general plan for the City, known as the City of Golden Comprehensive Plan, was adopted in 2011. That plan was created to reflect the community's values that came out of Golden Vision 2030 (GV 2030), a two year outreach process designed to provide answers to "who we are as a community" and "who we intend to be in the future." The Authority, with the cooperation of the City, private enterprise and other public bodies, will undertake projects and activities described herein in order to eliminate the identified conditions of blight while also implementing the goals and objectives of its Comprehensive Plan, GV 2030 and as mentioned earlier, the Central Neighborhoods Plan along with the Downtown Character Plan.

Specific elements of these plans which this Central Neighborhoods Urban Renewal Plan will advance are described in **Appendix C.**

5.2.1 Map of Areas of Stability and Areas of Change (Figure No. 2)

Whereas a principal purpose of the Plan is to advance the objectives of the Comprehensive Plan and related plans, **Figure No. 2** on the following page illustrates the Comprehensive Plan's characterization of the Area in its "Areas of Stability and Areas of Change" map.

5.3 Relationship to Other Community Plans

Implementation of the Plan will be consistent with development objectives expressed in all City adopted and accepted plans.

6.0 Authorized Urban Renewal Undertakings and Activities

The Plan authorizes the Authority to undertake all activities authorized by the Act, a select few of which are specifically described below. The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. In the case of the Plan, it is the Authority's intent to provide both financial assistance and public improvements in partnership with property owners and other affected parties in order to accomplish its objectives. Public-

Figure No. 2: Areas of Stability and Areas of Change

private partnerships and other forms of cooperative development will be key to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Following are a list of activities that are allowed under the Act and this Plan along with their reference to the Statute.

6.1 Priority Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or cooperate with others to, finance, install, construct, and reconstruct any public improvements. Additionally, the Authority may, or cooperate with others to, demolish and clear existing improvements for the purpose of promoting the objectives of the Plan and the Act.

Whereas public projects are intended to stimulate (directly and indirectly) private sector investment in and around the Area, it is the intent of the Plan that the combination of public and private investment that may be necessary to advance the objectives stated herein will assist and expedite this investment and correspondingly contribute to the overall economic well-being of the community.

As described in **Section 4.0** of the Plan, 10 qualifying conditions of blight, as defined in Section 31-25-103 (2), C.R.S. of the Act, are evident in the Area. The Plan proposes to remedy those conditions by providing certain public improvements and facilities, including, but not limited to the following:

(a)	Slum, deteriorated, or deteriorating structures	improvements to buildings and other structures including fascias, fences and other structures; funding resource that makes redevelopment financially advantageous
(b)	Predominance of defective or inadequate street layout	road and parking area repairs; gateway and driveway construction; construction of curbs and gutters and repairs to ones that exist; and, a pedestrian safe environment through construction of wider sidewalks and appropriate lighting
(c)	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	access to and within properties; and, assistance with property assemblages (if necessary)

(d)	Unsanitary or unsafe conditions	enhanced lighting on public rights-of-way; environmental contamination clean-up; improvements to mitigate floodplain impacts; dedicated bicycle lanes; reductions in speed limits; and, any required off-site improvements deemed reasonable and for the public benefit including drainage
(e)	Deterioration of site or other improvements	a signage program that identifies the neighborhood and discourages traffic on neighborhood streets; enhanced landscaping; and, roadway surface improvements
(f)	Unusual topography or inadequate public improvements or utilities	on-site and off-site infrastructure improvements as approved by the Authority including construction of retention walls; sidewalk and complete street construction projects; and, an increase in the capacity of the Area's municipal sanitary sewer and storm water infrastructure
(h)	The existence of conditions that endanger life or property by fire or other causes	fire protection improvements to buildings where deficient for appropriate life safety
(i)	Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities	funding for the clean-up of contaminated properties; structural improvements to existing buildings; and, items listed under (h) above
(j)	Environmental contamination of buildings or property	items listed under (h and i) above
(k5)	The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements	property development and redevelopment

6.2 Other Improvements and Facilities

There could be other non-public improvements in the Area that may be required to remedy blight. The Authority may assist in the financing or construction of these improvements to the extent authorized by the Act.

6.3 Development Opportunities—Catalyst Areas

A key concept associated with implementation of the Plan is targeted investment that will serve to catalyze development throughout the Area and fund future public improvements. The impact of this investment to Jefferson County is reflected in the Impact Report in **Appendix B**.

6.4 Development Standards

All development in the Area shall conform to applicable rules, regulations, policies and other requirements and standards of the City and any other governmental entity which has jurisdiction over all or any portion of the Area. In conformance with the Act and the Plan, the Authority may adopt design standards and other requirements applicable to projects undertaken by the Authority in the Area. This Plan recommends that standards for the Area be prepared and adopted as soon as is reasonably feasible. However, until such standards and requirements are adopted, the Authority will seek recommendations from Planning Commission on all significant redevelopment projects with regard to qualitative design standards and requirements. All projects within the Area, significant and minor, shall be consistent with existing City zoning and development policies and regulations.

6.5 Preparation of Plans

The Authority may make or have made plans of development necessary to carry out the purposes of Act. These plans may assist the municipality in the preparation of a program for using appropriate private and public resources to eliminate and prevent the development or spread of slum and blighted areas, to encourage needed urban rehabilitation, to provide for the redevelopment of slum and blighted areas, or to

undertake such activities or other feasible municipal activities as my be suitable employed to achieve the objectives of the Act.

6.6 Variations in the Plan

The Authority may propose, and the City Council may make, modifications to the Plan as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates. Additionally, any such amendments made in accordance with the Plan and as otherwise contemplated by the Plan must also be compliant with the Act.

The Authority may, in specific cases, allow non-substantive variations from the provisions of the Plan if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

6.7 Urban Renewal Plan Review Process

The review process for the Plan is intended to provide a mechanism to allow those parties responsible for implementing key projects to periodically evaluate its effectiveness and make adjustments to implementation methods and activities to ensure efficiency in implementing the recommended activities.

The following steps are intended to serve as a guide for future Plan review:

(a) The Authority may propose modifications, and the City Council may make such modifications as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates, as well as the Act.

(b) Modifications may be developed from suggestions by the Authority, property and business owners, and City Staff operating in support of the Authority and advancement of the Plan.

(c) In the tenth (10^{th}) and twentieth (20^{th}) years of the Plan, City Council and the Authority will jointly review projects and activities undertaken pursuant to the Plan.

6.8 Relocation Assistance

It is not anticipated that acquisition of real property by the Authority will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the Authority will adopt a relocation plan in conformance with the Act.

6.9 Demolition, Clearance, Environmental Remediation, and Site Prep

In carrying out the Plan, it is anticipated that the Authority may, on a case-by-case basis, elect to demolish or to cooperate with others to clear buildings, structures and other improvements. Additionally, development activities consistent with the Plan, including but not limited to Development or Cooperation Agreements, may require such demolition and site clearance to eliminate unhealthy, unsanitary, and unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements pursuant to the Plan, if in the judgment of the Authority, such buildings, structures and other improvements are not to be rehabilitated in accordance with the Plan. The Authority may also undertake such additional site preparation activities as it deems necessary to facilitate the disposition and development of such property.

6.10 Property Acquisition and Disposition

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. Real property or interests in real property may be sold, leased or otherwise transferred for uses in accordance with the Act and the Plan. All property and interest in real estate acquired by the Authority in the Area that is not dedicated or transferred to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provision of the Plan and the Act.

6.11 Acquisition, Redevelopment and Rehabilitation Actions

The Authority may acquire any property by purchase, lease, option, gift, grant, bequest, devise or otherwise to acquire any interest in property by condemnation, including a fee simple absolute title, in the manner provided by the laws of this state for the exercise of the power of eminent domain by any other public body. It is the intent of the City council of the City of Golden in approving this Plan that the Authority shall have the power of eminent domain as set forth in the Act. The City and the Authority has and shall conform to all of the requirements of the Act in so authorizing. However, in addition to the requirements of the Act, the Authority shall not proceed with the acquisition of any property interest, whether fee simple or otherwise, by condemnation unless and until the council shall have approved the specific acquisition by a majority vote.

Development and rehabilitation actions within the Area may include such undertakings and activities as are in accordance with the Plan and the Act, including without limitation: demolition and removal of buildings and improvements; installation, construction and reconstruction of public improvements; elimination of unhealthful, unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and, others as may be identified.

6.12 Redevelopment / Development Agreements

The Authority is authorized to enter into Redevelopment / Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities as are determined by the Authority to be necessary or desirable to carry out the purposes of the Plan. Such Redevelopment / Development Agreements, or other contracts, may contain such terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by the Plan and the Act, and may further provide for such undertakings by the Authority, including financial assistance, as may be necessary for the achievement of the objectives of the Plan or as may otherwise be authorized by the Act.

Any existing agreements between the City and private parties that are consistent with the Plan are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

6.13 Cooperation Agreements

For the purpose of the Plan, the Authority may enter into one or more Cooperation Agreements pursuant to the Act. The City and the Authority recognize the need to cooperate in the implementation of the Plan and, as such, Cooperation Agreements may include, without limitation, agreements regarding the planning or implementation of the Plan and its projects, as well as programs, public works operations, or activities which the Authority, the City, or such other public body otherwise empowered to undertake and including without limitation, agreements respecting the financing, installation, construction and reconstruction of public and other eligible improvements. This paragraph shall not be construed to require any particular form of cooperation.

6.0 Project Financing

7.1 Public Investment Objective

A critical component to the success of any urban renewal strategy is participation by both the public and private sectors. Leveraging of resources will be key as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Typical public infrastructure investments may include, but will not be limited to: completing streetscape elements; improving access and circulation; completing regional pedestrian connections; improving streets and public spaces; providing other infrastructure improvements; completing roads and utilities; and, administering various financing mechanisms.

7.2 Authorization

The Authority may deposit any funds not required for immediate disbursement in any depository authorized in Section 24-75-603, C.R.S. In addition, the Authority may invest any of its funds not required for immediate disbursement in property or in securities in which public bodies may legally invest funds subject to their control pursuant to part 6 of article 75 of title 24, C.R.S.

The Authority may finance undertakings pursuant to the Plan by any method authorized under the Act or any other applicable law, including without limitation of the following: issuance of notes, bonds and other obligations as defined in the Act in an amount sufficient to finance all or part of the Plan; borrowing of funds and creation of indebtedness; reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

7.3 Tax Increment Financing

Activities may be financed by the Authority under the tax increment financing provisions of the Act. Such tax incremental revenues may be used for a period not to exceed the statutory requirement, which is presently 25 years after the effective date of adoption of the Plan.

7.3.1 Special Fund

In accordance with the requirements of the law, the Authority shall establish a tax increment revenue fund for the deposit of all funds generated pursuant to the division of ad valorem property tax revenue described in this section.

7.3.2 Base Amount

For property tax, the base will be that portion of the taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the Tax Increment Area (TIA) last certified prior to the effective date of approval of the Plan (or future amendments).

For sales tax, the base will be that portion of municipal sales taxes collected within the boundaries of the Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan.

7.3.3 Increment Amount

The increment amount is that portion of property and sales taxes in excess of the base amount as defined under 7.3.2 above. In order to accomplish the goals of this Plan and the Act, by adoption of this Plan the City authorizes the use of tax increment financing for both property tax and sales tax. While the Plan anticipates that the primary source of revenue for eligible projects in the Area will be property tax increment, there may be the need to use municipal sales tax increment, as well. Therefore any sharing of sales tax increment will be on a project-by-project basis, and in accordance with an agreement to be entered into between the City and the Authority. In such instance, the Authority will prepare, in cooperation with the applicant, a financing plan outlining the proposed amounts and purposes for which the municipal sales tax increments are to be used. This financing plan will be submitted to the Golden City Council for consideration. Upon City Council approval, the municipal sales tax increment will be allocated and distributed in accordance with the financing plan as approved by City Council, and pursuant to the tax increment financing provisions of Section 31-25-107 (9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety. If there is any conflict between the Act and this Plan, the provisions of the Act shall control, and the language in the Plan will be automatically deemed to conform to the Act.

7.4 Other Financing Mechanisms / Structures

The Plan is designed to provide for the use of tax increment financing as one tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act. The Authority is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of the Plan to use the tools either independently or in various combinations. Given the obstacles associated with redevelopment, the Authority recognizes that it is imperative that solutions and

resources be put in place which are comprehensive, flexible and creative. Finally, Authority may contract with the City to administer various incentives.

7.0 Severability

If any portion of the Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

Central Neighborhoods
Urban Renewal Plan

City of Golden, CO

Appendix A:

Central Neighborhoods Area Conditions Survey

Central Neighborhoods
Conditions Survey

Golden, Colorado

Surveyed and Submitted November, 2012

Prepared for:

Golden Urban Renewal Authority (GURA)
Golden City Council

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Central Neighborhoods

Conditions Survey

City of Golden, Colorado

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Conditions Survey

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1.0 Introduction

The following report, the *Central Neighborhoods Conditions Survey* (the "Survey") was prepared for the Golden Urban Renewal Authority (GURA) and Golden City Council in November, 2012. The purpose of this work was to analyze conditions within a defined Survey Area (also referred to here as "the Survey Area") located within the City of Golden, Colorado and Jefferson County, Colorado, in order to determine whether factors contributing to blight are present and whether it is, therefore, eligible as an urban renewal plan area under the provisions of the Colorado Urban Renewal Law.

The Survey Area includes 26 parcels all located in the central portion of the City between Jackson Street that becomes South Golden Road and approximately East Street and 23rd Street and Scenic Court. (See **Figure 1**). Properties within the Survey Area are owned by 33 entities and / or individuals, nearly one-half of which reside in Golden and only one is located out-of-state. All property owners of record were notified that the Survey was being conducted in accordance with Colorado Revised Statute 31-25-107(b).

This *Central Neighborhoods Conditions Survey* represents a necessary step in the determination of blight and establishment of an urban renewal area with the intent of addressing the problems outlined herein. As such, it is also an important step in advancing community goals set out in the City's comprehensive planning documents specifically related to property investment and reinvestment, as well as increased tax revenues.

Establishment of an urban renewal plan area, after a declaration of blight, will allow the City of Golden, through its urban renewal authority, to use designated powers to assist

Figure 1: Survey Area Boundaries

in the mitigation of blighted conditions in the plan area and complete improvements to infrastructure within and adjacent to its boundaries.

2.0 Definition of Blight

A determination of blight is a cumulative conclusion based on the presence of several physical, environmental, and social factors defined by state law. In reality, blight is often attributable to a multiplicity of conditions, which, in combination, tend to contribute to the phenomenon of deterioration of an area. For purposes of this Survey, the definition of a blighted area is based upon the definition articulated in the Colorado Urban Renewal Law, as follows:

"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

(a) Slum, deteriorated, or deteriorating structures;
(b) Predominance of defective or inadequate street layout;
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
(d) Unsanitary or unsafe conditions;
(e) Deterioration of site or other improvements;
(f) Unusual topography or inadequate public improvements or utilities;
(g) Defective or unusual conditions of title rendering the title non-marketable;
(h) The existence of conditions that endanger life or property by fire or other causes;
(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
(j) Environmental contamination of buildings or property;
(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;
(l) If there is no objection of such property owner or owners and the tenant

or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

Source: Colorado Revised Statute 31-25-103(2).

While the conclusion of whether an area constitutes a legally "blighted area" is a determination left to municipal legislative bodies, this Survey provides detailed documentation of the aforementioned physical, environmental and social factors as they exist within the boundaries defined herein. Note: It is not legally necessary for *every* factor to be present in an area in order for it to be considered "blighted". In addition, a given factor need not be present on each and every parcel or building to be counted, but must be found somewhere in the area as a whole. In other words, the presence of one or more well-maintained, non-blighted buildings or parcels does not necessarily preclude a finding of blight for a larger area in which blighting factors are present elsewhere[1]. Rather, an area qualifies as blighted when *four* or more factors are present (or *five* factors, in cases where the use of eminent domain is anticipated). As explained in item (l) above, this threshold may be reduced to the presence of *one* blighting factor in cases where no property owners and tenants in the area object to inclusion in an urban renewal plan area. The total number of factors found in the subject Survey Area totaled ten conditions all of which are described in greater detail herein.

With this understanding, the *Central Neighborhoods Conditions Survey* presents an overview of factors within the Survey Area sufficient to make a determination of blight.

[1] While not clearly addressed in Colorado Urban Renewal law, this interpretation has been favored by the courts.

Section 5.0 (Summary of Findings) provides conclusions regarding the presence of qualifying conditions in the Survey Area; however, the Golden City Council will make a final determination as to whether the Survey Area constitutes a "blighted area" under Colorado Urban Renewal Law.

3.0 Study Methodology

RickerlCunningham personnel conducted field investigations in November of 2012 for the purpose of documenting conditions within the categories of blight shown on page 4. Pertinent Geographic Information Systems (GIS) data from the Jefferson County Assessor's Office and the City of Golden were also obtained and subsequently analyzed. Finally, discussions with City of Golden staff and GURA representatives were conducted and collectively the results of these efforts are discussed herein.

The 11 factors listed in the Urban Renewal Law (see Section 2.0 of this report) contain few specific details or quantitative benchmarks to guide the conditions survey process, RickerlCunningham has developed a checklist of more specific categories of blighting conditions within each statutory factor to aid in the identification and characterization of blight factors. This checklist has been used in more than 50 urban renewal conditions surveys for dozens of municipalities across Colorado, and the Southern and Western United States.

(a) Slum, deteriorated, or deteriorating structures

This factor is said to be present when the physical condition of structures in the area present specific life-safety concerns. Sub-categories include deterioration or absence of the following:

- Roof
- Walls fascia board and soffit
- Foundation
- Gutters and downspouts
- Exterior finish
- Windows and doors

- Stairways and fire escapes
- Mechanical equipment
- Loading areas
- Fences, walls and gates
- Other non-primary structures

(b) Predominance of defective or inadequate street layout

This factor is said to be present when the layout (or non-existence) of streets or roads creates problems for health, safety, welfare or sound development. Sub-categories include inadequate or elevated:

- Vehicular access
- Internal circulation
- Driveway definitions and curb cuts
- Parking layout
- Traffic accident history

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

This factor is said to be present when lot size or configuration inhibits or is likely to inhibit sound development. Sub-categories include inadequate or unsafe:

- Lot shape or layout
- Vehicular access - parcels with poor access are usually found to have both category (b) and (c) present
- Lot size

(d) Unsanitary or unsafe conditions

This factor is said to be present when safety hazards and conditions are likely to have adverse effects on the health or welfare of persons in the area due to problems with a lack of infrastructure. Sub-categories include the presence of:

- Poorly lit or unlit areas
- Cracked or uneven sidewalks
- Hazardous contaminants
- Poor drainage
- Floodplain or flood hazards
- Grading or steep slopes
- Unscreened trash or mechanical equipment
- Pedestrian safety issues
- High crime incidence
- Vagrants, vandalism and graffiti

(e) Deterioration of site or other improvements

This factor is related to factor (a), and said to be present when land and/or structures have been either damaged or neglected. Sub-categories include the presence of, deteriorating or lack of:

- Billboards
- Signage
- Poorly maintained properties, streets, and other public improvements
- Trash, debris and weeds
- Parking surfaces, curbs and gutters
- Landscaping

(f) Unusual topography or inadequate public improvements or utilities

This factor represents the combination of two formerly separate factors. To that end, it is said to be present when the topography is incompatible with development (hilly, sloped, etc.) or properties are lacking complete public infrastructure. Sub-categories include the presence of, deteriorating or lack of:

- Slopes or unusual terrain
- Street pavement

- Curb and gutter
- Street lighting
- Overhead utilities
- Sidewalks
- Roads or parking
- Water and sewer service
- Storm water quality and drainage improvements

(g) Defective or unusual conditions of title rendering the title non-marketable

This factor is said to be present when there are problems with the marketability of property titles, including unusual restrictions, unclear ownership, etc. Due to the expense of title searches, this blight factor is typically not examined unless developers or land owners provide documentation of known problematic title issues. (No sub-categories).

(h) The existence of conditions that endanger life or property by fire or other causes

This factor is said to be present when site and / or building maintenance or use issues exist that may threaten site users. This factor also includes potential threats from fire or other causes. Sub-categories include the presence of:

- Fire safety problems
- Hazardous contaminants
- High crime incidence
- Floodplain and flood hazards

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

This factor is said to be present when primary improvements, specifically those described in the context of factors (a) and (d) above, as well as property, poses a

danger to the extent that habitation and/or daily use is considered unsafe. Sub-categories include the presence or lack of:

- Hazardous contaminants
- Fire safety infrastructure
- Unsafe building facilities
- All of the factors listed under (h) above

(j) Environmental contamination of buildings or property

This factor is said to be present when there exist threats from chemical or biological contamination. Unlike category (i) above, this factor can be said to exist even when such contamination does not pose a direct health hazard, so long as it causes other problems (i.e. inhibits development). Sub-categories include the presence of:

- Hazardous contaminants

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This factor is said to be present when properties or their improvements are underutilized; or, there is a disproportionate amount of public service being provided. For instance, properties generating frequent calls for police, code enforcement or fire service and therefore, requiring more than their share of municipal services. Sub-categories include the presence of:

- High frequency of fire calls
- High crime incidence
- Building and site underutilization

4.0 Survey Area Facts

The overall Survey Area consists of 24 parcels of land which collectively consist of approximately 8.7 acres. As explained earlier, all of the properties in the Survey Area are located within the City boundaries between Jackson Street that becomes South Golden Road and approximately East Street and 23rd Street and Scenic Court and the majority are owned by interests located either within Golden or other Metro Area cities. As illustrated in **Figure 2**, all zoning within the Survey Area is C-1 Commercial. Permitted uses by right include the following:

(1) All uses permitted by right in the RC district, except residential dwellings are allowed only in a mixed-use building consisting of at least 25% non-residential uses.
(2) Places of amusement or recreation facilities provided that such use is carried out totally within a building.
(3) Establishments serving prepared food or beverages for immediate consumption.
(4) Banks.
(5) Bakeries.
(6) Veterinarian hospital, with no outdoor boarding facility or outdoor kennels.
(7) Retail fermented malt beverage and malt, vinous or spirituous liquor outlets.
(8) Neighborhood retail stores.
(9) Undertaking establishments.
(10) Hotels, motels.
(11) Hospitals.

5.0 Summary of Findings

The presence of blight that "*…substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare...*" [Colorado Revised Statute 31-25-103(2)] It is the conclusion of this Survey that, within the Survey Area described in this report, there are physical conditions sufficient to meet criteria established in the Act as "blighting factors." As described herein, there are 10 of 11 blight factors present including: a) slum, deteriorated or

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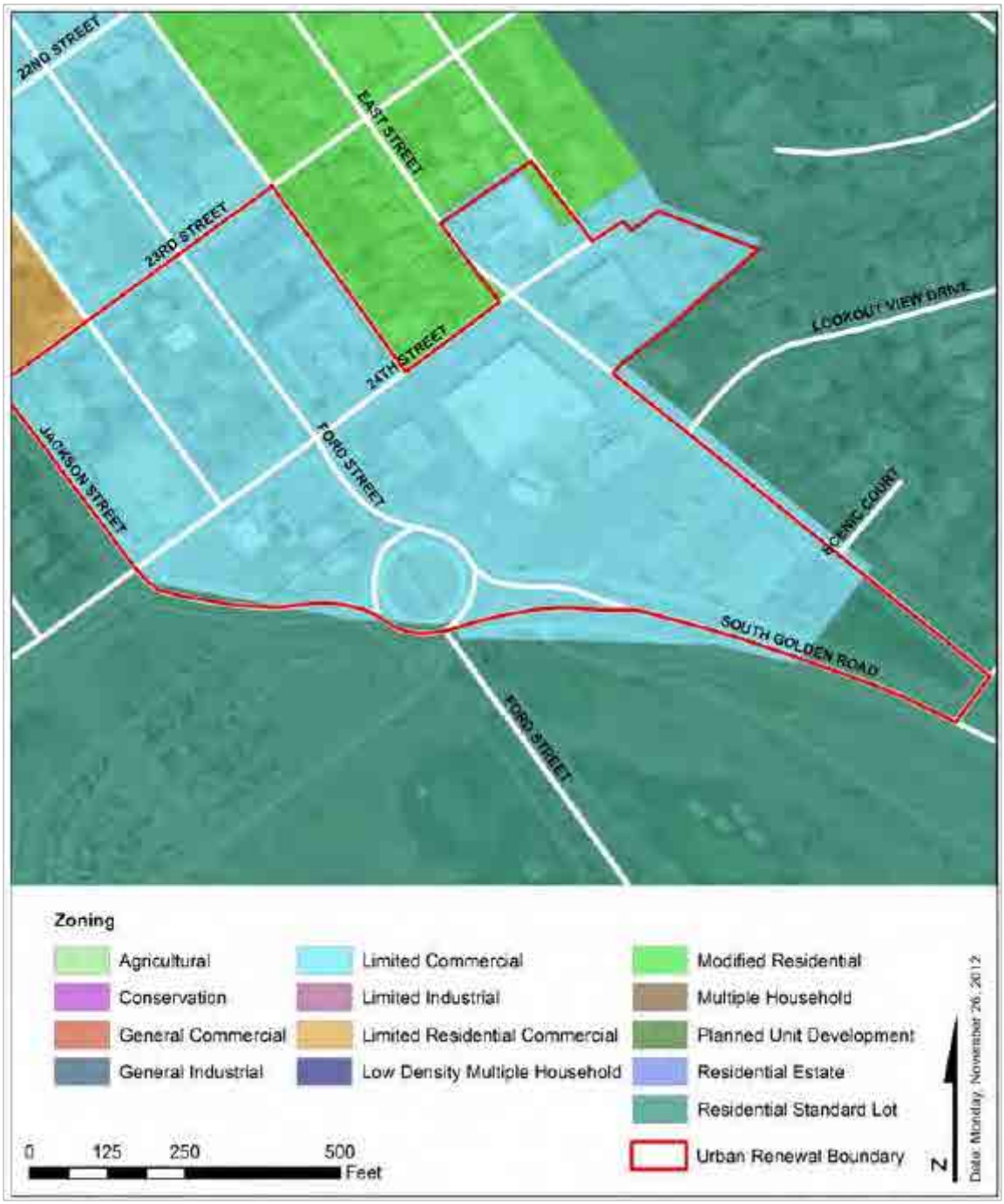
Figure 2: Survey Area Zoning



deteriorating structures; b) predominance of defective or inadequate street layout; c) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; d) unsanitary or unsafe conditions; e) deterioration of site or other improvements; f) unusual topography or inadequate public improvements or utilities; h) existence of conditions that endanger life or property by fire or other causes; i) buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities; j) environmental contamination of buildings or property; and, k.5) substantial physical underutilization or vacancy of sites, buildings, or other improvements.

(a) Slum, deteriorated, or deteriorating structures

The Survey Area hosts a number of both new and old commercial structures, with many of the later appearing to have met their useful life. While some have been rehabilitated, others remain in various stages of deterioration. Whereas no interior inspections of buildings were conducted (as per the terms of our assignment), deterioration is noted on the exterior of structures and through inspection of aerial maps. A select number of parcels had "out buildings" or secondary structures, many of which were dilapidated and in need of structural repair. Finally, mechanical equipment is visible on two properties and roof deterioration is obvious on three parcels.

The following sub-categories of factor (a) were found in the Survey Area:

- Roof
- Walls fascia board and soffit
- Gutters and downspouts
- Exterior finish
- Windows and doors
- Mechanical equipment
- Fences, walls and gates
- Other non-primary structures

(b) Predominance of defective or inadequate street layout

Predominance of defective or inadequate street layout can be considered present when existing roads are insufficient to meet the needs of improvements within the Area, or there is a lack of streets or the streets that are in place are deteriorating. Roadways and properties within the Area suffer from the latter two of these conditions – a lack of streets and inconsistencies with City standards. The former condition is most obvious between commercial buildings in the vicinity of East and 24th Streets particularly. With regard to roadway standards, the condition of roadways in the Area is discussed later under factor (f) unusual topography or inadequate public improvements. In terms of standards related to access and driveway definition, there are numerous examples of properties with ill-defined access points, largely because of a lack of adequate curbs and gutters.

Along with incomplete streets is a lack of lighting (internal), sidewalks and parking areas making some properties inaccessible and deficient in terms of improvements required for redevelopment. According to the City of Golden Comprehensive Plan and Central Neighborhoods Plan, the City and its citizens desire complete streets throughout the City. This condition exists in a limited and inconsistent manner within the Survey Area.

The following sub-categories of factor (b) were found in the Survey Area:

- Vehicular access
- Driveway definitions and curb cuts
- Parking layout

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Because inadequate street layouts often correspond with faulty lot layouts, many properties within the Survey Area that suffer from conditions associated with (b) predominance of defective or inadequate street layout also suffer from this blight factor for the reasons explained above. In addition and specifically related to lot adequacy and size, there are instances of lots without utility for site

redevelopment given their size or shape. These include Parcels 5, 7 and 8 that are long and narrow providing limited site utility depending on the placement of the improvement. Parcel 5 has more utility than 7 and 8 given its frontage along 24th Street, despite the fact that the existing improvement fronts on Ford Street. This condition is not unusual in built environments with a history of property divisions and assemblages.

The following sub-categories of factor (c) were found in the Survey Area:

- Lot shape or layout
- Vehicular access - parcels with poor access are usually found to have both category (b) and (c) present
- Lot size

(d) Unsanitary or unsafe conditions

Multiple factors contribute to unsafe conditions in the Survey Area. Among them are unscreened mechanical equipment, as explained under (a) above; and, a lack of obvious driveway definitions along with unsafe vehicular access and pedestrian movement, as explained under (b) and (c) above. Additionally, there is a hazardous waste site within the Survey Area as identified by the State of Colorado Department of Labor and Employment, Division of Oil and Public Safety. While the contamination, which is generally located within Parcel 6 on the site of a former Conoco gas station, has been continually remediated since 1989, a June, 2012 report by ATC Associates, reported that second quarter 2012 work activities would include:

- Collect quarterly ground water samples from monitoring wells MW-A, MW-B, MW-E, MW-I, MW-K2, MW-L and MW-N. Ground water samples will be analyzed by a laboratory for BTEX, TPH-g and MTBE.
- Measure depth to ground water at monitoring wells MW-C and MW-D.
- Submit a CAP Modification to address remaining petroleum impacts after prior chemical oxidation remediation and extend the ground water monitoring and reporting plans for the project.

- Discuss with the DCLE-OPS whether destroyed monitoring well MW-G should be replaced.

The full report by ATC is presented in Appendix D of this Survey.

According to the Federal Emergency Management Agency, Map Number 08059C0277 E, Panel 277 of 675, there is the presence of a 100-year flood zone that impacts all but two of the parcels within the Survey Area. (See **Figure 3** illustrating the location of the flood zone.)

Finally, Parcel 3 has particularly steep slopes along its eastern edge either limiting or increasing the cost of redevelopment of the property.

The following sub-categories of factor (d) were found in the Survey Area:

- Poorly lit or unlit areas
- Cracked or uneven sidewalks
- Hazardous contaminants
- Poor drainage
- Floodplain or flood hazards
- Grading or steep slopes
- Unscreened trash or mechanical equipment
- Pedestrian safety issues

(e) Deterioration of site or other improvements

Within private properties in the Area, there are numerous observable instances of parking surface deterioration, the presence of trash and weeds, aged and deteriorating signs and a lack of landscaping as per the City Development Code.

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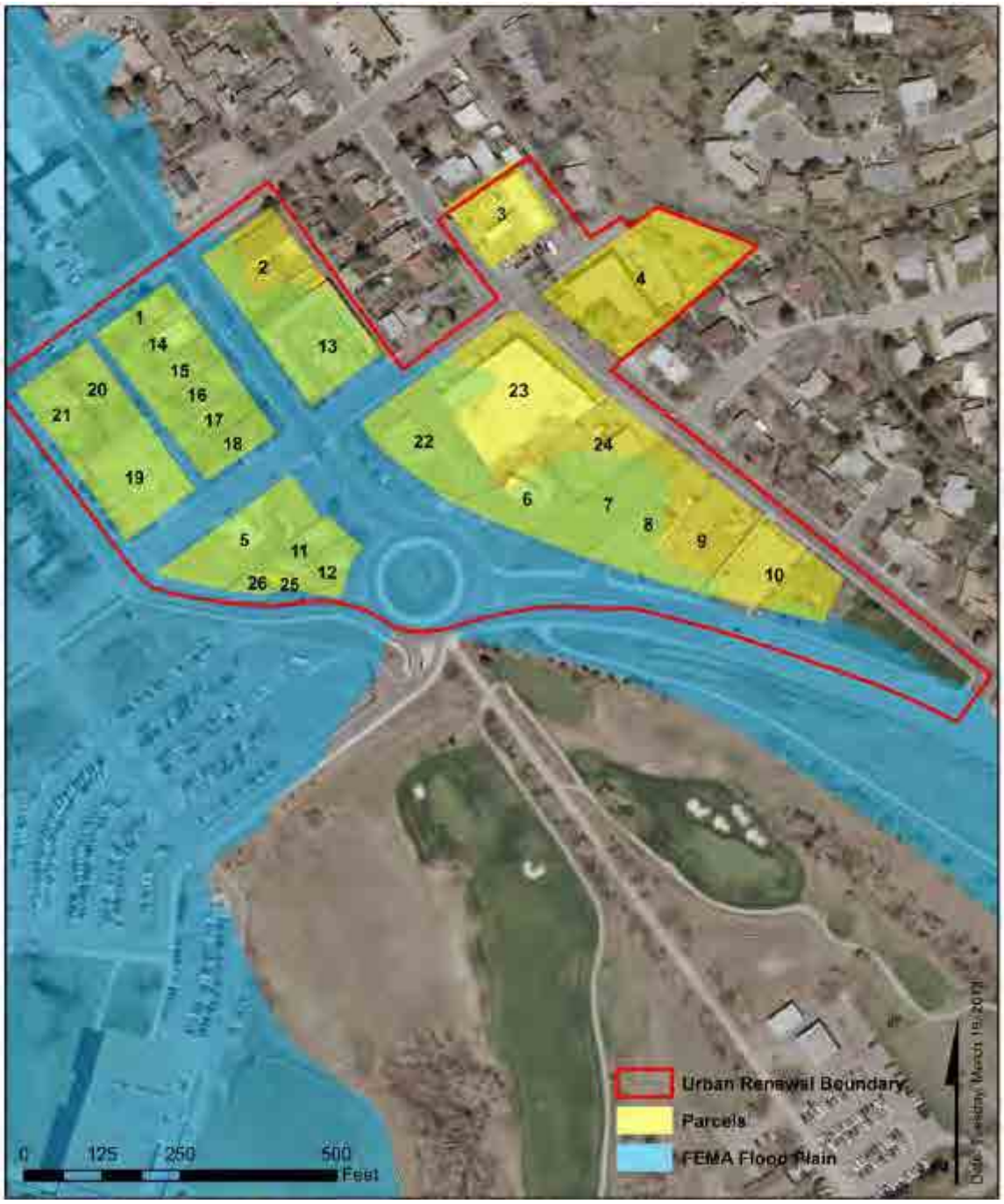
Figure 3: 100-Year Flood Zone



The following sub-categories of factor (e) were found in the Survey Area:

- Signage
- Poorly maintained properties, streets, and other public improvements
- Trash, debris and weeds
- Parking surfaces, curbs and gutters
- Landscaping

(f) Unusual topography or inadequate public improvements or utilities

As explained under (d) above, Parcel 3 maintains steep slopes along its eastern edge. Additionally, although properties within the Area are largely improved and located adjacent to primary and secondary City thoroughfares, the presence of sidewalks of an adequate size and condition is inconsistent. Several are either too narrow for appropriate capacity or too close to the adjacent rights-of-way, creating an unsafe environment for pedestrians and the lighting within them is insufficient. Also discussed above, a 100-year flood zone traverses nearly 100% of the properties in the Survey Area.

Overhead utilities are visible throughout the Survey Area, as are temporary storm water detention improvements. Public infrastructure which will require repair or replacement as part of any development program included water and sewer mains which are currently made of cast iron and clay, respectively, and which are nearing the end of their useful lives. According to City officials, in addition to utility infrastructure, several roads within the Survey Area have an Overall Condition Index (OCI) of below 75 percent. OCI, a measure of the overall serviceability provided by a pavement to the vehicle driver, has ratings which vary between zero (0) and one hundred (100), with 0 representing the poorest possible pavement, and 100 representing the best possible pavement. The American Society for Testing & Materials (ASTM) has adopted these rating criteria as a standard for determining the pavement condition of a roadway.

The following sub-categories of factor (f) were found in the Survey Area:

- Slopes or unusual terrain
- Curb and gutter
- Street lighting
- Overhead utilities
- Sidewalks
- Roads or parking
- Water and sewer service

(g) Defective or unusual conditions of title rendering the title non-marketable

No parcels within the Survey Area were found to have this factor present.

(h) The existence of conditions that endanger life or property by fire or other causes

This factor applies to concerns that threaten site users. Based on a report by representatives of the Golden Fire Department, due to the number of aging commercial structures in the Survey Area, there are numerous instances of buildings that do not have adequate fire protection infrastructure (sprinklers). In addition, as explained above and under (j) below, there is the presence of a hazardous waste site as reported by the State of Colorado and as discussed above, a 100-year flood traverses nearly all of the properties within the Area.

The following sub-categories of factor (h) were found in the Survey Area:

- Fire safety problems
- Hazardous contaminants
- Floodplain and flood hazards

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

Because deteriorating structures and a lack of safety or unhealthy conditions can be considered to endanger life or property, the Survey Area suffers from this blight factor for the reasons explained under (a) and (h) above.

The following sub-categories of factor (i) were found in the Survey Area:

- Hazardous contaminants
- Fire safety infrastructure
- Unsafe building facilities
- All of the factors listed under (h) above

(j) Environmental contamination of buildings or property

As explained under (d) above, there is one hazardous waste site identified by the State of Colorado within the Survey Area. For this reason, both of this parcel has been identified as having this factor present.

The following sub-category of factor (i) was found in the Survey Area:

- Hazardous contaminants

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

There is not "substantial physical underutilization and vacancy of sites, buildings, and other improvements" in the Survey Area, despite the age of existing structures. There are numerous examples of previously residential properties

being used for commercial use, as well as three multi-family projects; however, they all appear largely occupied. The only obvious vacancy is Parcel 7 which is an undeveloped tract of land.

The following sub-categories of factor (k.5) were found in the Survey Area:

- Building and site underutilization

6.0 Summary of Factors

Table 1 summarizes the findings across all surveyed parcels. As shown, 10 factors of the 11 total possible factors were found, to some extent, within the Survey Area. In this case, all 10 factors (as discussed earlier) are present to a degree that appears likely to have a significantly negative impact on safety, welfare and/or sound development.

Table 1
Central Neighborhoods Conditions Survey
Summary of Findings

Blight Qualifying Factor	Present Within Survey Area
(a)	**X**
(b)	**X**
(c)	**X**
(d)	**X**
(e)	**X**
(f)	**X**
(g)	
(h)	**X**
(i)	**X**
(j)	**X**
(k5)	**X**
Total Factors	**10**

Source: RickerICunningham.

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Appendix A: Survey Conditions (Factors) by Location

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(a) Slum, deteriorated, or deteriorating structures

(b) Predominance of defective or inadequate street layout

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

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(d) Unsanitary or unsafe conditions

Ricker | Cunningham

(e) Deterioration of site or other improvements

(f) Unusual topography or inadequate public improvements or utilities

Ricker | Cunningham

(g) Defective or unusual conditions of title rendering the title non-marketable

(h) The existence of conditions that endanger life or property by fire or other causes

(i) Buildings that are unsafe or unhealthy for persons to live or work in …

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(j) Environmental contamination of buildings or property

(k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

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Total Factors

Appendix B: Photo Inventory (Examples from the Survey Area)


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Appendix C: Field Inventory

Golden Central Neighborhoods Conditions Survey
FIELD INVENTORY
November 2012

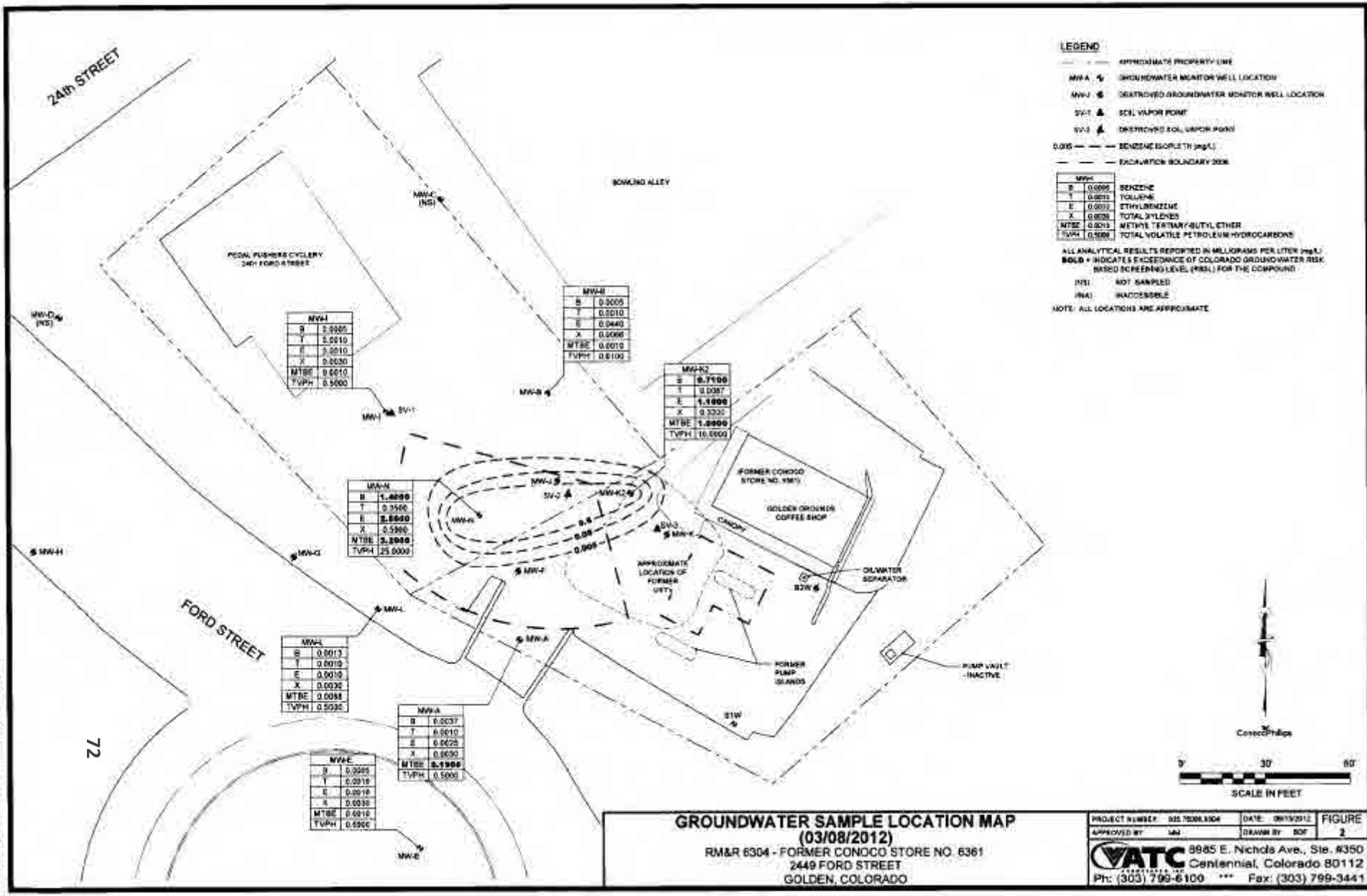
Map ID	a. Slum, Deteriorated or Deteriorating Structures											b. Faulty Street Layout					c. Faulty Lots		
	Roof	Walls, Fascia, Soffits	Foundation	Gutters/Downspouts	Exterior Finishes	Windows & Doors	Stairways/Fire Escapes	Mechanical Equipment	Loading Areas	Fences/Walls/Gates	Other Structures	Vehicular Access	Internal Circulation	Driveway Definition/Curbcuts	Parking Layout Substandard	Traffic Accident History	Faulty Lot Shape or Layout	Vehicular Access	Inadequate Lot Size
1					1					1	1								
2																			
3								1		1									
4		1				1				1				1	1			1	
5	1	1			1					1	1				1				
6												1		1	1				
7												1		1			1	1	
8																	1		
9														1					
10																			
11		1			1						1	1		1				1	
12		1			1						1	1		1				1	
13												1					1		1
14																			
15	1	1			1					1									
16	1	1			1					1									
17																			
18														1					
19																			
20																			
21																			
22				1							1	1		1	1			1	
23		1						1			1	1		1	1				
24		1		1							1	1		1	1				
25		1		1							1	1		1	1				
26		1			1						1	1		1				1	
	3	10	0	3	7	1	0	2	0	6	9	10	0	12	7	0	3	6	1

Map ID	d. Unsanitary or Unsafe Conditions										e. Deteriorating Site/Other Improvements						f. Unusual Topography or Inadequate Public Improvements								
	Poorly Lit or Unlit Areas	Cracked or Uneven Sidewalks	Hazardous Contaminants	Poor Drainage	Floodplain/Flood Hazard	Grading/Steep Slopes	Unscreened Trash/Mechanical	Pedestrian Safety Issues	High Crime Incidence	Vagrants/Vandalism/Graffiti	Presence of Billboards	Signage Problems	Neglect/Maintenance	Trash/Debris/Weeds	Parking Surface	Lack of Landscaping	Slopes or Unusual Terrain	Street Pavement	Curb & Gutter	Street Lighting	Overhead Utilities	Lack of Sidewalks/Parking	Substandard Road	Water/Sewer Service	Stormwater Quality
1	1				1		1	1					1							1	1	1		1	
2	1				1			1												1	1	1		1	
3		1				1	1							1			1		1	1	1		1	1	
4	1						1	1					1	1	1	1			1	1	1	1	1	1	
5	1				1		1	1					1	1	1	1				1	1			1	
6	1		1		1															1	1	1		1	
7	1				1			1											1	1	1	1		1	
8					1															1	1			1	
9	1			1	1		1	1				1		1							1	1		1	
10					1																1	1	1	1	
11	1	1			1		1	1					1	1		1			1	1	1	1		1	
12	1	1			1		1	1					1	1		1			1	1	1	1	1	1	
13		1		1	1			1												1	1	1		1	
14	1				1		1	1													1	1	1	1	
15	1				1		1						1								1	1	1	1	
16	1				1		1						1								1	1	1	1	
17	1				1		1	1												1	1	1	1	1	
18	1				1			1							1	1				1	1	1	1	1	
19	1				1		1	1					1	1						1	1			1	
20	1				1			1												1	1	1		1	
21	1				1			1												1	1	1		1	
22				1	1			1							1	1			1	1	1	1		1	
23	1	1	1	1	1		1	1						1	1	1			1	1	1	1		1	
24	1	1			1		1	1							1	1			1	1	1	1		1	
25	1	1			1		1	1							1	1			1	1	1	1		1	
26	1	1			1		1	1					1	1		1			1	1	1	1	1	1	
	21	8	2	4	24	1	16	20	0	0	0	1	9	9	7	10	1	0	10	21	26	22	10	26	0

Map ID	g. Defective/ Unusal Conditions of Title	h. Danger to Life, Property from Fire or Other				i. Unsafe - Unhealthy for Live - Work			j. Enviro. Contam- ination	k.5. High Service Requirements or Site Under- utilization		
	Defective Title	Fire Safety Problems	Hazardous Contaminants	High Crime Incidence	Floodplain	Hazardous Contaminants	Fire Safety Problems	Building/Facilities unsafe	Hazardous Contaminants	High Fire Dept. Call Volume	High Crime Incidence	Building / Site Underutilization
1					1							
2					1							
3		1					1	1				
4		1					1	1				
5		1			1		1	1				
6			1		1	1			1			
7					1							1
8					1							
9		1			1		1	1				
10		1			1		1	1				
11		1			1		1	1				
12		1			1		1	1				
13		1			1		1	1				
14		1			1		1	1				
15					1							
16					1							
17					1							
18					1							
19		1			1		1	1				
20		1			1		1	1				
21					1							
22					1							
23		1	1		1	1	1	1	1			
24		1			1		1	1				
25		1			1		1	1				
26		1			1		1	1				
	0	15	2	0	24	2	15	15	2	0	0	1

Source: Ricker | Cunningham.

Appendix D: ATC Environmental Report for 2449 Ford Street (a former Conoco Gas Station)



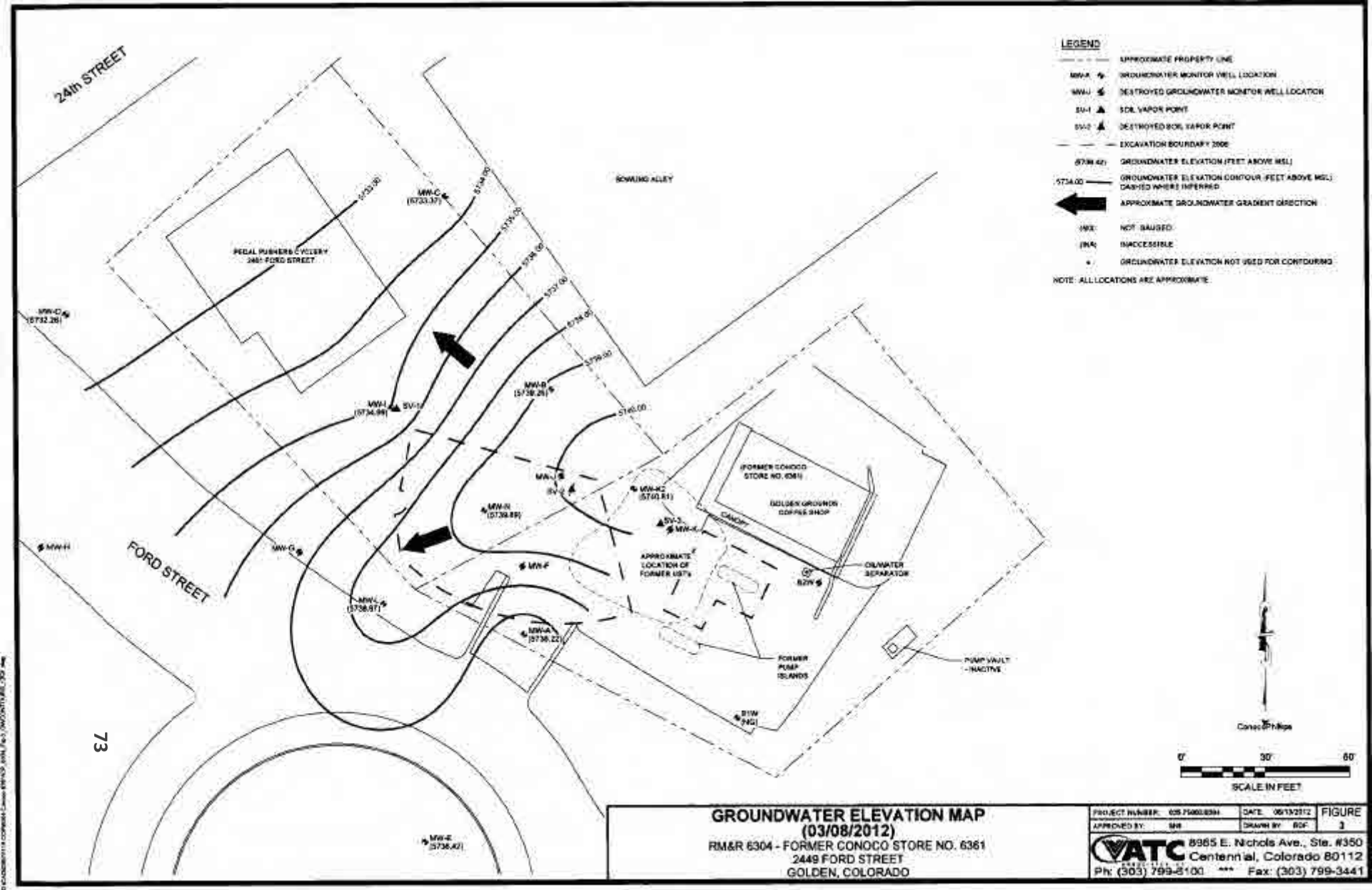
GROUNDWATER SAMPLE LOCATION MAP (03/08/2012)

RM&R 6304 - FORMER CONOCO STORE NO. 6361
2449 FORD STREET
GOLDEN, COLORADO

PROJECT NUMBER	935.75006.6304	DATE	06/13/2012
APPROVED BY	MM	DRAWN BY	BDF

FIGURE 2

VATC
8985 E. Nichols Ave., Ste. #350
Centennial, Colorado 80112
Ph: (303) 799-6100 *** Fax: (303) 799-3441

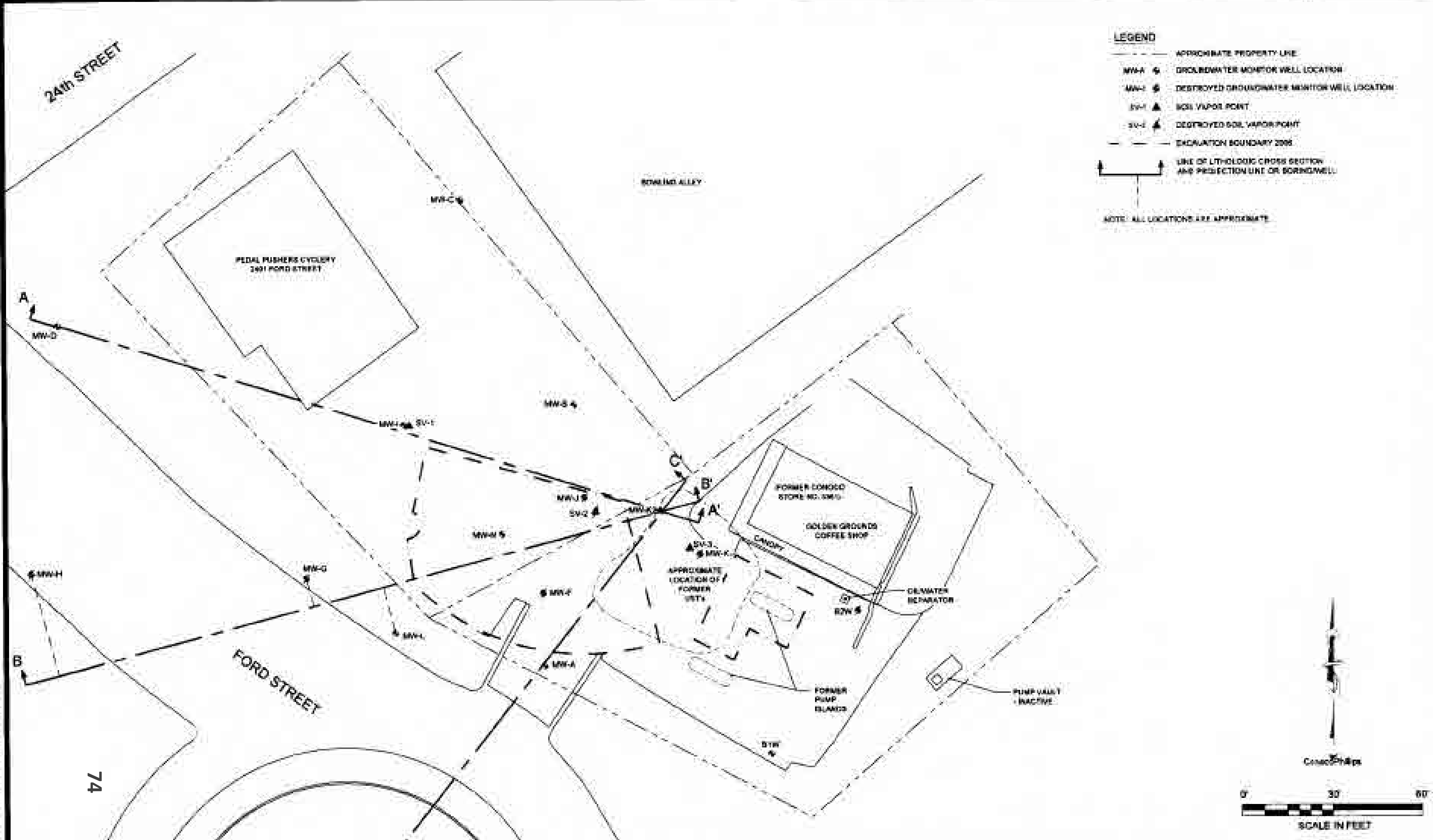


GROUNDWATER ELEVATION MAP (03/08/2012)

RM&R 6304 - FORMER CONOCO STORE NO. 6361
2449 FORD STREET
GOLDEN, COLORADO

PROJECT NUMBER: 025.75003.0304		DATE: 05/13/2012	FIGURE 3
APPROVED BY: SM		DRAWN BY: BDF	

VATC
8985 E. Nichols Ave., Ste. #350
Centennial, Colorado 80112
Ph: (303) 799-8100 *** Fax: (303) 799-3441

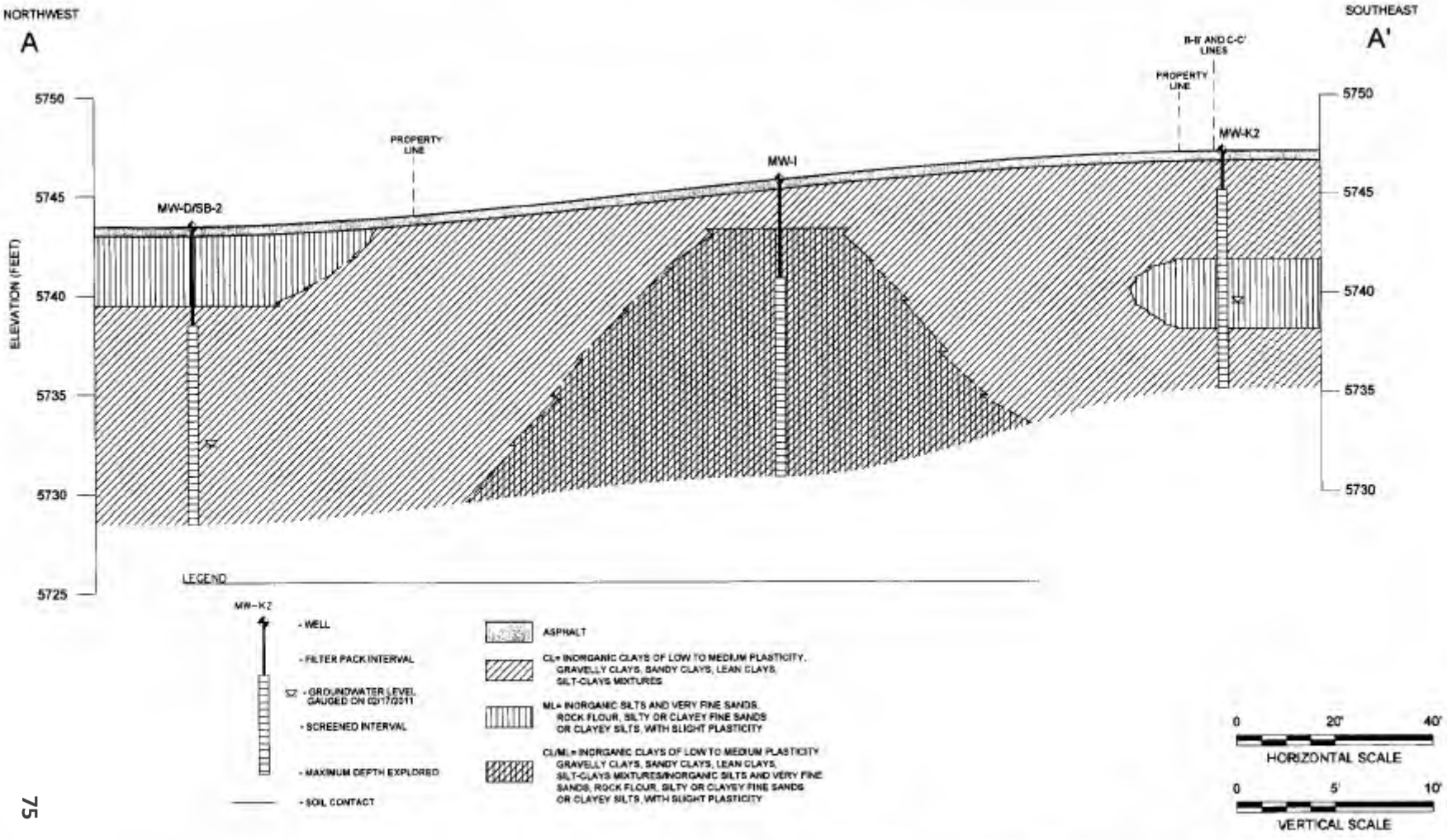


SITE MAP WITH GEOLOGIC CROSS-SECTION LINES A-A', B-B' AND C-C'

RM&R 6304 - FORMER CONOCO STORE NO. 6361
2449 FORD STREET
GOLDEN, COLORADO

PROJECT NUMBER	[illegible]	DATE	[illegible]	FIGURE
APPROVED BY	BW	DRAWN BY	BDF	4

ATC 8985 E. Nichols Ave., Ste. #350 Centennial, Colorado 80112
Ph: (303) 799-8100 *** Fax: (303) 799-3441



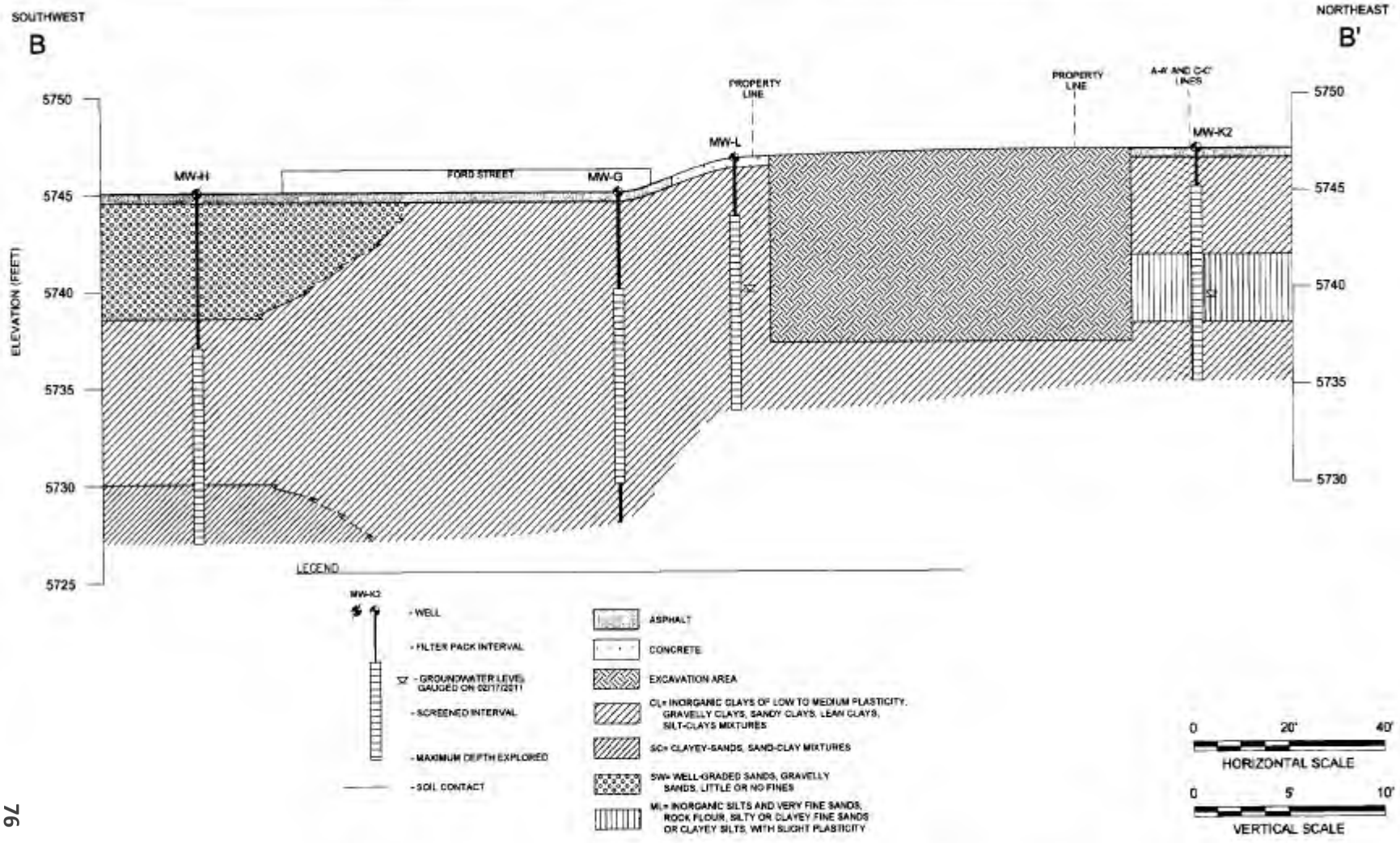
NOTE:
CROSS-SECTION IS BASED ON THE CROSS-SECTION DIAGRAM PROVIDED IN ANTEA'S GROUP MRR FOR EID 2967 DATED MARCH 31, 2011.

GEOLOGIC CROSS-SECTION A-A'

RM&R 6304 - FORMER CONOCO STORE NO. 6361
2449 FORD STREET
GOLDEN, COLORADO

PROJECT NUMBER: 025.75006.6304	DATE: 06/22/2011	FIGURE
APPROVED BY: SJN	DRAWN BY: BDF	4a

ATC ASSOCIATES INC.
8985 E. Nichols Ave., Ste. #350
Centennial, Colorado 80112
Ph: (303) 799-6100 *** Fax: (303) 799-3441



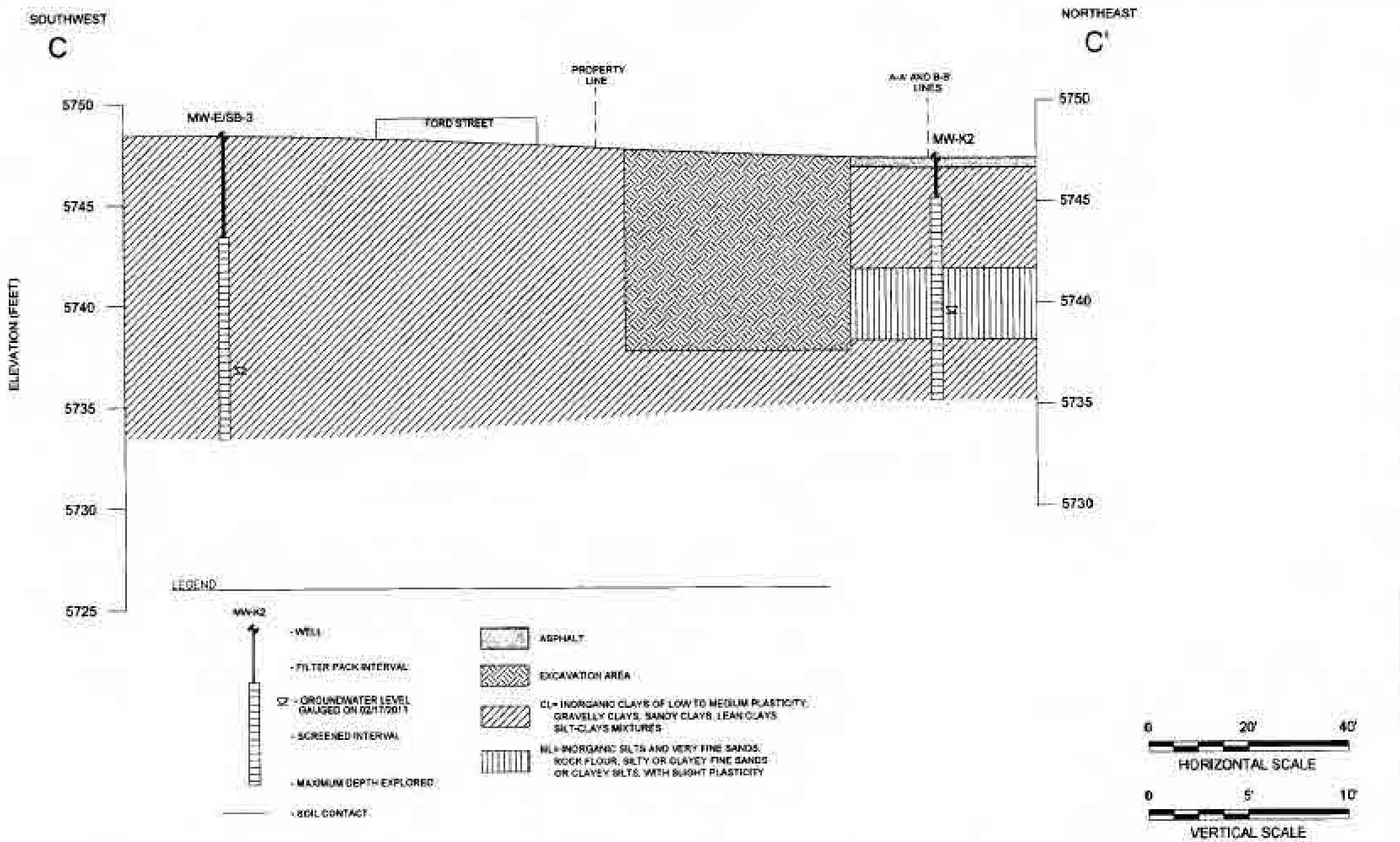
NOTE:
CROSS-SECTION IS BASED ON THE CROSS-SECTION DIAGRAM PROVIDED IN ANTEA'S GROUP MRR FOR EID 2967 DATED MARCH 31, 2011.

GEOLOGIC CROSS-SECTION B-B'

RM&R 6304 - FORMER CONOCO STORE NO. 6361
2449 FORD STREET
GOLDEN, COLORADO

PROJECT NUMBER: 035.75000.6304	DATE: 06/22/2011	FIGURE
APPROVED BY: SW	DRAWN BY: SOF	4b

VATC
8985 E. Nichols Ave., Ste. #350
Centennial, Colorado 80112
Ph: (303) 799-6100 *** Fax: (303) 799-3441



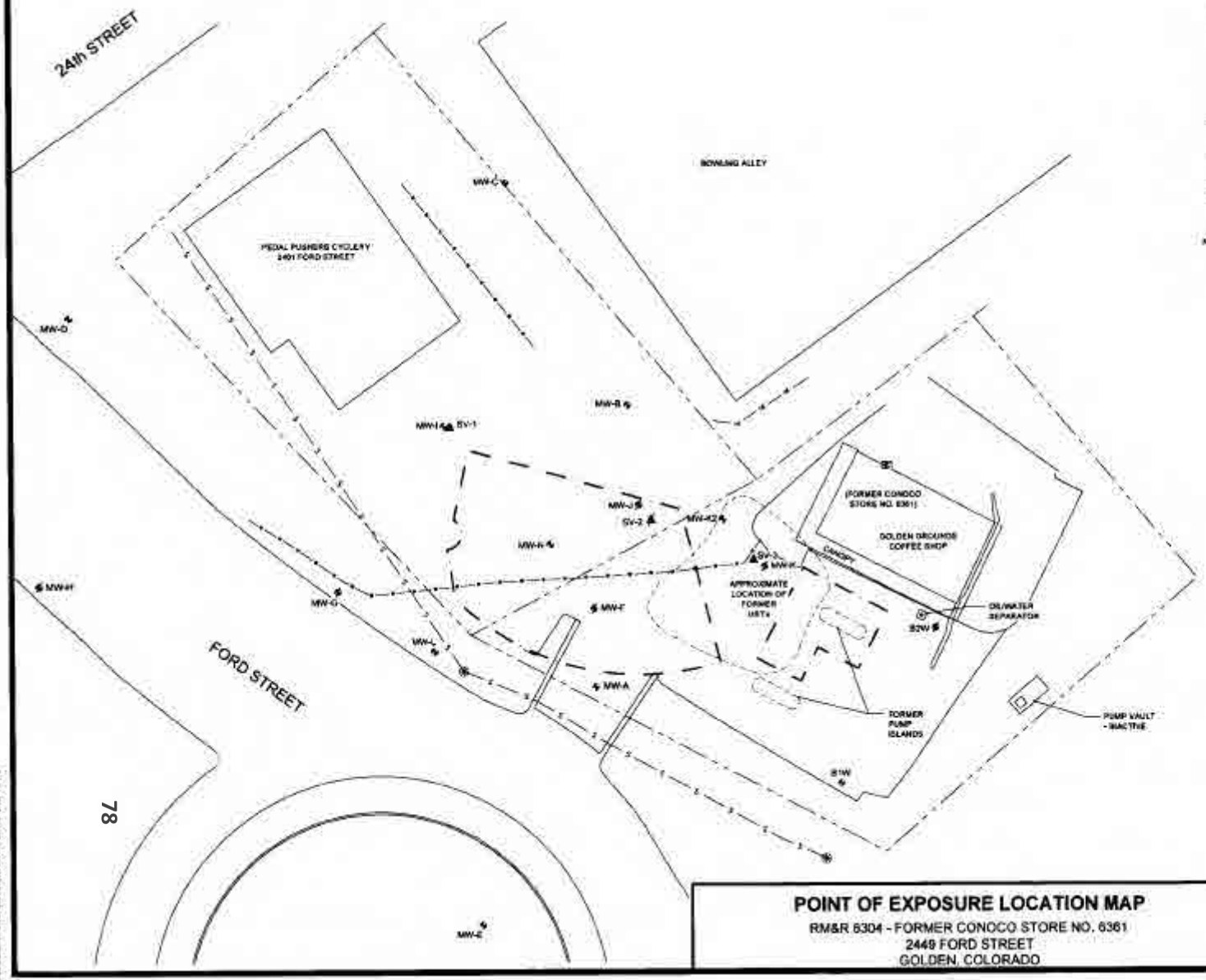
NOTE:
CROSS-SECTION IS BASED ON THE CROSS-SECTION DIAGRAM PROVIDED IN ANTEA'S GROUP MRR FOR EID 2967 DATED MARCH 31, 2011.

GEOLOGIC CROSS-SECTION C-C'

RM&R 6304 - FORMER CONOCO STORE NO. 6361
2449 FORD STREET
GOLDEN, COLORADO

PROJECT NUMBER	20L75008.6304	DATE: 08/02/2011		FIGURE
APPROVED BY:	BR	DRAWN BY:	EDF	4c

ATC
6985 E. Nichols Ave., Ste. #350
Centennial, Colorado 80112
Ph: (303) 799-6100 *** Fax: (303) 799-3441



LEGEND

- APPROXIMATE PROPERTY LINE
- MW-A — GROUNDWATER MONITOR WELL LOCATION
- MW-I — DESTROYED GROUNDWATER MONITOR WELL LOCATION
- SV-1 — SOIL VAPOR POINT
- SV-2 — DESTROYED SOIL VAPOR POINT
- APPROXIMATE PROPERTY LINE
- WATER LINE
- SEWER
- GAS LINE
- UNDERGROUND ELECTRIC
- ELECTRICITY METER
- GAS METER
- SANITARY SEWER MANHOLE

NOTE: ALL LOCATIONS ARE APPROXIMATE

ConocoPhillips

0' 30' 60'

SCALE IN FEET

POINT OF EXPOSURE LOCATION MAP

RM&R 6304 - FORMER CONOCO STORE NO. 6361
2449 FORD STREET
GOLDEN, COLORADO

PROJECT NUMBER:	036.75000.6304	DATE:	02/02/2012
APPROVED BY:	RW	DRAWN BY:	BDT

FIGURE 6

ATC ASSOCIATES INC.
6985 E. Nichols Ave., Ste. #350
Centennial, Colorado 80112
Ph: (303) 799-6100 *** Fax: (303) 799-3441

Pace Analytical Services, Inc.
9608 Loiret Blvd.
Lenexa, KS 66219
(913)599-5665

March 21, 2012

Lonnie Dent
ATC Associates Inc.
8985 E. Nichols Ave
Centennial, CO 80112

RE: Project: CONOCO 6361
Pace Project No.: 60116925

Dear Lonnie Dent:
Enclosed are the analytical results for sample(s) received by the laboratory on March 09, 2012. The results relate only to the samples included in this report. Results reported herein conform to the most current TNI standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Heather Wilson

heather.wilson@pacelabs.com
Project Manager

Enclosures

Pace Analytical Services, Inc.
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Lenexa, KS 66219
(913)599-5665

CERTIFICATIONS

Project: CONOCO 6361
Pace Project No.: 60116925

Kansas Certification IDs
9608 Loiret Boulevard, Lenexa, KS 66219
A2LA Certification #: 2456.01
Arkansas Certification #: 05-008-0
Illinois Certification #: 001191
Iowa Certification #: 118
Kansas/NELAP Certification #: E-10116
Louisiana Certification #: 03055
Nevada Certification #: KS000212008A
Oklahoma Certification #: 9205/9935
Texas Certification #: T104704407-08-TX
Utah Certification #: 9135995665

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
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(913)599-5665

SAMPLE SUMMARY

Project: CONOCO 6361
Pace Project No.: 60116925

Lab ID	Sample ID	Matrix	Date Collected	Date Received
60116925001	MW-A	Water	03/08/12 10:00	03/09/12 09:15
60116925002	MW-B	Water	03/08/12 10:30	03/09/12 09:15
60116925003	MW-I	Water	03/08/12 11:00	03/09/12 09:15
60116925004	MW-K2	Water	03/08/12 12:00	03/09/12 09:15
60116925005	MW-L	Water	03/08/12 12:30	03/09/12 09:15
60116925006	MW-N	Water	03/08/12 11:30	03/09/12 09:15
60116925007	MW-E	Water	03/08/12 09:30	03/09/12 09:15

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SAMPLE ANALYTE COUNT

Project: CONOCO 6361
Pace Project No.: 60116925

Lab ID	Sample ID	Method	Analysts	Analytes Reported
60116925001	MW-A	EPA 8260	JPF	10
60116925002	MW-B	EPA 8260	JPF	10
60116925003	MW-I	EPA 8260	JPF	10
60116925004	MW-K2	EPA 8260	JDM, JPF	10
60116925005	MW-L	EPA 8260	JDM	10
60116925006	MW-N	EPA 8260	JPF	10
60116925007	MW-E	EPA 8260	JPF	10

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: CONOCO 6361
Pace Project No.: 60116925

Method: EPA 8260
Description: 8260 MSV GRO and Oxygenates
Client: ATC Colorado_COP
Date: March 21, 2012

General Information:
7 samples were analyzed for EPA 8260. All samples were received in acceptable condition with any exceptions noted below.

Hold Time:
The samples were analyzed within the method required hold times with any exceptions noted below.

Initial Calibrations (Including MS Tune as applicable):
All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:
All criteria were within method requirements with any exceptions noted below.

Internal Standards:
All internal standards were within QC limits with any exceptions noted below.

Surrogates:
All surrogates were within QC limits with any exceptions noted below.

Method Blank:
All analytes were below the report limit in the method blank with any exceptions noted below.

Laboratory Control Spike:
All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:
All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

QC Batch: MSV/44255

A matrix spike/matrix spike duplicate was not performed due to insufficient sample volume.

QC Batch: MSV/44284

A matrix spike/matrix spike duplicate was not performed due to insufficient sample volume.

QC Batch: MSV/44359

A matrix spike and matrix spike duplicate (MS/MSD) were performed on the following sample(s): 60117135004,60117603006

M1: Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

- MS (Lab ID: 968452)
  - Benzene
  - Ethylbenzene

Duplicate Sample:
All duplicate sample results were within method acceptance criteria with any exceptions noted below.

Additional Comments:

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PROJECT NARRATIVE

Project: CONOCO 6361
Pace Project No.: 60116925

Method: **EPA 8260**
Description: 8260 MSV GRO and Oxygenates
Client: ATC Colorado_COP
Date: March 21, 2012

This data package has been reviewed for quality and completeness and is approved for release.

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ANALYTICAL RESULTS

Project: CONOCO 6361
Pace Project No.: 60116925

Sample: MW-A **Lab ID: 60116925001** Collected: 03/08/12 10:00 Received: 03/09/12 09:15 Matrix: Water

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV GRO and Oxygenates	Analytical Method: EPA 8260							
Benzene	**0.0037**	mg/L	0.00050	1		03/16/12 23:55	71-43-2	
Toluene	ND	mg/L	0.0010	1		03/16/12 23:55	108-88-3	
Ethylbenzene	**0.0025**	mg/L	0.0010	1		03/16/12 23:55	100-41-4	
Xylene (Total)	ND	mg/L	0.0030	1		03/16/12 23:55	1330-20-7	
Methyl-tert-butyl ether	**0.19**	mg/L	0.0050	5		03/16/12 05:28	1634-04-4	
TPH-GRO	ND	mg/L	0.50	1		03/16/12 23:55		
Surrogates								
Toluene-d8 (S)	103	%	90-110	1		03/16/12 23:55	2037-26-5	
4-Bromofluorobenzene (S)	101	%	87-113	1		03/16/12 23:55	460-00-4	
1,2-Dichloroethane-d4 (S)	99	%	82-119	1		03/16/12 23:55	17060-07-0	
Preservation pH	**1.0**		0.10	1		03/16/12 23:55		

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ANALYTICAL RESULTS

Project: CONOCO 6361
Pace Project No.: 60116925

Sample: MW-B **Lab ID: 60116925002** Collected: 03/08/12 10:30 Received: 03/09/12 09:15 Matrix: Water

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV GRO and Oxygenates	Analytical Method: EPA 8260							
Benzene	ND	mg/L	0.00050	1		03/16/12 05:46	71-43-2	
Toluene	ND	mg/L	0.0010	1		03/16/12 05:46	108-88-3	
Ethylbenzene	**0.044**	mg/L	0.0010	1		03/16/12 05:46	100-41-4	
Xylene (Total)	**0.0066**	mg/L	0.0030	1		03/16/12 05:46	1330-20-7	
Methyl-tert-butyl ether	ND	mg/L	0.0010	1		03/16/12 05:46	1634-04-4	
TPH-GRO	**0.61**	mg/L	0.50	1		03/16/12 05:46		
Surrogates								
Toluene-d8 (S)	103	%	90-110	1		03/16/12 05:46	2037-26-5	
4-Bromofluorobenzene (S)	97	%	87-113	1		03/16/12 05:46	460-00-4	
1,2-Dichloroethane-d4 (S)	89	%	82-119	1		03/16/12 05:46	17060-07-0	
Preservation pH	**1.0**		0.10	1		03/16/12 05:46		

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ANALYTICAL RESULTS

Project: CONOCO 6361
Pace Project No.: 60116925

Sample: MW-I **Lab ID: 60116925003** Collected: 03/08/12 11:00 Received: 03/09/12 09:15 Matrix: Water

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV GRO and Oxygenates	Analytical Method: EPA 8260							
Benzene	ND	mg/L	0.00050	1		03/16/12 06:03	71-43-2	
Toluene	ND	mg/L	0.0010	1		03/16/12 06:03	108-88-3	
Ethylbenzene	ND	mg/L	0.0010	1		03/16/12 06:03	100-41-4	
Xylene (Total)	ND	mg/L	0.0030	1		03/16/12 06:03	1330-20-7	
Methyl-tert-butyl ether	ND	mg/L	0.0010	1		03/16/12 06:03	1634-04-4	
TPH-GRO	ND	mg/L	0.50	1		03/16/12 06:03		
Surrogates								
Toluene-d8 (S)	95	%	90-110	1		03/16/12 06:03	2037-26-5	
4-Bromofluorobenzene (S)	99	%	87-113	1		03/16/12 06:03	460-00-4	
1,2-Dichloroethane-d4 (S)	89	%	82-119	1		03/16/12 06:03	17060-07-0	
Preservation pH	**1.0**		0.10	1		03/16/12 06:03		

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ANALYTICAL RESULTS

Project: CONOCO 6361
Pace Project No.: 60116925

Sample: MW-K2 **Lab ID: 60116925004** Collected: 03/08/12 12:00 Received: 03/09/12 09:15 Matrix: Water

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV GRO and Oxygenates	Analytical Method: EPA 8260							
Benzene	**0.71**	mg/L	0.010	20		03/20/12 22:33	71-43-2	
Toluene	**0.0087**	mg/L	0.0010	1		03/17/12 00:13	108-88-3	
Ethylbenzene	**1.1**	mg/L	0.020	20		03/20/12 22:33	100-41-4	
Xylene (Total)	**0.32**	mg/L	0.0030	1		03/17/12 00:13	1330-20-7	
Methyl-tert-butyl ether	**1.0**	mg/L	0.020	20		03/20/12 22:33	1634-04-4	
TPH-GRO	ND	mg/L	10.0	20		03/20/12 22:33		
Surrogates								
Toluene-d8 (S)	100	%	90-110	1		03/17/12 00:13	2037-26-5	
4-Bromofluorobenzene (S)	103	%	87-113	1		03/17/12 00:13	460-00-4	
1,2-Dichloroethane-d4 (S)	97	%	82-119	1		03/17/12 00:13	17060-07-0	
Preservation pH	**1.0**		0.10	1		03/17/12 00:13		

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ANALYTICAL RESULTS

Project: CONOCO 6361
Pace Project No.: 60116925

Sample: MW-L **Lab ID: 60116925005** Collected: 03/08/12 12:30 Received: 03/09/12 09:15 Matrix: Water

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV GRO and Oxygenates	Analytical Method: EPA 8260							
Benzene	**0.0013**	mg/L	0.00050	1		03/20/12 22:49	71-43-2	
Toluene	ND	mg/L	0.0010	1		03/20/12 22:49	108-88-3	
Ethylbenzene	ND	mg/L	0.0010	1		03/20/12 22:49	100-41-4	
Xylene (Total)	ND	mg/L	0.0030	1		03/20/12 22:49	1330-20-7	
Methyl-tert-butyl ether	**0.0088**	mg/L	0.0010	1		03/20/12 22:49	1634-04-4	
TPH-GRO	ND	mg/L	0.50	1		03/20/12 22:49		
Surrogates								
Toluene-d8 (S)	100	%	90-110	1		03/20/12 22:49	2037-26-5	
4-Bromofluorobenzene (S)	95	%	87-113	1		03/20/12 22:49	460-00-4	
1,2-Dichloroethane-d4 (S)	90	%	82-119	1		03/20/12 22:49	17060-07-0	
Preservation pH	**1.0**		0.10	1		03/20/12 22:49		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: CONOCO 6361
Pace Project No.: 60116925

Sample: MW-N **Lab ID: 60116925006** Collected: 03/08/12 11:30 Received: 03/09/12 09:15 Matrix: Water

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV GRO and Oxygenates	Analytical Method: EPA 8260							
Benzene	**1.4**	mg/L	0.025	50		03/16/12 06:54	71-43-2	
Toluene	ND	mg/L	0.050	50		03/16/12 06:54	108-88-3	
Ethylbenzene	**2.5**	mg/L	0.050	50		03/16/12 06:54	100-41-4	
Xylene (Total)	**0.59**	mg/L	0.15	50		03/16/12 06:54	1330-20-7	
Methyl-tert-butyl ether	**3.2**	mg/L	0.050	50		03/16/12 06:54	1634-04-4	
TPH-GRO	ND	mg/L	25.0	50		03/16/12 06:54		
Surrogates								
Toluene-d8 (S)	98	%	90-110	50		03/16/12 06:54	2037-26-5	
4-Bromofluorobenzene (S)	98	%	87-113	50		03/16/12 06:54	460-00-4	
1,2-Dichloroethane-d4 (S)	90	%	82-119	50		03/16/12 06:54	17060-07-0	
Preservation pH	**1.0**		0.10	50		03/16/12 06:54		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: CONOCO 6361
Pace Project No.: 60116925

Sample: MW-E **Lab ID: 60116925007** Collected: 03/08/12 09:30 Received: 03/09/12 09:15 Matrix: Water

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8260 MSV GRO and Oxygenates	Analytical Method: EPA 8260							
Benzene	ND	mg/L	0.00050	1		03/16/12 07:11	71-43-2	
Toluene	ND	mg/L	0.0010	1		03/16/12 07:11	108-88-3	
Ethylbenzene	ND	mg/L	0.0010	1		03/16/12 07:11	100-41-4	
Xylene (Total)	ND	mg/L	0.0030	1		03/16/12 07:11	1330-20-7	
Methyl-tert-butyl ether	ND	mg/L	0.0010	1		03/16/12 07:11	1634-04-4	
TPH-GRO	ND	mg/L	0.50	1		03/16/12 07:11		
Surrogates								
Toluene-d8 (S)	95	%	90-110	1		03/16/12 07:11	2037-26-5	
4-Bromofluorobenzene (S)	102	%	87-113	1		03/16/12 07:11	460-00-4	
1,2-Dichloroethane-d4 (S)	91	%	82-119	1		03/16/12 07:11	17060-07-0	
Preservation pH	**1.0**		0.10	1		03/16/12 07:11		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: CONOCO 6361
Pace Project No.: 60116925

QC Batch: MSV/44255 Analysis Method: EPA 8260
QC Batch Method: EPA 8260 Analysis Description: 8260 MSV MO GRO Oxygenates
Associated Lab Samples: 60116925001, 60116925002, 60116925003, 60116925006, 60116925007

METHOD BLANK: 965832 Matrix: Water
Associated Lab Samples: 60116925001, 60116925002, 60116925003, 60116925006, 60116925007

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Benzene	mg/L	ND	0.00050	03/16/12 04:54	
Ethylbenzene	mg/L	ND	0.0010	03/16/12 04:54	
Methyl-tert-butyl ether	mg/L	ND	0.0010	03/16/12 04:54	
Toluene	mg/L	ND	0.0010	03/16/12 04:54	
TPH-GRO	mg/L	ND	0.50	03/16/12 04:54	
Xylene (Total)	mg/L	ND	0.0030	03/16/12 04:54	
1,2-Dichloroethane-d4 (S)	%	92	82-119	03/16/12 04:54	
4-Bromofluorobenzene (S)	%	98	87-113	03/16/12 04:54	
Toluene-d8 (S)	%	103	90-110	03/16/12 04:54	

LABORATORY CONTROL SAMPLE: 965833

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Benzene	mg/L	.02	0.019	94	82-117	
Ethylbenzene	mg/L	.02	0.020	101	79-121	
Methyl-tert-butyl ether	mg/L	.02	0.020	98	78-119	
Toluene	mg/L	.02	0.019	95	80-120	
TPH-GRO	mg/L	4	4.1	103	58-133	
Xylene (Total)	mg/L	.06	0.061	102	79-120	
1,2-Dichloroethane-d4 (S)	%			92	82-119	
4-Bromofluorobenzene (S)	%			100	87-113	
Toluene-d8 (S)	%			103	90-110	

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QUALITY CONTROL DATA

Project: CONOCO 6361
Pace Project No.: 60116925

QC Batch: MSV/44284
QC Batch Method: EPA 8260
Analysis Method: EPA 8260
Analysis Description: 8260 MSV MO GRO Oxygenates
Associated Lab Samples: 60116925001, 60116925004

METHOD BLANK: 966749 Matrix: Water
Associated Lab Samples: 60116925001, 60116925004

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Benzene	mg/L	ND	0.00050	03/16/12 22:25	
Ethylbenzene	mg/L	ND	0.0010	03/16/12 22:25	
Toluene	mg/L	ND	0.0010	03/16/12 22:25	
TPH-GRO	mg/L	ND	0.50	03/16/12 22:25	
Xylene (Total)	mg/L	ND	0.0030	03/16/12 22:25	
1,2-Dichloroethane-d4 (S)	%	98	82-119	03/16/12 22:25	
4-Bromofluorobenzene (S)	%	99	87-113	03/16/12 22:25	
Toluene-d8 (S)	%	100	90-110	03/16/12 22:25	

LABORATORY CONTROL SAMPLE: 966750

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Benzene	mg/L	.02	0.019	93	82-117	
Ethylbenzene	mg/L	.02	0.021	104	79-121	
Toluene	mg/L	.02	0.020	101	80-120	
TPH-GRO	mg/L	4	4.1	103	58-133	
Xylene (Total)	mg/L	.06	0.064	107	79-120	
1,2-Dichloroethane-d4 (S)	%			95	82-119	
4-Bromofluorobenzene (S)	%			101	87-113	
Toluene-d8 (S)	%			102	90-110	

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QUALITY CONTROL DATA

Project: CONOCO 6361
Pace Project No.: 60116925

QC Batch: MSV/44359
QC Batch Method: EPA 8260
Analysis Method: EPA 8260
Analysis Description: 8260 MSV MO GRO Oxygenates
Associated Lab Samples: 60116925004, 60116925005

METHOD BLANK: 968448 Matrix: Water
Associated Lab Samples: 60116925004, 60116925005

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Benzene	mg/L	ND	0.00050	03/20/12 22:17	
Ethylbenzene	mg/L	ND	0.0010	03/20/12 22:17	
Methyl-tert-butyl ether	mg/L	ND	0.0010	03/20/12 22:17	
Toluene	mg/L	ND	0.0010	03/20/12 22:17	
TPH-GRO	mg/L	ND	0.50	03/20/12 22:17	
Xylene (Total)	mg/L	ND	0.0030	03/20/12 22:17	
1,2-Dichloroethane-d4 (S)	%	91	82-119	03/20/12 22:17	
4-Bromofluorobenzene (S)	%	96	87-113	03/20/12 22:17	
Toluene-d8 (S)	%	100	90-110	03/20/12 22:17	

LABORATORY CONTROL SAMPLE: 968449

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Benzene	mg/L	.02	0.020	98	82-117	
Ethylbenzene	mg/L	.02	0.020	99	79-121	
Methyl-tert-butyl ether	mg/L	.02	0.019	95	78-119	
Toluene	mg/L	.02	0.020	99	80-120	
TPH-GRO	mg/L	4	4.5	113	58-133	
Xylene (Total)	mg/L	.06	0.059	98	79-120	
1,2-Dichloroethane-d4 (S)	%			89	82-119	
4-Bromofluorobenzene (S)	%			94	87-113	
Toluene-d8 (S)	%			100	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 968450 968451

Parameter	Units	60117135004 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Benzene	mg/L	ND	.02	.02	0.020	0.021	100	104	58-139	3	21	
Ethylbenzene	mg/L	ND	.02	.02	0.020	0.021	101	106	56-138	5	19	
Methyl-tert-butyl ether	mg/L	ND	.02	.02	0.019	0.019	94	93	35-140	1	20	
Toluene	mg/L	ND	.02	.02	0.021	0.021	102	105	59-140	3	19	
Xylene (Total)	mg/L	ND	.06	.06	0.059	0.061	98	101	52-146	3	19	
1,2-Dichloroethane-d4 (S)	%						90	88	82-119			
4-Bromofluorobenzene (S)	%						94	96	87-113			
Toluene-d8 (S)	%						100	100	90-110			
Preservation pH		1.0			1.0	1.0				0		

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
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QUALITY CONTROL DATA

Project: CONOCO 6361
Pace Project No.: 60116925

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 968452 968453

Parameter	Units	60117603006 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Benzene	mg/L	0.30	.02	.02	0.37	0.31	317	58	58-139	15	21	M1
Ethylbenzene	mg/L	0.083	.02	.02	0.12	0.10	167	94	56-138	13	19	M1
Methyl-tert-butyl ether	mg/L				0.47	0.46				1	20	
Toluene	mg/L	0.0063	.02	.02	0.027	0.027	106	106	59-140	0	19	
Xylene (Total)	mg/L	0.091	.06	.06	0.16	0.15	108	97	52-146	4	19	
1,2-Dichloroethane-d4 (S)	%						89	87	82-119			
4-Bromofluorobenzene (S)	%						94	92	87-113			
Toluene-d8 (S)	%						101	101	90-110			
Preservation pH		1.0			1.0	1.0				0		

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, Inc.
9608 Loiret Blvd.
Lenexa, KS 66219
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QUALIFIERS

Project: CONOCO 6361
Pace Project No.: 60116925

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to changes in sample preparation, dilution of the sample aliquot, or moisture content.

ND - Not Detected at or above adjusted reporting limit.

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

S - Surrogate

1,2-Diphenylhydrazine (8270 listed analyte) decomposes to Azobenzene.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

BATCH QUALIFIERS

Batch: MSV/44255

[M5] A matrix spike/matrix spike duplicate was not performed for this batch due to insufficient sample volume.

Batch: MSV/44284

[M5] A matrix spike/matrix spike duplicate was not performed for this batch due to insufficient sample volume.

ANALYTE QUALIFIERS

M1 Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: CONOCO 6361
Pace Project No.: 60116925

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
60116925001	MW-A	EPA 8260	MSV/44255		
60116925001	MW-A	EPA 8260	MSV/44284		
60116925002	MW-B	EPA 8260	MSV/44255		
60116925003	MW-I	EPA 8260	MSV/44255		
60116925004	MW-K2	EPA 8260	MSV/44284		
60116925004	MW-K2	EPA 8260	MSV/44359		
60116925005	MW-L	EPA 8260	MSV/44359		
60116925006	MW-N	EPA 8260	MSV/44255		
60116925007	MW-E	EPA 8260	MSV/44255		

CHAIN-OF-CUSTODY / Analytical Request Document

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The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.

Page: 1 of 1

Section A Required Client Information:		Section B Required Project Information:	Section C Invoice Information:	
Company:	ATC	Report To: Lonnie Dent	Attention: Lonnie Dent	REGULATORY AGENCY
Address:	8985 E. Nichols Ave	Copy To:	Company Name: ATC	☐ NPDES ☐ GROUND WATER ☒ DRINKING WATER
	Centennial, CO 80112		Address:	☐ UST ☐ RCRA ☐ OTHER
Email To:	lonnie.dent@atcassociates.com	Purchase Order No.:	Pace Quote Reference:	
Phone:	Fax:	Project Name: Conoco 6361	Pace Project Manager:	Site Location STATE: CO
Requested Due Date/TAT:		Project Number:	Pace Profile #: 5154, 1	

ITEM #	Section D Required Client Information — SAMPLE ID (A-Z, 0-9 / ,-) Sample IDs MUST BE UNIQUE	Valid Matrix Codes MATRIX / CODE: DRINKING WATER DW; WATER WT; WASTE WATER WW; PRODUCT P; SOIL/SOLID SL; OIL OL; WIPE WP; AIR AR; OTHER OT; TISSUE TS	MATRIX CODE (use valid codes to left)	SAMPLE TYPE (G=GRAB C=COMP)	COLLECTED: COMPOSITE START DATE	COMPOSITE START TIME	COMPOSITE END/GRAB DATE	COMPOSITE END/GRAB TIME	SAMPLE TEMP AT COLLECTION	# OF CONTAINERS	Preservatives: Unpreserved	H_2SO_4	HNO_3	HCl	NaOH	$Na_2S_2O_3$	Methanol	Other	Y/N	Analysis Test: 8260 GRO, BTEX & MTBE	Residual Chlorine (Y/N)	Pace Project No./ Lab I.D.
1	MW-A		WT	G			5-8-12	1000		3			X						X	3DGBH		001
2	~~[illegible]~~ MW-B							1030														002
3	~~[illegible]~~ MW-I							1100														003
4	MW-K2							1200														004
5	MW-L							1230														005
6	MW-N							1130														006
7	MW-E							930														007
8																				3DGBHTS		008
9																						
10																						
11																						
12																						

ADDITIONAL COMMENTS	RELINQUISHED BY / AFFILIATION	DATE	TIME	ACCEPTED BY / AFFILIATION	DATE	TIME	SAMPLE CONDITIONS: Temp in °C	Received on Ice (Y/N)	Custody Sealed Cooler (Y/N)	Samples Intact (Y/N)
Conoco Phillips Samples	John Finn ATC	3/8/12	1330	[signature]	3-9-12	0915	3.6	Y	N	Y
Need Benzene at 5ppb and MTBE at 20ppb.										

SAMPLER NAME AND SIGNATURE

PRINT Name of SAMPLER: John Finn

SIGNATURE of SAMPLER: [signature] DATE Signed (MM/DD/YY): 3/8/12

*Important Note: By signing this form you are accepting Pace's NET 30 day payment terms and agreeing to late charges of 1.5% per month for any invoices not paid within 30 days.

F-ALL-Q-020rev.08, 12-Oct-2007

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Sample Condition Upon Receipt – ESI Tech Specs

Client Name: ATC Project #: 60116925

Courier: Fed Ex ☑ UPS ☐ USPS ☐ Client ☐ Commercial ☐ Pace ☐ Other ☐ _____

Optional
Proj Due Date: 3/14/12
Proj Name:

Tracking #: 876917844270 Pace Shipping Label Used? Yes ☐ No ☑

Custody Seal on Cooler/Box Present: Yes ☐ No ☑ Seals intact: Yes ☐ No ☑

Packing Material: Bubble Wrap ☐ Bubble Bags ☐ Foam ☑ None ☐ Other ☐ _____

Thermometer Used: T-191 / T-194 Type of Ice: Wet Blue None (circle one) ☐ Samples received on ice, cooling process has begun.

Cooler Temperature: 3.6

Date and initials of person examining contents: pc 3-9-12

Temperature should be above freezing to 6°C

Chain of Custody present:	☑Yes ☐No ☐N/A	1.
Chain of Custody filled out:	☑Yes ☐No ☐N/A	2.
Chain of Custody relinquished:	☑Yes ☐No ☐N/A	3.
Sampler name & signature on COC:	☑Yes ☐No ☐N/A	4.
Samples arrived within holding time:	☑Yes ☐No ☐N/A	5.
Short Hold Time analyses (<72hr):	☐Yes ☑No ☐N/A	6.
Rush Turn Around Time requested:	☐Yes ☑No ☐N/A	7.
Sufficient volume:	☑Yes ☐No ☐N/A	8.
Correct containers used:	☑Yes ☐No ☐N/A	
-Pace containers used:	☑Yes ☐No ☐N/A	9.
Containers intact:	☑Yes ☐No ☐N/A	10.
Unpreserved 5035A soils frozen w/in 48hrs?	☐Yes ☐No ☑N/A	11.
Filtered volume received for dissolved tests?	☐Yes ☐No ☑N/A	12.
Sample labels match COC:	☑Yes ☐No ☐N/A	
-Includes date/time/ID/analyses Matrix:	WT	13.
All containers needing preservation have been checked.	☐Yes ☐No ☑N/A	
All containers needing preservation are found to be in compliance with EPA recommendation.	☐Yes ☐No ☑N/A	14.
Exceptions: VOA, coliform, TOC, O&G, WI-DRO (water), Phenolics	☐Yes ☐No	Initial when completed / Lot # of added preservative
Trip Blank present:	☑Yes ☐No ☐N/A	
Pace Trip Blank lot # (if purchased): 021312-3		15.
Headspace in VOA vials (>6mm):	☐Yes ☑No ☐N/A	16.
Project sampled in USDA Regulated Area:	☐Yes ☐No ☑N/A	17. List State:

Client Notification/ Resolution: Copy COC to Client? Y / (N) Field Data Required? Y / N

Person Contacted: _____ Date/Time: _____

Comments/ Resolution: _____

Project Manager Review: [signature] Date: 3/9/12

Temp Log: Record start and finish times when unpacking cooler, if >20 min, recheck sample temps.

Start: 1246	Start:
End: 1249	End:
Temp:	Temp:

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the NCDENR Certification Office (i.e out of hold, incorrect preservative, out of temp, incorrect containers).

ATC ASSOCIATES INC.
Engineering Individual Solutions

8985 E. Nichols Ave. Ste. 350
Centennial, CO 80112
Phone (303) 799-6100
Fax (303) 799-3441
www.atcassociates.com

June 13, 2012

Mr. John Gould
Colorado Department of Labor and Employment
Division of Oil and Public Safety
633 17th Street
Suite 500
Denver, CO 80202-3660

Subject: **First Quarter 2012 Monitoring and Remediation Report**
Former Conoco 6361
2449 Ford Street
Golden, Colorado 80401
OPS Event ID: 2967
ATC Associates Project Number: 35.75000.6304

Dear Mr. Gould:

Attached is the First Quarter 2012 Monitoring and Remediation Report (MRR) prepared for the above-referenced site by ATC Associates Inc. (ATC) on behalf of Phillips 66.

If you have any questions or comments regarding the report provided, please contact Lonnie Dent at (970) 682-2568 Ext. 103.

Respectfully,

ATC Associates Inc.

Michael Muñoz
Staff Scientist

Lonnie Dent
Project Manager

cc: Becky Hesslen, Phillips 66
Thomas S. Yang, Applewood Quality Builders, Inc.

FORMER CONOCO STORE No. 6361
2449 FORD STREET
GOLDEN, COLORADO 80401
EVENT ID # 2967
FACILITY ID # 10278

SITE SUMMARY

Former Conoco Store No. 6361 is located at 2449 Ford Street in Golden, Colorado. The site consists of a paved asphalt parking area that previously contained underground storage tanks (USTs) and two dispenser islands. The former station building has been converted into a coffee shop. Topography at the site slopes generally to the west and the site vicinity consists of residential and commercial facilities. Based on historical research, two 3,000-gallon (manifold), one 4,000-gallon, and one 8,000-gallon USTs were installed in April 1974.

In 1989, ATEC Environmental Consultants performed two site assessments. The first was performed in conjunction with a property transfer from Venta, Inc. to Conoco Inc. (Conoco), and the second was performed following a UST tightness test that indicated leaks. ATEC drilled a total of eight soil borings, four of which were converted to monitoring wells (B-1-W through B-4-W). Petroleum hydrocarbon impacts were identified in both soil and groundwater in the vicinity of the UST basin. In 1989, one 3,000-gallon UST was removed. In the 1989 *Site Assessment of the UST Tightness Test Leak Report* (ATEC report no. 41-97100), ATEC noted that "with the removal of the majority of contaminated soil at the site, they would recommend only monitoring of the existing groundwater wells." The quantity of soil removed and documentation of disposal of the excavated soil is not available. This release was identified by the Colorado Department of Labor and Employment - Oil Inspection Section (CDLE-OIS) as Event ID 2984, which received closure on December 5, 1989.

Conoco began operation at the site in September 1989 and ceased operation at the site in December 1990. The three remaining tanks were emptied at that time (1990), and the property owner assumed responsibility of the property and tanks. In March 1994, the three tanks were removed by the owner as part of a property sale. The tanks were excavated and approximately 1,000 cubic yards of petroleum-impacted soil were stockpiled onsite. The disposal location of the stockpiled soils is not known. The activities at the site since 1994 are identified by CDLE-OIS as Event ID 2967.

From 1994 to 1997, the responsibility of the site clean up was debated. In 1997, Conoco retained RMI Construction, Inc. (RMI) to perform an additional investigation. Monitoring wells MW-A, MW-B, and MW-C were installed on January 29, 1997, by RMI and sampled on January 31, 1997. Monitoring wells B-3-W and B-4-W are not referenced in the RMI report. Site investigations identified benzene concentrations exceeding the Maximum Contaminant Levels (MCLs) in groundwater in monitoring well MW-B.

Brown & Root Environmental (B&RE) prepared a Corrective Action Plan (CAP) based on the background information and laboratory results of a September 1997 sampling event. B&RE indicated that based on the low levels of benzene, toluene, ethylbenzene and xylenes (BTEX), total volatile petroleum hydrocarbons (TVPH), and total extractable petroleum hydrocarbons (TEPH) found in the soils at the site that an active remediation of site soils would not be required. Further, B&RE stated that corrective actions in regard to groundwater were not

necessary due to the low levels of benzene and ethylbenzene found at the site. A CAP dated October 22, 1997, recommended quarterly groundwater monitoring of the five monitoring wells that were existing at that time (B-1-W, B-2-W, MW-A, MW-B, and MW-C). This CAP was not approved by the CDLE-OIS.

Tetra Tech (formerly B&RE) installed two point-of-compliance (POC) monitoring wells in December 1997, MW-D and MW-E. These monitoring wells were first sampled on January 21, 1998. Quarterly groundwater monitoring continued through the first quarter of 1999 by Tetra Tech and then was continued by SECOR International Inc. (SECOR).

SECOR installed three additional groundwater monitoring wells (MW-F, MW-G, MW-H), on November 15, 2001. A CAP dated April 9, 2002, recommended monitored natural attenuation (MNA) as the corrective approach. The CAP was not approved. In a letter from the Colorado Department of Labor and Employment-Division of Oil and Public Safety (CDLE-OPS, formerly CDLE-OIS), a request was submitted for the installation of three additional groundwater monitoring wells, performance of soil vapor sampling under certain conditions, and additional soil sampling in specific locations. The additional assessment was conducted in November 2002, at which time groundwater monitoring wells MW-I, MW-J, and MW-K, soil borings B-1 through B-7, and three nested soil vapor points, SV-1, SV-2, and SV-3, were installed.

A CAP dated January 31, 2003, prepared by SECOR, recommended remediation of the soil and groundwater by enhanced fluid recovery (EFR) and MNA. SECOR proposed monthly EFR events at MW-F and MW-J, along with quarterly groundwater monitoring and soil vapor sampling. The CAP was not approved by CDLE-OPS.

A subsurface investigation was conducted on August 21, 2003, to define the extent of petroleum hydrocarbon impacts to the soil. A CAP Modification (MOD), dated September 4, 2003 proposed to excavate approximately 2,000 cubic yards from the former UST location. On February 9, 2004, CDLE-OPS denied the September CAP MOD indicating that excavation of the petroleum impacted soil may not be feasible as groundwater is relatively shallow and large quantities of petroleum impacted groundwater would be required to be managed.

A CAP MOD dated August 24, 2004, was submitted to the CDLE-OPS by ATC Associates Inc. (ATC). The CAP MOD proposed excavation to remove the petroleum-impacted soils. Based on the extent of petroleum compounds detected in the soil samples collected from the borings drilled between July 1989 and November 2002 that were above the Risk Based Screening Levels (RBSLs), ATC estimated that approximately 2,500 cubic yards of soil would need to be removed for offsite disposal. ATC recommended that the excavation be performed during February 2006, when groundwater elevations would be seasonally low. Following excavation, ATC anticipated three years of groundwater monitoring for MNA. In a letter dated August 8, 2005, the CDLE-OPS approved the CAP MOD for excavation of the petroleum impacted soils to remediate both soil and groundwater impacts.

The excavation was overseen by Delta Consultants (Delta) and was completed on June 12, 2006 through June 19, 2006. The excavation removed approximately 2,061 cubic yards of petroleum hydrocarbon impacted soil. During backfilling activities, Oxygen Release Compound (ORC) was spread thinly at approximately 7 feet below ground surface on the excavation/backfill floor. Approximately 390 pounds of ORC was applied in the former fuel dispenser area excavation and approximately 1,620 pounds of ORC was applied to the excavation down gradient of the former UST basin. Two replacement wells were drilled during

the first quarter of 2007. One well was installed at the southwest edge of the excavation and the other well was installed near the middle of the excavation.

In accordance with the regulation for methyl tert-butyl ether (MTBE), potential points of exposure (POEs) were researched within a search radius of 2,500 feet of the site. Although possible POEs exist within 2,500 feet of the site, the MTBE concentrations on site are delineated. As such, ATC requested CDLE-OPS concurrence of assigning the site a Priority Classification III status. The MTBE research was presented in ATC's *3rd Quarter 2005 MtBE Receptor Survey, Subsurface Investigation & Groundwater Monitoring Report*. Thus far, the CDLE-OPS have not issued an MTBE classification for this site.

On August 15, 2007, Delta submitted a CAP MOD proposing to conduct four (4) chemical oxidation injection events, two in the native clay and two in the excavation area to remediate the remaining soil and groundwater exhibiting petroleum hydrocarbon impacts. The CDLE-OPS requested that chemical oxidation bench-scale tests and onsite pilot tests be conducted for the proposed remediation method. The bench-scale test results indicate that chemical oxidation would be an effective remedial technology at this site.

Between late 2008 and early 2009, the City of Golden constructed a new round-about intersection located on Ford Street. During the construction activities, monitoring well MW-H was destroyed and monitoring wells MW-A, MW-E, and MW-L were covered either by dirt or with new asphalt. Delta contacted the City of Golden to uncover these wells and to bring the well vaults back up to grade.

On February 13, 2009, monitoring well MW-D was repaired and on February 20, 2009, the City of Golden uncovered monitoring wells MW-A, MW-E, and MW-L. Approximately 16 to 28 inches of 2 inch PVC extensions were added to the existing casing. New well mounts were also installed. On February 20, 2009, monitoring well MW-B was repaired by replacing the well mount and repairing the concrete. The City of Golden's subcontractors and Delta personnel confirmed that monitoring well MW-K was destroyed during the installation of a new water line onsite.

Delta provided oversight of a chemical oxidation pilot test that was performed by Remington Technologies on May 1, 2009 as stated in the pre-approved CAP Modification. A total of eight injection points were installed around groundwater monitoring wells MW-A and MW-L, of which benzene was found present above the CDLE-OPS Tier 1 RBSL. Due to the resurfacing that was performed on the property and the road construction that was completed, some of the monitoring well casings were extended and the well head vaults replaced.

In a letter dated January 14, 2010, the CDLE-OPS approved the CAP Modification for 12 monthly chemical oxidation injections in 10 to 12 injections points, installation of a replacement well, professional survey of the site, and extension of the groundwater monitoring through fourth quarter, 2011. Delta began implementation of the CAP MOD on February 11, 2010 with the first chemical oxidation injection and on February 12, 2010 with the installation of monitoring well MW-K2. On March 23, 2010 the second chemical oxidation injection event was performed and a professional site survey was completed.

Chemical oxidation injection points were installed in the injection area in an 8 to 10 foot grid by monitoring well MW-A and MW-L. Five of the injection points used during the May 1, 2009 pilot test were located and redrilled for the February 11, 2010 event (IP-3, IP-4, IP-6, IP-7, and IP-8). Injection points IP-1, IP-2, and IP-5 could not be located and thus were not used during this

event. Five injection points were air knifed to 5 feet and then drilled to the optimal distance below the ground surface to accommodate the chemical injections (IP-9, IP-10, IP-11, IP-12, and IP-13). A total of 10 injection points were utilized during the February 2010 chemical oxidation injection event. Figure 5 is the chemical oxidation injection point map with the injection points air knifed, drilled, and injected during the chemical oxidation injection event. The injectate solution consisted of 5% Klosur, and 5% PermeOx. Table 10 summarizes the February 2010 chemical oxidation injection event. A total of 475 gallons of chemical solution was injected at an average pressure of 2 pounds per square inch (psi) during the February 2010 event.

During the March 23, 2010 chemical oxidation injection, injection points IP-3, IP-4, IP-6, IP-7, IP-8, IP-9, IP-10, IP-11, IP-12, and IP-13 were redrilled. Injection point IP-2 was also located and redrilled for chemical oxidation injection. A total of 11 injection points were utilized during the March 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration was doubled during the March 23, 2010 event and consisted of 10% Klosur and 10% PermeOx and the total volume injected in each point was reduced by half. Table 10 summarizes the March 2010 chemical oxidation injection event. A total of 253 gallons of chemical solution were injected at an average pressure of 20 psi during the March 2010 event.

Prior to, and during the chemical injections, field parameters (temperature, specific conductance, dissolved oxygen, total dissolved solids, pH, oxygen reduction potential, and depth to water) were measured in monitoring wells MW-A and MW-L. During the February 2010 event, minimal changes in field parameters were observed in monitoring wells MW-A and MW-L. During the March 2010 event, minimal changes in field parameters were observed in monitoring well MW-L, and minor changes were observed in monitoring well MW-A during injection of IP-9 and IP-10.

After completing the injections, the borings were back filled with sand to the top of the water table and bentonite to the surface. A cold patch was placed on top so the points could be re-drilled and used for the future oxidation injection events.

On February 12, 2010, Delta provided supervision for the installation of groundwater monitoring well MW-K2 to replace destroyed monitoring well MW-K. Laboratory analysis of soil samples collected from the boring did not detect the presence of petroleum hydrocarbons.

On March 23, 2010, the site was resurveyed, including well heads and curb lines, in order to accurately determine the groundwater flow direction.

Three chemical injection events were conducted during the second quarter of 2010. During the April 27, 2010 chemical oxidation injection, injection points IP-2, IP-3, IP-4, IP-6, IP-7, IP-8, IP-9, IP-10, IP-11, IP-12, and IP-13 were redrilled. Injection point IP-1 was also located and redrilled for chemical oxidation injection. A total of 12 injection points were utilized during the April 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration during the April 27, 2010 event and consisted of 10% Klosur and 10% PermeOx and the total volume injected in each point was reduced by half. Table 10 summarizes the April 2010 chemical oxidation injection event. A total of 450 gallons of chemical solution were injected at an average pressure of 8 psi during the April 2010 event.

During the May 25, 2010 chemical oxidation injection, injection points IP-1, IP-2, IP-3, IP-4, IP-6, IP-7, IP-8, IP-9, IP-10, IP-12, and IP-13 were redrilled. A total of 11 injection points were utilized during the May 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration during the May 25, 2010 event and consisted of 10% Klosur and 10% PermeOx and the total volume injected in each point was reduced by half. Table 10 summarizes the May 2010 chemical oxidation injection event. A total of 215 gallons of chemical solution were injected at an average pressure of 2 psi during the May 2010 event.

Upon arrival to perform the June 2010, it was found that a pile of dirt and rock for a nearby road repair project 60 foot by 8 foot was covering seven of the injection points. It was determined that during the June 25, 2010 chemical oxidation injection, only injection points IP-6, IP-7, IP-8, IP-9, and IP-10 would be able to be redrilled and injected. A total of 5 injection points were utilized during the June 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration during the June 25, 2010 event and consisted of 10% Klosur and 10% PermeOx and the total volume injected in each point was reduced by half. Table 10 summarizes the June 2010 chemical oxidation injection event. A total of 250 gallons of chemical solution were injected at an average pressure of 2 psi during the June 2010 event.

Following completion of the April, May, and June 2010 oxidation injection events, the injection points were back filled with sand to the top of the water table and bentonite to the surface. A cold patch was placed on top so the points could be re-drilled and used for the future oxidation injection events.

Three chemical injection events were conducted during the third quarter of 2010. Upon arrival to perform the July 2010 event, it was found that the area around MW-G and MW-L had been re-landscaped and several of the injection points were covered. It was determined that during the June 25, 2010 chemical oxidation injection, only injection points IP-6, IP-7, IP-8, IP-9, and IP-10 would be able to be redrilled and injected. The CDLE-OPS also requested that additional points be installed around monitoring well MW-K2 and chemical oxidation injections in these points be added to the injection schedule. Four injection points by monitoring well MW-K2 were air knifed to 5 feet and then drilled to the optimal distance below the ground surface to accommodate the chemical injections (IP-14, IP-15, IP-16, and IP-17). A total of nine injection points were utilized during the July 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration consisted of 10% Klosur and 10% PermeOx. Table 10 summarizes the July 2010 chemical oxidation injection event. A total of 250 gallons of chemical solution were injected at an average pressure of 9 psi during the July 2010 event.

During the August 27, 2010 chemical oxidation injection, injection points IP-14, IP-15, IP-16, and IP-17 were redrilled and injected. Since the injection points near MW-L were covered by the new landscaping, five new points were air knifed to 5 feet and then drilled to the optimal distance below the ground surface to accommodate the chemical injections (IP-18, IP-19, IP-20, IP-21, and IP-22). Injection point IP-13, near monitoring well MW-L, was located, redrilled, and injected. A total of 10 injection points were utilized during the August 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration during the August 27, 2010 event consisted of 10% Klosur and 10% PermeOx. Table 10

summarizes the August 2010 chemical oxidation injection event. A total of 250 gallons of chemical solution were injected at an average pressure of 2 psi during the August 2010 event.

During the September 20, 2010 chemical oxidation injection, injection points IP-13, IP-14, IP-15, IP-16, IP-17, IP-18, IP-19, IP-20, IP-21, and IP-22 redrilled and injected. A total of 10 injection points were utilized during the September 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration September 20, 2010 event consisted of 10% Klosur and 10% PermeOx. Table 10 summarizes the August 2010 chemical oxidation injection event. A total of 250 gallons of chemical solution were injected at an average pressure of 2 psi during the August 2010 event.

Following completion of the July, August, and Septmeber 2010 oxidation injection events, the injection points were back filled with sand to the top of the water table and bentonite to the surface. A cold patch was placed on top so the points could be re-drilled and used for the future oxidation injection events.

Three chemical injection events were conducted during the fourth quarter of 2010. During the October 19, 2010 chemical oxidation injection event, injection points IP-6, IP-7, IP-8, IP-9, IP-10, IP-14, IP-15, IP-16, IP-17, IP-18, IP-19, IP-20, IP- 21, and IP-22 were redrilled and injected. A total of 14 injection points were utilized during the October 19, 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration consisted of 10% Klosur and 10% PermeOx. Table 10 summarizes the October 19, 2010 chemical oxidation injection event. A total of 250 gallons of chemical solution were injected at an average pressure of 1 psi during the October 19, 2010 event.

During the December 2, 2010 chemical oxidation injection event, injection points IP-6, IP-7, IP-8, IP-9, IP-10, IP-14, IP-15, IP-16, IP-17, IP-18, IP-19, IP-20, IP- 21, and IP-22 were redrilled and injected. A total of 14 injection points were utilized during the December 2, 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration consisted of 10% Klosur and 10% PermeOx. Table 10 summarizes the December 2, 2010 chemical oxidation injection event. A total of 250 gallons of chemical solution were injected at an average pressure of 2 psi during the December 2, 2010 event.

During the December 13, 2010 chemical oxidation injection event, injection points IP-6, IP-7, IP-8, IP-9, IP-10, IP-14, IP-15, IP-16, IP-17, IP-18, IP-19, IP-20, IP- 21, and IP-22 were redrilled and injected. A total of 14 injection points were utilized during the December 13, 2010 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration consisted of 10% Klosur and 10% PermeOx. Table 10 summarizes the December 13, 2010 chemical oxidation injection event. A total of 250 gallons of chemical solution were injected at an average pressure of 0 psi during the December 13, 2010 event.

Following completion of the October 19, December 2, and December 13, 2010 oxidation injection events, the injection points were back filled with sand to the top of the water table and bentonite to the surface. A cold patch was placed on top so the points could be re-drilled and used for the future oxidation injection events.

Delta Consultants officially changed its name to Antea™Group effective January 5, 2011.

During the January 28, 2011 chemical oxidation injection event, injection points IP-6, IP-7, IP-8, IP-9, IP-10, IP-14, IP-15, IP-16, IP-17, IP-18, IP-19, IP-20, IP- 21, and IP-22 were redrilled and injected. A total of 14 injection points were utilized during the January 28, 2011 oxidation injection event. Figure 5 is the chemical oxidation injection point map with the points redrilled, and injected during the chemical oxidation injection event. The injectate solution concentration consisted of 10% Klosur and 10% PermeOx. Table 10 summarizes the January 28, 2011 chemical oxidation injection event. A total of 250 gallons of chemical solution were injected at an average pressure of 0 psi during the January 28, 2011 event.

Following completion of the January 28, 2011 oxidation injection event, the injection points were back filled with sand to the top of the water table and bentonite to the surface. A cement patch was placed on top for the abandonment of all the injection points.

ConocoPhillips contracted with ATC to resume corrective action activities associated with Event ID 2967 on its behalf. ATC resumed the corrective action activities in April 2011.

As of May 1, 2012, Phillips 66 replaced ConocoPhillips Company as the Responsible Party for this Event (Event ID 2967).

First Quarter 2012

ATC conducted the first quarter 2012 groundwater monitoring event on March 8, 2012. Monitoring wells MW-A, MW-B, MW-E, MW-I, MW-K2, MW-L, and MW-N were sampled during this event. Groundwater elevation was collected from MW-C and MW-D. Monitoring well MW-G has not been located and is believed to have been destroyed during the re-landscaping of the area. Purge water generated during the sampling activities was placed in a 55-gallon drum for on-site storage pending future disposal.

Future Work for the First Quarter 2012

Second Quarter 2012 work activities will include:

- Collect quarterly ground water samples from monitoring wells MW-A, MW-B, MW-E, MW-I, MW-K2, MW-L, and MW-N. Ground water samples will be analyzed by a laboratory for BTEX, TPH-g and MTBE.
- Measure depth to ground water at monitoring wells MW-C and MW-D.
- Submit a CAP Modification to address remaining petroleum impacts after prior chemical oxidation remediation and extend the ground water monitoring and reporting plans for the project.
- Discuss with the CDLE-OPS whether destroyed monitoring well MW-G should be replaced.

TABLE 1
GROUND WATER ELEVATION DATA
Former Conoco Store No. 6361
ConocoPhillips RM&R Site No. 6304
2449 Ford Street Golden, Colorado 80401
Facility ID 10278, Event ID 2967
DELTA PROJECT NO. CP06361

Well I.D.	Date Measured	TOC Elevation (feet)	Depth to Water (feet)	Water Elevation (feet)	Dissolved Oxygen (mg/L)
B-1-W	01/31/97	98.40	NM	NM	NM
	08/12/97		9.16	89.24	NM
	09/18/97		9.56	88.84	NM
	01/21/98		9.62	88.78	NM
	04/10/98		9.25	89.15	NM
	07/30/98		9.33	89.07	NM
	10/27/98		9.68	88.72	NM
	02/05/99		9.92	88.48	NM
	04/08/99		9.90	88.50	NM
	07/29/99		9.75	88.65	1.60
	11/09/99		9.59	88.81	2.30
	02/11/00		10.10	88.30	2.40
	05/30/00		9.84	88.56	2.00
	08/23/00		10.14	88.26	3.20
	11/10/00		10.20	88.20	0.94
	02/07/01		10.34	88.06	3.44
	05/16/01		9.89	88.51	2.39
	08/05/01		10.14	88.26	0.98
	11/30/01		8.88	89.52	17.00
	02/08/02		9.50	88.90	4.79
	05/15/02		10.09	88.31	3.31
	08/30/02		10.30	88.10	2.21
	11/22/02		10.05	88.35	0.94
	02/26/03		10.05	88.35	4.44
	05/23/03		9.33	89.07	4.14
	08/28/03		9.67	88.73	3.87
	12/22/03		5.96	92.44	0.30
	03/30/04		9.79	88.61	0.83
	07/01/04		8.62	89.78	1.40
	09/14/04		9.20	89.20	48.00
	12/08/04	REMOVED FROM MONITORING SCHEDULE			
B-2-W	01/31/97	98.81	NM	NM	NM
	08/12/97		42.00	56.81	NM
	09/18/97		4.95	93.86	NM
	01/21/98		4.61	94.20	NM
	04/10/98		3.57	95.24	NM
	07/30/98		4.52	94.29	NM
	10/27/98		5.72	93.09	NM
	02/05/99		5.97	92.84	NM
	04/08/99		5.58	93.23	NM
	07/29/99		5.54	93.27	1.50
	11/09/99		5.41	93.40	6.70
	02/11/00		5.39	93.42	4.30
	05/30/00		5.36	93.45	3.70
	08/23/00		5.23	93.58	2.80
	11/10/00		5.80	93.01	0.95
	02/07/01		5.95	92.86	3.87
	05/16/01		5.58	93.23	0.85
	08/05/01		5.36	93.45	0.58
	11/30/01		5.30	93.51	4.68
	02/08/02		5.49	93.32	4.45
	05/15/02		6.38	92.43	0.98
	08/30/02		7.22	91.59	1.47
	11/22/02		6.83	91.98	3.41
	02/26/03		5.87	92.94	5.91
	05/23/03		4.83	93.98	0.55
	08/28/03		6.41	92.40	0.44
	12/22/03		9.65	89.16	0.65
	03/30/04		5.63	93.18	0.79
	07/01/04		3.75	95.06	2.90
	09/14/04		4.65	94.16	6.20
	12/08/04	REMOVED FROM MONITORING SCHEDULE			

Well I.D.	Date Measured	TOC Elevation (feet)	Depth to Water (feet)	Water Elevation (feet)	Dissolved Oxygen (mg/L)
MW-A	01/31/97	97.14	10.18	86.96	NM
	08/12/97		9.63	87.51	NM
	09/18/97		9.92	87.22	NM
	01/21/98		10.05	87.09	NM
	04/10/98		9.78	87.36	NM
	07/30/98		9.69	87.45	NM
	10/27/98		9.94	87.20	NM
	02/05/99		10.14	87.00	NM
	04/08/99		10.13	87.01	NM
	07/29/99		10.01	87.13	0.50
	11/09/99		9.83	87.31	0.70
	02/11/00		10.26	86.88	0.60
	05/30/00		10.13	87.01	0.60
	08/23/00		10.47	86.67	0.50
	11/10/00		10.52	86.62	0.61
	02/07/01		10.36	86.78	0.94
	05/16/01		10.25	86.89	0.74
	08/05/01		10.35	86.79	0.56
	11/30/01		9.34	87.80	1.71
	02/08/02		9.88	87.26	0.69
	05/15/02		10.29	86.85	0.83
	08/30/02		10.42	86.72	1.00
	11/22/02		10.21	86.93	0.41
	02/26/03		10.45	86.69	0.71
	05/23/03		9.71	87.43	0.58
	08/28/03		9.98	87.16	0.63
	12/22/03		9.83	87.31	1.88
	03/30/04		10.19	86.95	1.27
	07/01/04		9.16	87.98	1.90
	09/14/04		9.70	87.44	3.78
	12/08/04		9.91	87.23	0.47
	03/08/05		10.24	86.90	0.16
	06/03/05		9.94	87.20	0.22
	08/30/05		10.03	87.11	0.63
	12/20/05		10.08	87.06	0.36
	03/07/06		10.23	86.91	2.58
	06/05/06		10.31	86.83	0.26
	09/27/06		10.40	86.74	0.15
	02/19/07		9.72	87.42	2.38
	06/01/07		9.63	87.51	0.64
MW-B	01/31/97	96.67	5.36	91.31	NM
	08/12/97		4.51	92.16	NM
	09/18/97		50.00	46.67	NM
	01/21/98		5.12	91.55	NM
	04/10/98		4.33	92.34	NM
	07/30/98		4.55	92.12	NM
	10/27/98		5.31	91.36	NM
	02/05/99		6.12	90.55	NM
	04/08/99		5.70	90.97	NM
	07/29/99		5.35	91.32	0.10
	11/09/99		5.31	91.36	0.80
	02/11/00		5.91	90.76	0.80
	05/30/00		5.71	90.96	0.90
	08/23/00		5.52	91.15	0.70
	11/10/00		7.80	88.87	0.80
	02/07/01		6.60	90.07	0.88
	05/16/01		5.39	91.28	0.63
	08/05/01		5.41	91.26	0.34
	11/30/01		5.91	90.76	1.24
	02/08/02		6.33	90.34	15.00
	05/15/02		6.89	89.78	10.00
	08/30/02		7.81	88.86	0.37
	11/22/02		7.61	89.06	0.65
	02/26/03		7.60	89.07	14.00
	05/23/03		5.29	91.38	0.37
	08/28/03		7.35	89.32	0.56

Well I.D.	Date Measured	TOC Elevation (feet)	Depth to Water (feet)	Water Elevation (feet)	Dissolved Oxygen (mg/L)
MW-B (cont.)	12/22/03		6.94	89.73	0.42
	03/30/04		6.09	90.58	0.65
	07/01/04		5.20	91.47	2.20
	09/14/04		5.40	91.27	3.90
	12/08/04		5.30	91.37	3.80
	03/08/05		5.41	91.26	0.15
	06/03/05		4.78	91.89	0.18
	08/30/05		5.80	90.87	0.58
	12/20/05		5.31	91.36	0.45
	03/07/06		5.32	91.35	2.89
	06/05/06		5.47	91.20	0.70
	09/27/06		7.50	89.17	0.18
	02/19/07		NM	NM	NM
	06/01/07		2.84	93.83	0.61
MW-C	01/31/97	95.93	11.87	84.06	NM
	08/12/97		10.07	85.86	NM
	09/18/97		10.70	85.23	NM
	01/21/98		11.50	84.43	NM
	04/10/98		9.94	85.99	NM
	07/30/98		9.44	86.49	NM
	10/27/98		10.86	85.07	NM
	02/05/99		10.50	85.43	NM
	04/08/99		11.34	84.59	NM
	07/29/99		10.53	85.40	0.60
	11/09/99		10.91	85.02	2.10
	02/11/00		11.32	84.61	1.70
	05/30/00		11.60	84.33	0.60
	08/23/00		10.85	85.08	1.10
	11/10/00		11.51	84.42	0.23
	02/07/01		11.64	84.29	0.98
	05/16/01		10.88	85.05	14.00
	08/05/01		11.20	84.73	0.61
	11/30/01		11.83	84.10	16.00
	02/08/02		12.70	83.23	1.45
	05/15/02		12.41	83.52	0.77
	08/30/02		13.08	82.85	0.53
	11/22/02		12.78	83.15	0.33
	02/26/03		12.85	83.08	0.52
	05/23/03		11.24	84.69	0.82
	08/28/03		12.66	83.27	0.78
	12/22/03		12.50	83.43	0.27
	03/30/04		12.70	83.23	24.00
	07/01/04		10.94	84.99	2.40
	09/14/04		11.30	84.63	4.25
	12/08/04	REMOVED FROM MONITORING SCHEDULE			
	06/07/07		7.59	88.34	NM
MW-D	01/21/98	94.17	12.15	82.02	NM
	04/10/98		11.79	82.38	NM
	07/30/98		11.80	82.37	NM
	10/27/98		12.20	81.97	NM
	02/05/99		12.95	81.22	NM
	04/08/99		12.20	81.97	NM
	07/29/99		11.97	82.20	0.30
	11/09/99		12.10	82.07	0.60
	02/11/00		12.12	82.05	0.50
	05/30/00		12.20	81.97	0.60
	08/23/00		12.60	81.57	0.80
	11/10/00		12.60	81.57	0.54
	02/07/01		12.64	81.53	1.28
	05/16/01		12.21	81.96	0.68
	08/05/01		12.40	81.77	0.83
	11/30/01		12.80	81.37	1.16
	02/08/02		11.99	82.18	16.00
	05/15/02		12.50	81.67	0.94
	08/30/02		12.23	81.94	0.48
	11/22/02		11.99	82.18	0.57
	02/26/03		12.19	81.98	0.74
	05/23/03		11.73	82.44	0.44
	08/28/03		12.10	82.07	0.58
	12/22/03		11.85	82.32	0.32
	03/30/04		12.50	81.67	1.10
	07/01/04		10.90	83.27	2.10
	09/14/04		12.90	81.27	3.50
	12/08/04	REMOVED FROM MONITORING SCHEDULE			
	06/01/07		11.63	82.54	NM

Well I.D.	Date Measured	TOC Elevation (feet)	Depth to Water (feet)	Water Elevation (feet)	Dissolved Oxygen (mg/L)
MW-E	01/21/98	98.17	11.36	86.81	NM
	04/10/98		11.17	87.00	NM
	07/30/98		11.70	86.47	NM
	10/27/98		11.27	86.90	NM
	02/05/99		11.97	86.20	NM
	04/08/99		11.45	86.72	NM
	07/29/99		11.33	86.84	0.50
	11/09/99		11.21	86.96	1.00
	02/11/00		11.59	86.58	1.20
	05/30/00		11.53	86.64	0.80
	08/23/00		11.94	86.23	1.20
	11/10/00		11.91	86.26	0.89
	02/07/01		12.00	86.17	1.24
	05/16/01		11.70	86.47	0.71
	08/05/01		11.83	86.34	0.56
	11/30/01		10.51	87.66	0.80
	02/08/02		11.15	87.02	1.12
	05/15/02		11.60	86.57	0.95
	08/30/02		11.73	86.44	0.39
	11/22/02		11.52	86.65	0.49
	02/26/03		11.75	86.42	0.48
	05/23/03		11.30	86.87	0.52
	08/28/03		11.25	86.92	0.63
	12/22/03		11.24	86.93	0.31
	03/30/04		11.51	86.66	1.36
	07/01/04		10.44	87.73	2.20
	09/14/04		11.50	86.67	4.74
	12/08/04	REMOVED FROM MONITORING SCHEDULE			
	06/01/07		10.74	87.43	NM
MW-F	02/08/02	96.82	7.97	88.85	0.97
	05/15/02		7.42	89.40	0.88
	08/30/02		6.82	90.00	0.43
	11/22/02		7.73	89.09	0.46
	02/26/03		7.72	89.10	0.45
	05/23/03		4.10	92.72	0.62
	08/28/03		5.65	91.17	0.71
	12/22/03		7.81	89.01	0.40
	03/30/04		6.25	90.57	1.12
	07/01/04		4.58	92.24	1.60
	09/14/04		4.90	91.92	NM
	12/08/04		4.91	91.91	0.00
	03/08/05		5.16	91.66	0.72
	06/03/05		45.00	51.82	0.23
	08/30/05		52.00	44.82	0.27
	12/20/05		5.62	91.20	0.67
	03/07/06		5.18	91.64	2.98
	09/27/06	WELL DESTROYED DURING EXCAVATION			
MW-G	02/08/02	95.86	14.55	81.31	0.87
	05/15/02		8.20	87.66	0.79
	08/30/02		9.60	86.26	0.60
	11/22/02		11.80	84.06	0.44
	02/26/03		NM	NM	NM
	05/23/03		9.74	86.12	0.57
	08/28/03		10.14	85.72	0.68
	12/22/03		10.67	85.19	0.07
	03/30/04		9.70	86.16	0.89
	07/01/04		9.00	86.86	1.60
	09/14/04		10.10	85.76	3.94
	12/08/04		10.26	85.60	0.14
	03/08/05		10.35	85.51	0.18
	06/03/05		9.84	86.02	0.22
	08/30/05		10.45	85.41	0.19
	12/20/05		10.60	85.26	0.21
	03/07/06		10.45	85.41	2.19
	06/05/06		10.23	85.63	0.35
	09/27/06		10.95	84.91	0.42
	02/19/07		9.41	86.45	3.66
	06/01/07		9.52	86.34	0.43

Well I.D.	Date Measured	TOC Elevation (feet)	Depth to Water (feet)	Water Elevation (feet)	Dissolved Oxygen (mg/L)
MW-H	02/08/02	94.60	10.60	84.00	0.77
	05/15/02		10.71	83.89	0.83
	08/30/02		NM	NM	NM
	11/22/02		10.81	83.79	0.47
	02/26/03		10.64	83.96	0.67
	05/23/03		10.41	84.19	0.35
	08/28/03		10.72	83.88	0.36
	12/22/03		10.45	84.15	0.30
	03/30/04		10.63	83.97	1.00
	07/01/04		9.76	84.84	2.20
	09/14/04		11.50	83.10	4.39
	06/03/05		10.42	84.18	0.24
	12/20/05		10.58	84.02	0.18
	03/07/06		NM	NM	NM
	06/05/06		10.96	83.64	0.40
	09/27/06		11.00	83.60	0.52
	02/19/07		10.49	84.11	1.84
	06/01/07		10.09	84.51	0.37
MW-I	08/30/02	96.45	NM	NM	NM
	11/22/02		DRY	DRY	NM
	02/26/03		DRY	DRY	NM
	05/23/03		11.48	84.97	48.00
	08/28/03		10.42	86.03	43.00
	12/22/03		10.71	85.74	0.42
	03/30/04		10.94	85.51	6.03
	07/01/04		10.16	86.29	2.30
	09/14/04		10.90	85.55	4.81
	12/08/04		10.70	85.75	0.42
	03/08/05		11.79	84.66	4.41
	06/03/05		9.75	86.70	29.00
	08/30/05		10.56	85.89	1.20
	12/20/05		10.78	85.67	2.61
	03/07/06		11.61	84.84	5.42
	06/05/06		11.56	84.89	3.50
	09/27/06		11.50	84.95	0.49
	02/19/07		9.54	85.91	6.03
	06/01/07		9.23	87.22	1.61
MW-J	08/30/02	96.97	NM	NM	NM
	11/22/02		DRY	NM	NM
	01/10/03		12.35	84.62	1.76
	02/26/03		6.05	90.92	0.81
	05/23/03		3.74	93.23	0.59
	08/28/03		5.69	91.28	0.45
	12/22/03		4.69	92.28	0.34
	03/30/04		5.72	91.25	1.91
	07/01/04		3.55	93.42	1.20
	09/14/04		45.00	51.97	3.80
	12/08/04		3.95	93.02	1.34
	03/08/05		4.75	92.22	0.54
	06/03/05		3.63	93.34	0.25
	08/30/05		4.96	92.01	0.19
	12/20/05		5.33	91.64	0.24
	03/07/06		4.93	92.04	3.28
	06/05/06		4.33	92.64	0.10
	09/27/06	WELL DESTROYED DURING EXCAVATION			

Well I.D.	Date Measured	TOC Elevation (feet)	Depth to Water (feet)	Water Elevation (feet)	Dissolved Oxygen (mg/L)
MW-K	08/30/02	97.15	NM	NM	NM
	11/22/02		4.33	92.82	1.93
	02/26/03		3.47	93.68	0.44
	05/23/03		2.55	94.60	0.43
	08/28/03		4.10	93.05	0.38
	12/22/03		4.12	93.03	0.26
	03/30/04		2.95	94.20	1.10
	07/01/04		1.65	95.50	1.60
	09/14/04		3.60	93.55	4.66
	12/08/04		1.57	95.58	0.00
	03/08/05		2.71	94.44	0.11
	06/03/05		2.45	94.70	0.19
	08/30/05		3.23	93.92	0.19
	12/20/05		2.79	94.36	0.28
	03/07/06		2.54	94.61	3.22
	06/05/06		2.38	94.77	0.28
	09/27/06		NM	NM	NM
	09/29/06		NM	NM	NM
	02/19/07		NM	NM	NM
	06/01/07		2.65	94.50	0.50
MW-L	02/19/07	96.41	11.94	84.47	3.12
	06/01/07		9.02	87.39	0.72
MW-N	05/01/07	NM	4.21	NM	12.43
	06/01/07		4.03	NM	0.24

Note:
ND = Not detected above method limit.
NM = Not Measured
NS = Not sampled.
NA = Not Analyzed
NP = No Product
mg/L = milligrams per liter (parts per million).
All ground water results reported on or before 03/07/06 were reported by prior consulta

TABLE 2
GROUND WATER ANALYTICAL DATA
Former Conoco Store No. 6361
ConocoPhillips RM&R Site No. 6304
2449 Ford Street Golden, Colorado 80401
Facility ID 10278, Event ID 2967
DELTA PROJECT NO. CP06361

Well I.D.	Date Sampled	EPA 8015 Modified	EPA Method 8020/8021B OR 8260				
		TPHg (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)
B-1-W	01/31/97	NS	NS	NS	NS	NS	NA
	08/12/97	NS	NS	NS	NS	NS	NA
	09/18/97	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	01/21/98	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	04/10/98	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	07/30/98	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	10/27/98	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	02/05/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	04/08/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	07/29/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	11/09/99	<0.01	<0.5	<0.5	<0.5	<0.5	8.6
	02/11/00	<0.01	<0.5	<0.5	<0.5	<0.5	8.5
	05/30/00	0.024	<0.5	<0.5	<0.5	<0.5	15
	08/23/00	<0.01	<0.5	<0.5	<0.5	<0.5	NS
	11/10/00	0.012	<0.5	<0.5	<0.5	<0.5	**25**
	02/07/01	0.016	<0.5	<0.5	<0.5	<0.5	**34**
	05/16/01	<0.01	<0.5	<0.5	<0.5	<0.5	18
	08/05/01	<0.01	<0.5	<0.5	<0.5	<0.5	11
	11/30/01	0.28	<0.5	<0.5	<0.5	<0.5	16
	02/08/02	<0.01	<0.5	<0.5	<0.5	<0.5	16
	05/15/02	<0.01	<0.5	<0.5	<0.5	<0.5	12
	08/30/02	NS	NS	NS	NS	NS	NS
	08/30/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	11/22/02	<0.01	<0.5	<0.5	<0.5	<0.5	8.4
	11/22/02	<0.01	<0.5	<0.5	<0.5	<0.5	7.4
	02/26/03	<0.01	<0.5	<0.5	<0.5	<0.5	6.6
	05/23/03	<0.01	<0.5	<0.5	<0.5	<0.5	5.2
	08/28/03	0.0039	<0.5	<0.5	<0.5	<0.5	4.6
	12/22/03	<0.05	<0.25	<0.11	<0.22	<0.39	2
	03/30/04	<0.05	<0.25	<0.11	<0.22	<0.39	1.8
	07/01/04	<0.05	<0.25	<0.11	<0.22	<0.39	2.2
	09/14/04	<0.010	<1	<1	<1	<1	1.8
	12/08/04	REMOVED FROM MONITORING SCHEDULE					
B-2-W	01/31/97	NS	NS	NS	NS	NS	NA
	08/12/97	NS	NS	NS	NS	NS	NA
	09/18/97	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	01/21/98	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	04/10/98	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	07/30/98	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	10/27/98	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	02/05/99	0.016	<0.5	<0.5	<0.5	0.76	NA
	04/08/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	07/29/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	11/09/99	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	02/11/00	<0.01	<0.5	<0.5	<0.5	<0.5	8.3
	05/30/00	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	08/23/00	<0.01	<0.5	<0.5	<0.5	<0.5	NS
	11/10/00	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	02/07/01	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/16/01	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	08/05/01	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	11/30/01	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	02/08/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/15/02	0.014	1.1	3.1	0.94	5.9	<5
	08/30/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	11/22/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	02/26/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/23/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	08/28/03	0.0037	<0.5	<0.5	<0.5	<0.5	<5
	12/22/03	<0.05	<0.25	0.15	<0.22	<0.39	<0.23
	03/30/04	<0.05	<0.25	<0.11	<0.22	<0.39	<0.23
	07/01/04	<0.05	<0.25	<0.11	<0.22	<0.39	<0.23
	09/14/04	<0.010	<1	<1	<1	<1	<0.1
	12/08/04	REMOVED FROM MONITORING SCHEDULE					

Well I.D.	Date Sampled	EPA 8015 Modified	EPA Method 8020/8021B OR 8260				
		TPHg (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)
MW-A	01/31/97	1.2	49	<0.4	55	64	NA
	08/12/97	NS	NS	NS	NS	NS	NA
	09/18/97	1.1	190	<5	67	<5	NA
	01/21/98	0.87	140	<5	23	<5	NA
	04/10/98	0.92	140	<5	73	<5	NA
	07/30/98	1.2	240	<6.2	77	<6.2	NA
	07/30/98	1	290	<6.2	93	<6.2	NA
	10/27/98	0.57	13	<5	5.3	<5	NA
	10/27/98	0.54	19	<2.5	6.5	<2.5	NA
	02/05/99	0.62	18	*<1.2*	18	*<1.2*	NA
	02/05/99	0.7	21	*5.1*	23	*6.2*	NA
	04/08/99	0.96	26	<2.5	55	*<2.5*	NA
	07/29/99	0.7	4.3	*5.6*	<1	*2.2*	NA
	11/09/99	0.41	13	*3.3*	8.4	<0.5	980
	11/09/99	0.67	18	10	12	<5	1,100
	02/11/00	0.54	6.6	<5	<5	<5	920
	02/11/00	0.51	5.1	<5	<5	<5	940
	05/30/00	0.54	<0.5	<0.5	<0.5	<0.5	1,100
	05/30/00	0.33	10	<0.5	<0.5	<0.5	1,000
	08/23/00	0.71	<5	<5	<5	<5	NA
	08/23/00	0.67	<5	<5	<5	<5	NA
	11/10/00	0.66	6.6	<5	<5	<5	1,000
	11/10/00	0.64	<5	<5	<5	<5	1,100
	02/07/01	0.62	17	6.3	<6.2	<6.2	1,000
	05/16/01	0.4	10	<5	<5	<5	920
	08/05/01	0.56	8.6	<5	<5	<5	1,100
	11/30/01	0.41	<5	<5	<5	<5	580
	02/08/02	0.21	<5	<5	<5	<5	570
	02/08/02	0.14	<5	<5	<5	<5	690
	05/15/02	0.23	<2.5	3.5	<2.5	<2.5	470
	08/30/02	0.26	<2.5	3.0	<2.5	<2.5	560
	11/22/02	0.18	<0.5	<0.5	<0.5	<0.5	510
	02/26/03	0.24	<5	<5	<5	<5	490
	05/23/03	0.35	30	<5	12	<5	580
	08/28/03	0.38	14	<5	<5	<5	670
	12/22/03	<0.050	10	3.4	<2.2	<3.9	850
	03/30/04	0.3	3.1	1.9	<0.44	<0.78	72
	07/01/04	0.43	4.6	<0.55	<1.1	<2	780
	09/14/04	0.53	1.7	<1	<1	<1	660
	12/08/04	1.1	11	<0.2	2.1	<0.19	850
	03/08/05	0.9	31	<0.2	6.5	<0.19	970
	06/03/05	3.3	600	*3.2*	140	38.82	1500
	08/30/05	1.9	180	*0.65*	66	<0.18	920
	12/20/05	1.3	65	<0.23	32	*0.49*	950
	03/07/06	2.1	240	*0.27*	81	*1.9*	1100
	06/05/06	1.7	450	2	130	7	1500
	09/27/06	1.5	170	<0.7	54	<0.8	1000
	02/19/07	0.44	100	<0.7	26	<0.8	880
	06/01/07	9.8	3200	<0.7	840	19	2600
MW-B	01/31/97	20	<0.4	36	1,500	3,400	NA
	08/12/97	NS	NS	NS	NS	NS	NA
	09/18/97	5.3	<25	<25	860	400	NA
	09/18/97	5.8	<25	<25	960	630	NA
	01/21/98	8.5	<25	67	1,200	930	NA
	01/21/98	8.8	<25	72	1,200	930	NA
	04/10/98	7..7	<25	30	1,200	1,100	NA
	04/10/98	7.4	<25	15	1,200	1,100	NA
	07/30/98	5.4	<25	19	880	600	NA
	10/27/98	5.5	*<25*	<25	790	550	NA
	02/05/99	*3.9*	*<12*	<12	610	160	NA
	04/08/99	*5.7*	*<25*	<25	810	200	NA
	07/29/99	*2.7*	*<12*	21	250	34	NA
	07/29/99	*2.6*	*<12*	16	260	43	NA
	11/09/99	*2.6*	*<12*	25	<12	60	<120
	02/11/00	*4.1*	*<50*	<50	580	70	<500
	05/30/00	*2.9*	*<12*	82	420	130	<120
	08/23/00	*3.6*	*<25*	<25	550	240	NA
	11/10/00	*1.6*	*<5*	<5	180	<5	<50

Well I.D.	Date Sampled	EPA 8015 Modified	EPA Method 8020/8021B OR 8260				
		TPHg (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)
MW-B	02/07/01	1.3	<5	28	65	9.3	<50
(cont.)	05/16/01	0.92	<5	<5	120	38	<50
	08/05/01	0.44	<1.2	<1.2	30	<1.2	<12
	11/30/01	0.34	0.60	<0.5	1.8	0.55	6.8
	02/08/02	0.21	<0.5	<0.5	3	2.3	11
	05/15/02	0.39	0.74	1.3	6.1	2.5	<5
	08/30/02	0.49	1.9	1.4	4.6	3.3	<12
	11/22/02	0.47	<1.2	2.1	45	58	<12
	02/26/03	0.23	<0.5	<0.5	9.1	27	8.9
	05/23/03	1.4	<12	<12	240	160	<120
	08/28/03	0.37	<1.2	<1.2	74	<1.2	<12
	12/22/03	2.8	<2.5	4	310	410	<2.3
	03/30/04	3.5	1.9	2.1	350	280	8.7
	07/01/04	4.1	<1.2	1.8	490	460	<1.2
	09/14/04	1.6	1.7	<1	140	146	12
	12/08/04	11	<0.24	1.8	550	409	<1
	03/08/05	13	0.31	2.4	850	919	0.23
	06/03/05	14	0.34	2.7	1100	991	<0.23
	08/30/05	8.4	<1.1	<1.1	360	45.8	<1.1
	12/20/05	8.8	<1.1	1.2	600	680	<1.1
	03/07/06	11	<0.22	2	880	871	<0.23
	06/05/06	3.5	<0.5	1	350	180	<0.5
	09/27/06	3	<0.5	<0.7	180	7	<0.5
	02/19/07	NS	NS	NS	NS	NS	NS
	06/01/07	10	<2	3	1000	230	<2
MW-C	01/31/97	0.1	<0.4	<0.4	4.8	10	NA
	08/12/97	NS	NS	NS	NS	NS	NA
	09/18/97	0.011	<0.5	<0.5	<0.5	<0.5	NA
	01/21/98	0.014	<0.5	<0.5	<0.5	<0.5	NA
	04/10/98	0.018	<0.5	<0.5	<0.5	<0.5	NA
	07/30/98	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	10/27/98	0.01	<0.5	<0.5	<0.5	<0.5	NA
	02/05/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	04/08/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	07/29/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	11/09/99	<0.01	<0.5	<0.5	<0.5	<0.5	11
	02/11/00	0.01	<0.5	<0.5	<0.5	<0.5	7.1
	05/30/00	0.26	160	2.3	<0.5	<0.5	210
	08/23/00	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	11/10/00	<0.01	<0.5	<0.5	<0.5	<0.5	10
	02/07/01	<0.01	<0.5	<0.5	<0.5	<0.5	12
	05/16/01	<0.01	<0.5	<0.5	<0.5	<0.5	6.6
	08/05/01	<0.01	<0.5	<0.5	<0.5	<0.5	8.1
	08/05/01	<0.01	<0.5	<0.5	<0.5	<0.5	7.7
	11/30/01	<0.01	<0.5	<0.5	<0.5	<0.5	7.2
	11/30/01	<0.01	<0.5	<0.5	<0.5	<0.5	8.4
	02/08/02	<0.01	<0.5	<0.5	<0.5	<0.5	11
	05/15/02	<0.01	<0.5	<0.5	<0.5	<0.5	7.2
	08/30/02	<0.01	<0.5	<0.5	<0.5	<0.5	8.3
	11/22/02	<0.01	<0.5	<0.5	<0.5	<0.5	9.7
	02/26/03	0.023	<0.5	<0.5	<0.5	<0.5	6.1
	05/23/03	<0.01	<0.5	<0.5	<0.5	0.69	<5
	08/28/03	0.0093	<0.5	<0.5	<0.5	<0.5	4.4
	12/22/03	<0.05	0.28	0.68	<0.22	1	4.8
	03/30/04	<0.05	<0.25	<0.11	<0.22	<0.39	2.9
	07/01/04	<0.05	<0.25	<0.11	<0.22	<0.39	2.6
	09/14/04	<0.010	<1	<1	<1	<1	3.3
	12/08/04	REMOVED FROM MONITORING SCHEDULE					
MW-D	01/21/98	0.64	11	11	6	12	NS
	04/10/98	0.62	6.1	5.3	3.4	2	NS
	07/30/98	0.73	9.9	10	5.6	<1.2	NS
	10/27/98	0.63	4.9	<1	3.2	<1	NS
	02/05/99	0.92	11	4	8.7	<1.2	NS
	04/08/99	0.98	15	14	9.4	<2.5	NS
	07/29/99	0.63	3.2	67	2.8	0.98	NS
	11/09/99	0.34	1	4.8	3.4	<0.5	<5
	02/11/00	0.21	3.4	<1.2	<1.2	5.7	<12
	05/30/00	0.23	<1.2	9.3	<1.2	<1.2	<12
	08/23/00	0.18	<1.2	7.6	<1.2	<1.2	NS
	11/10/00	0.23	4.3	<1.2	<1.2	<1.2	<12
	02/07/01	0.36	<1.2	8.7	<1.2	<1.2	<12
	02/07/01	0.37	1.7	5.8	<0.5	<0.5	<5

Well I.D.	Date Sampled	EPA 8015 Modified	EPA Method 8020/8021B OR 8260				
		TPHg (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)
MW-D	05/16/01	0.57	**8.7**	1.3	6.9	5.7	<12
	05/16/01	0.42	**7.4**	1.3	6.0	6.8	<12
	08/05/01	0.24	**6.2**	<0.5	2.2	1.5	<5
	11/30/01	0.25	4.2	0.62	<0.5	1.1	<5
	02/08/02	0.26	**7.2**	<0.5	<0.5	2.9	<5
	05/15/02	0.3	**6.8**	1.4	0.54	0.63	<5
	08/30/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	11/22/02	0.32	5	0.96	<0.5	<0.5	<5
	02/26/03	0.38	**9.8**	<1.2	<1.2	<1.2	<12
	05/23/03	0.33	**5.2**	<0.5	1.2	4.7	<5
	08/28/03	0.2	**5.7**	<0.5	1	1.4	<5
	12/22/03	0.43	4.3	1.6	0.66	2	4.5
	03/30/04	0.310 H	3.7	0.58	0.53	0.92	5.7
	07/01/04	0.13	1.5	<0.11	0.97	<0.39	<0.23
	09/14/04	0.36	**6.1**	<1	1.6	<1	4.9
	12/08/04		REMOVED FROM MONITORING SCHEDULE				
MW-E	01/21/98	0.013	<0.5	<0.5	<0.5	<0.5	NA
	04/10/98	0.013	<0.5	<0.5	<0.5	<0.5	NA
	07/30/98	0.011	<0.5	<0.5	<0.5	<0.5	NA
	10/27/98	0.01	<0.5	<0.5	<0.5	<0.5	NA
	02/05/99	0.013	<0.5	<0.5	<0.5	<0.5	NA
	04/08/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	07/29/99	<0.01	<0.5	<0.5	<0.5	<0.5	NA
	11/09/99	<0.01	<0.5	<0.5	<0.5	<0.5	14
	02/11/00	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/30/00	<0.01	<0.5	<0.5	<0.5	1.6	7.8
	08/23/00	<0.01	<0.5	<0.5	<0.5	2.3	NS
	11/10/00	<0.01	<0.5	<0.5	<0.5	<0.5	6.4
	02/07/01	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/16/01	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	08/05/01	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	11/30/01	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	02/08/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/15/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	08/30/02	0.19	**5.3**	1.5	<1.2	3.0	<12
	11/22/02	<0.01	<0.5	<0.5	<0.5	<0.5	5.4
	02/26/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/23/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/23/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	08/28/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	12/22/03	<0.05	<0.25	0.15	<0.22	<0.39	<0.23
	03/30/04	<0.05	<0.25	<0.11	<0.22	<0.39	1.9
	07/01/04	<0.05	<0.25	<0.11	<0.22	<0.39	0.78
	09/14/04	<0.010	<1	<1	<1	<1	1.3
	12/08/04		REMOVED FROM MONITORING SCHEDULE				
MW-F	02/08/02	1,100	<5,000	<5,000	**37,000**	**230,000**	**340,000**
	05/15/02	70	**19000**	**27,000**	**2,800**	**16,000**	**29,000**
	05/15/02	74	**18000**	**26,000**	**2,800**	**16,000**	**28,000**
	08/30/02	70	**23000**	**30,000**	**2,900**	**17,000**	**35,000**
	08/30/02	72	**25000**	**32,000**	**3,000**	**18,000**	**36,000**
	11/22/02	85	**19000**	**27,000**	**3,100**	**18,000**	**28,000**
	02/26/03	68	**19000**	**26,000**	<500	**20,000**	**38,000**
	05/23/03	70	**17000**	**23,000**	**2,800**	**17,000**	**29,000**
	08/28/03	67	**18000**	**20,000**	**2,100**	**14,000**	**27,000**
	08/28/03	63	**18000**	**21,000**	**2,300**	**15,000**	**27,000**
	12/22/03	68	**16000**	**17000**	**2200**	**13000**	**20000**
	03/30/04	32	**7000**	**7800**	**990**	6000	**9600**
	07/01/04	52	**11000**	**11000**	**1900**	**11000**	**14000**
	09/14/04	94	**11000**	**8800**	**2500**	**14000**	**16000**
	09/14/04	99	**780**	590	150	900	**1400**
	12/08/04	130	**13000**	**10000**	**2800**	**15400**	**18000**
	12/08/04	130	**12000**	**10000**	**2800**	**15400**	**17000**
	03/08/05	94	**11000**	**10000**	**2100**	**13500**	**17000**
	06/03/05	56	**7600**	**5600**	**1300**	8600	**10000**
	08/30/05	58	**2100**	*520*	*680*	**10300**	**12000**
	08/30/05	75	**7500**	**3700**	**1200**	**11400**	**13000**
	12/20/05	43	**9300**	830	**1200**	7600	**9100**
	03/07/06	77	**10000**	730	**2300**	**13300**	**13000**
	03/07/06	80	**11000**	640	**2400**	**13800**	**14000**
	06/05/06	78	**11000**	430	**2600**	**14000**	**17000**
	09/27/06		WELL DESTROYED DURING EXCAVATION				

Well I.D.	Date Sampled	EPA 8015 Modified	EPA Method 8020/8021B OR 8260				
		TPHg (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)
MW-G	02/08/02	0.066	1.7	4.7	1	3.4	**29**
	05/15/02	0.053	0.59	2.1	0.54	2.1	20
	08/30/02	0.032	<0.5	1.6	<0.5	0.59	**34**
	11/22/02	0.032	<0.5	1.1	<0.5	<0.5	**29**
	02/26/03	NS	NS	NS	NS	NS	NS
	05/23/03	0.034	0.72	0.88	<0.5	<0.5	**41**
	08/28/03	0.026	<0.5	<0.5	<0.5	<0.5	**32**
	12/22/03	0.057	0.89	1	0.38	1.6	**31**
	03/30/04	0.140 H	2.3	2.8	0.66	3	17
	07/01/04	0.081	<0.25	<0.22	<0.22	<0.39	10
	09/14/04	<0.010	<1	<1	<1	<1	**21**
	12/08/04	0.13	<0.24	<0.2	0.44	0.55	**28**
	03/08/05	<0.013	<0.24	<0.2	<0.27	*0.59*	6
	06/03/05	0.08	<0.22	<0.23	<0.17	<0.18	8.3
	08/30/05	*0.045*	<0.22	<0.23	<0.17	<0.18	18
	12/20/05	0.07	*0.33*	<0.23	*0.22*	*0.77*	12
	03/07/06	*0.018*	<0.22	<0.23	*0.26*	*0.57*	9.5
	06/05/06	<0.022	<0.5	<0.7	<0.8	<0.8	20
	09/27/06	<0.022	<0.5	<0.7	<0.8	<0.8	**23**
	02/19/07	<0.022	<0.5	<0.7	<0.8	<0.8	**27**
	06/01/07	<0.022	<0.5	<0.7	<0.8	<0.8	**27**
MW-H	02/08/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/15/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	08/30/02	NS	NS	NS	NS	NS	NS
	11/22/02	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	02/26/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	02/26/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	05/23/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	08/28/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	12/22/03	<0.05	<0.25	<0.11	<0.22	<0.39	2.5
	03/30/04	<0.05	<0.25	<0.11	<0.22	<0.39	<0.23
	07/01/04	<0.05	<0.25	<0.11	<0.22	<0.39	<0.23
	09/14/04	<0.010	<1	<1..0	<1	<1	<1
	06/03/05	NS	NS	NS	NS	NS	NS
	12/20/05	*0.017*	<0.22	<0.23	<0.17	<0.18	<0.23
	03/07/06	NS	NS	NS	NS	NS	NA
	06/05/06	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
	09/27/06	NS	NS	NS	NS	NS	NS
	02/19/07	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
	06/01/07	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
MW-I	08/30/02	NS	NS	NS	NS	NS	NA
	11/22/02	NS	NS	NS	NS	NS	NA
	11/22/02	NS	NS	NS	NS	NS	NA
	02/26/03	NS	NS	NS	NS	NS	NA
	05/23/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	08/28/03	<0.01	<0.5	<0.5	<0.5	<0.5	<5
	12/22/03	<0.05	0.67	1.6	0.33	2.1	<0.51
	03/30/04	<0.05	0.31	0.37	<0.22	0.54	0.45
	07/01/04	<0.05	<0.25	<0.11	<0.22	<0.39	0.33
	09/14/04	<0.010	<1	<1	<1	<1	<1
	12/08/04	<0.05	<0.24	<0.2	<0.27	<0.19	0.43
	03/08/05	<0.013	<0.24	<0.2	<0.27	<0.19	*0.24*
	06/03/05	0.061	<0.22	<0.23	<0.17	<0.18	<0.23
	08/30/05	<0.0079	<0.22	<0.23	<0.17	<0.18	<0.23
	12/20/05	<0.0079	<0.22	<0.23	<0.17	<0.18	<0.23
	03/07/06	<0.0079	<0.22	<0.23	<0.17	<0.18	<0.23
	06/05/06	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
	09/27/06	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
	02/19/07	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
	06/01/07	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
MW-J	08/30/02	NS	NS	NS	NS	NS	NA
	11/22/02	NS	NS	NS	NS	NS	NA
	01/10/03	11	**5200**	330	<120	1,300	**5,400**
	02/26/03	14	**7300**	<250	<250	1,800	**8,000**
	05/23/03	15	**6300**	**1,300**	**1,100**	4,100	<2,500

Well I.D.	Date Sampled	EPA 8015 Modified	EPA Method 8020/8021B OR 8260				
		TPHg (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)
MW-J	08/28/03	18	**6500**	710	**1,400**	3,700	**1,400**
(cont.)	12/22/03	7.7	**1700**	97	450	810	**360**
	03/30/04	12	**3600**	51	**770**	770	**1000**
	07/01/04	10	**2700**	67	680	970	**550**
	09/14/04	6.6	**1400**	42	300	550	**210**
	12/08/04	37	**6400**	400	**1400**	2190	**2700**
	03/08/05	34	**6600**	460	**1300**	2570	**3700**
	06/03/05	28	**6400**	750	**1100**	2560	**2600**
	08/30/05	29	**5600**	*210*	**1000**	2220	**1300**
	12/20/05	31	**7100**	*150*	**1400**	1650	**4300**
	12/20/05	23	**5700**	*120*	**1200**	1670	**2800**
	03/07/06	28	**5200**	350	**990**	2220	**1800**
	06/05/06	31	**5600**	340	**1100**	2700	**2800**
	09/27/06		WELL DESTROYED DURING EXCAVATION				
MW-K	08/30/02	NS	NS	NS	NS	NS	NA
	11/22/02	0.085	3.5	1.5	<0.5	0.71	**93**
	11/22/02	0.085	3.5	1.5	<0.5	0.71	**93**
	02/26/03	0.15	<2.5	<2.5	<2.5	<2.5	**89**
	05/23/03	0.044	2.6	1.2	<0.5	<0.5	**34**
	08/28/03	0.055	4.5	1.9	<0.5	1.4	**51**
	12/22/03	0.073	1.5	0.31	0.23	0.46	17
	03/30/04	0.100 H	2	0.26	0.28	0.57	**29**
	07/01/04	<0.05	<0.25	<0.11	<0.22	<0.39	7.5
	07/01/04	<0.05	<0.25	<0.11	<0.22	<0.39	6.7
	09/14/04	0.19	4.5	<1	<1	<1	**53**
	12/08/04	0.1	<0.24	<0.2	<0.27	<0.19	8.2
	03/08/05	0.25	2.1	<0.2	<0.27	*0.5*	**22**
	03/08/05	0.22	2.2	*0.26*	<0.27	*0.65*	**23**
	06/03/05	0.17	1.4	*0.53*	*0.41*	*2.14*	14
	08/30/05	0.46	2.9	<0.23	<0.17	<0.18	**29**
	12/20/05	0.14	1.5	<0.23	*0.18*	*0.48*	12
	03/07/06	0.21	1.3	<0.23	<0.17	<0.18	14
	06/05/06	0.16	1	<0.7	<0.8	<0.8	**21**
	09/27/06	NS	NS	NS	NS	NS	NS
	09/29/06	0.069	0.9	<0.5	<0.5	<0.5	11
	02/19/07	NS	NS	NS	NS	NS	NS
	06/01/07	<0.022	<0.5	<0.7	<0.8	<0.8	3
MW-L	02/19/07	14	**4000**	7	210	980	**750**
	06/01/07	28	**11000**	<14	**1400**	1500	**1900**
MW-N	05/01/07	5.7	**2000**	<7	<8	38	**10000**
	06/01/07	1.6	**770**	0.9	<0.8	19	**3800**
Trip Blank	09/27/06	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
	02/19/07	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
	05/01/07	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5
	06/01/07	<0.022	<0.5	<0.7	<0.8	<0.8	<0.5

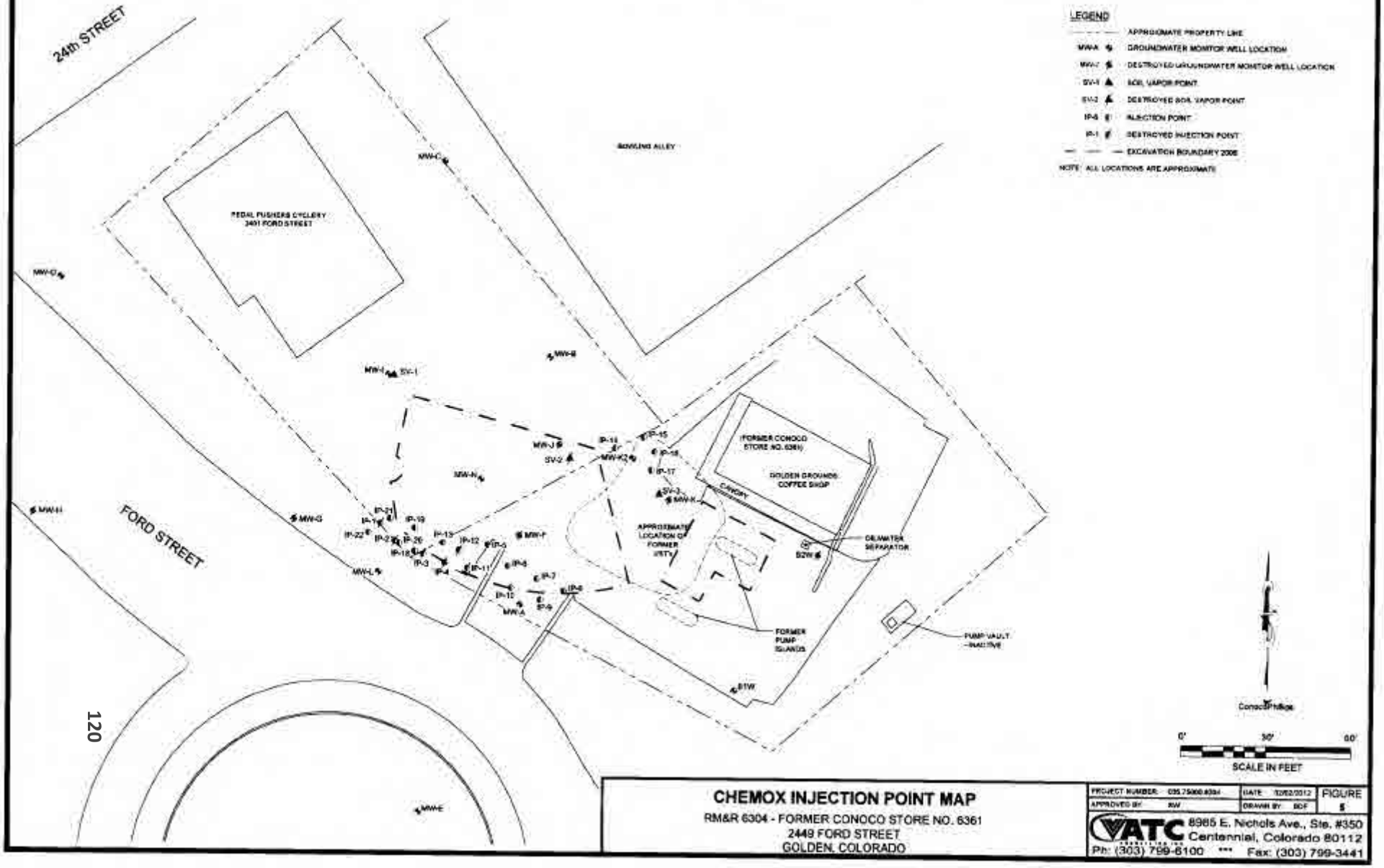
Notes:

NS = Not sampled
NA = Not analyzed
<number = Not detected at or above stated reporting limit
TPHg Petroleum
(ug/L) = micrograms per liter
(mg/L) = milligrams per liter
MTBE = Methyl tert-butyl ether
value = Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
date = Duplicate sample
H = Late eluding hydrocarbons present

Bold values exceed State of Colorado Tier 1 Risk Based Screening Levels (RBSLs) for ground water ingestion pathway.
When laboratory analytical concentrations are reported as non-detect (ND), the less than (<) analytical concentration value represents the method detection limit (MDL) given by the laboratory.

** - Results were checked with the lab and were correct.

All ground water results reported on or before 03/07/06 were reported by prior consultants.



CHEMOX INJECTION POINT MAP

RM&R 6304 - FORMER CONOCO STORE NO. 6361
2449 FORD STREET
GOLDEN, COLORADO

PROJECT NUMBER: 035.75000.6304		DATE: 12/02/2012	FIGURE 5
APPROVED BY: RW		DRAWN BY: BDF	

VATC ENGINEERING INC.
8985 E. Nichols Ave., Ste. #350
Centennial, Colorado 80112
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Central Neighborhoods
Urban Renewal Plan

City of Golden, CO

Appendix B:

Central Neighborhoods Jefferson County Impact Report

Golden Central Neighborhoods Urban Renewal Plan

Jefferson County Impact Report

Golden, Colorado

February 2013

Prepared For:

Golden Urban Renewal Authority (GURA)
Golden City Council

Prepared By:

RickerICunningham
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Golden Central Neighborhoods Urban Renewal Plan

Jefferson County Impact Report

City of Golden, Colorado

February 2013

This report outlines the anticipated impact of the proposed Golden Central Neighborhoods Urban Renewal Plan on Jefferson County (the County). It responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

(3.5) "Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:

I. The estimated duration of time to complete the urban renewal project;
II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
V. Any other estimated impacts of the urban renewal project on county services or revenues."

Summary of Urban Renewal Plan

Development Program

The proposed development program for the Golden Central Neighborhoods Urban Renewal Plan is consistent with current policy documents and plans for the City of Golden. The development program is anticipated to be absorbed over the next 25 years, and the total build-out is summarized in **Table 1**.

Table 1
Golden Central Neighborhoods Urban Renewal Plan
Proposed Development Program

New Redevelopment:	**Sq Ft/Units**
Retail	20,000
Office/Employment	20,000
Residential	20

Source: RickerICunningham.

Development Timing

The development timetable for the proposed program presented above will ultimately be determined by prevailing market conditions. A critical component of the analysis presented here is the assumption that key parcels within the planning area will be developed and/or redeveloped into a mix of retail, office/employment and residential uses. For the purposes of this analysis, it was assumed that redevelopment and new development in the Golden Central Neighborhoods Urban Renewal Plan Area (the Area) will be substantially completed during the 25-year development and stabilization period.

Summary Impacts to Jefferson County

For the purposes of this analysis, it is assumed that 100% of the total property tax increment over the 25-year period will be allocated to project costs, but that County sales tax revenue will be increased. **Table 2** at the end of this report provides a summary of these tax revenues.

Property Tax Revenue

Currently, the property tax base in the Area is approximately $150,123. During the 25-year statutory period, the County's share of property tax revenue will be derived from its levy against the property tax base assessed value -- approximately $1.1 million over the 25-year period, or $45,200 annually (on average) adjusted for general reassessments. After the 25-year analysis period is completed, the County's share of property tax revenues will increase to approximately $96,000 on an annual basis. These figures reflect the impacts of inflation, conservatively estimated at approximately 1% on an annual basis.

Sales Tax Revenue

Currently, the sales tax base in the Area is approximately $105,000. Based on the proposed development program, the Area is projected to generate approximately $1.1 million in sales tax revenue for the County over the 25-year period. Approximately $494,000 will be generated from the existing base and approximately $591,000 will be generated from new redevelopment. Thereafter, the County's share of sales tax revenues is projected to be approximately $54,000 on an annual basis. These sales tax revenue figures also reflect the impacts of inflation, conservatively estimated at approximately 1% on an annual basis.

County Services / Infrastructure

Because the entire Area is located within the City of Golden's municipal boundaries, there is anticipated to be a minimal impact on County services. Many public infrastructure impacts associated with the proposed development program are anticipated to be financed by the Golden Urban Renewal Authority, the City of Golden, private enterprise or other sources. Impacts to the County's general government services could increase due to an increase in non-residential development, but such impacts should be more than offset by the increase in revenue described above and value increases in properties outside of the Area.

Net Impact to County

Table 2 also illustrates the net impact to the County over the 25-year tax analysis period. As shown, the County's net impact, in terms of tax revenue, is estimated to be a surplus of approximately $1.4 million.

Conclusion

In summary, and regarding "the impact of the reinvestment project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed reinvestment area", there do not appear to be any significant additional County infrastructure requirements required to serve development in the proposed reinvestment Area. Further, the County will not need to provide any public improvements, police, fire, utility or other specific services to serve such development as properties in the Area are entirely located within the municipal boundaries of the City and will therefore be served by the City. Finally, any additional demands (direct or indirect) on County services due to a general increase in population within the Area should be more than offset (as are all other such costs) by increases in County revenue as described herein and by adjustments in the base property tax assessment roll, as well as increases in property value located in proximity to the Area.

TABLE 2

GOLDEN URBAN RENEWAL AUTHORITY

GOLDEN CENTRAL NEIGHBORHOODS URBAN RENEWAL PLAN

TIF ANALYSIS -- JEFFERSON COUNTY IMPACT

FEBRUARY 2013

	Cumulative Total By:				
	2016	**2021**	**2026**	**2031**	**2036**
Jefferson County					
Property Tax Revenues from Existing Base	$214,977	$435,589	$661,532	$893,397	$1,130,865
Property Tax Revenues Deferred From New Redevelopment	($4,365)	($142,416)	($353,878)	($580,997)	($819,701)
Sales Tax Revenues from Existing Base	$89,268	$183,089	$281,696	$385,333	$494,256
Sales Tax Revenues from New Redevelopment	$19,447	$146,908	$287,775	$435,828	$591,433
Net Tax Revenues -- 25-Year Period	**$319,327**	**$623,170**	**$877,125**	**$1,133,560**	**$1,396,853**

Source: Ricker | Cunningham.

TABLE 2 (CONT'D)
GOLDEN URBAN RENEWAL AUTHORITY
GOLDEN CENTRAL NEIGHBORHOODS URBAN RENEWAL PLAN
TIF ANALYSIS -- JEFFERSON COUNTY IMPACT
FEBRUARY 2013

Development Program

New Redevelopment:	**Sq Ft/Units**
Retail	20,000
Office/Employment	20,000
Residential	20

Annual Property Tax Revenue Estimates		**Year**								
		2012	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Estimated Cumulative Development Demand:										
Retail		0	0	0	5,000	10,000	15,000	20,000	20,000	20,000
Office/Employment		0	0	0	0	5,000	5,000	10,000	10,000	15,000
Residential		0	0	0	0	0	20	20	20	20
Estimated Development Market Value:										
Retail	**$120**	$0	$0	$0	$618,181	$1,248,725	$1,891,818	$2,547,648	$2,573,125	$2,598,856
Office/Employment	**$120**	$0	$0	$0	$0	$624,362	$630,606	$1,273,824	$1,286,562	$1,949,142
Residential	**$125,000**	$0	$0	$0	$0	$0	$2,627,525	$2,653,800	$2,680,338	$2,707,142
Estimated Development Assessed Value:										
Retail	**29%**	$0	$0	$0	$179,272	$362,130	$548,627	$738,818	$746,206	$753,668
Office/Employment	**29%**	$0	$0	$0	$0	$181,065	$182,876	$369,409	$373,103	$565,251
Residential	**7.96%**	$0	$0	$0	$0	$0	$209,151	$211,243	$213,355	$215,488
Estimated Development Property Tax Revenues (86.03 mills):										
Retail	**0.086030**	$0	$0	$0	$0	$15,423	$31,154	$47,198	$63,561	$64,196
Office/Employment	**0.086030**	$0	$0	$0	$0	$0	$15,577	$15,733	$31,780	$32,098
Residential	**0.086030**	$0	$0	$0	$0	$0	$0	$17,993	$18,173	$18,355
Total Property Tax Revenues from New Redevelopment:		**$0**	**$0**	**$0**	**$0**	**$15,423**	**$46,731**	**$80,924**	**$113,514**	**$114,649**
Total Property Tax Revenues from Existing Development:		**$150,123**	**$151,624**	**$151,624**	**$153,140**	**$153,140**	**$154,672**	**$154,672**	**$156,219**	**$156,219**
Total Property Tax Revenues:		**$150,123**	**$151,624**	**$151,624**	**$153,140**	**$168,563**	**$201,403**	**$235,596**	**$269,733**	**$270,868**
Existing Property Tax Base:		**$150,123**	**$151,624**	**$151,624**	**$153,140**	**$153,140**	**$154,672**	**$154,672**	**$156,219**	**$156,219**
Total Property Tax Increment:		**$0**	**$0**	**$0**	**$0**	**$15,423**	**$46,731**	**$80,924**	**$113,514**	**$114,649**
County Impact:										
County Share of Property Tax Base:	**0.024346**	**$42,484**	**$42,909**	**$42,909**	**$43,338**	**$43,338**	**$43,771**	**$43,771**	**$44,209**	**$44,209**
County Share of Property Tax Increment:	**0.024346**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total County Share of Property Tax Revenue:		**$42,484**	**$42,909**	**$42,909**	**$43,338**	**$43,338**	**$43,771**	**$43,771**	**$44,209**	**$44,209**

Annual Sales Tax Revenue Estimates		**Year**								
		2012	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Estimated Cumulative Anchor Retail Development:	**$250**	0	0	0	5,000	10,000	15,000	20,000	20,000	20,000
Estimated Taxable Retail Sales from New Development:		$0	$0	$0	$1,287,876	$2,601,510	$3,941,288	$5,307,601	$5,360,677	$5,414,284
Total Sales Tax Revenues from New Redevelopment:	**3.00%**	**$0**	**$0**	**$0**	**$38,636**	**$78,045**	**$118,239**	**$159,228**	**$160,820**	**$162,429**
Total Sales Tax Revenue from Existing Development:		**$105,000**	**$106,050**	**$107,111**	**$108,182**	**$109,263**	**$110,356**	**$111,460**	**$112,574**	**$113,700**
Total Sales Tax Revenues:		**$105,000**	**$106,050**	**$107,111**	**$146,818**	**$187,309**	**$228,595**	**$270,688**	**$273,395**	**$276,128**
Existing Sales Tax Base:		**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**
Total Sales Tax Increment:		**$0**	**$1,050**	**$2,111**	**$41,818**	**$82,309**	**$123,595**	**$165,688**	**$168,395**	**$171,128**
County Impact:										
County Share of Sales Tax Base:	**0.50%**	**$17,500**	**$17,675**	**$17,852**	**$18,030**	**$18,211**	**$18,393**	**$18,577**	**$18,762**	**$18,950**
County Share of New Sales Tax Revenue:	**0.50%**	**$0**	**$0**	**$0**	**$6,439**	**$13,008**	**$19,706**	**$26,538**	**$26,803**	**$27,071**
Total County Share of Sales Tax Revenue:	**0.50%**	**$17,500**	**$17,675**	**$17,852**	**$24,470**	**$31,218**	**$38,099**	**$45,115**	**$45,566**	**$46,021**

Source: Ricker|Cunningham.

TABLE 2 (CONT'D)
GOLDEN URBAN RENEWAL AUTHORITY
GOLDEN CENTRAL NEIGHBORHOODS URBAN RENEWAL PLAN
TIF ANALYSIS -- JEFFERSON COUNTY IMPACT
FEBRUARY 2013

Development Program

New Redevelopment:	**Sq Ft/Units**
Retail	20,000
Office/Employment	20,000
Residential	20

Annual Property Tax Revenue Estimates		**Year**							
		2021	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**
Estimated Cumulative Development Demand:									
Retail		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Office/Employment		15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Residential		20	20	20	20	20	20	20	20
Estimated Development Market Value:									
Retail	**$120**	$2,624,845	$2,651,093	$2,677,604	$2,704,380	$2,731,424	$2,758,738	$2,786,325	$2,814,189
Office/Employment	**$120**	$1,968,633	$2,651,093	$2,677,604	$2,704,380	$2,731,424	$2,758,738	$2,786,325	$2,814,189
Residential	**$125,000**	$2,734,213	$2,761,555	$2,789,171	$2,817,063	$2,845,233	$2,873,686	$2,902,422	$2,931,447
Estimated Development Assessed Value:									
Retail	**29%**	$761,205	$768,817	$776,505	$784,270	$792,113	$800,034	$808,034	$816,115
Office/Employment	**29%**	$570,904	$768,817	$776,505	$784,270	$792,113	$800,034	$808,034	$816,115
Residential	**7.96%**	$217,643	$219,820	$222,018	$224,238	$226,481	$228,745	$231,033	$233,343
Estimated Development Property Tax Revenues (86.03 mills):									
Retail	**0.086030**	$64,838	$65,486	$66,141	$66,803	$67,471	$68,145	$68,827	$69,515
Office/Employment	**0.086030**	$48,629	$49,115	$66,141	$66,803	$67,471	$68,145	$68,827	$69,515
Residential	**0.086030**	$18,538	$18,724	$18,911	$19,100	$19,291	$19,484	$19,679	$19,876
Total Property Tax Revenues from New Redevelopment:		**$132,005**	**$133,325**	**$151,194**	**$152,706**	**$154,233**	**$155,775**	**$157,333**	**$158,906**
Total Property Tax Revenues from Existing Development:		**$157,781**	**$157,781**	**$159,359**	**$159,359**	**$160,952**	**$160,952**	**$162,562**	**$162,562**
Total Property Tax Revenues:		**$289,786**	**$291,106**	**$310,552**	**$312,064**	**$315,185**	**$316,727**	**$319,894**	**$321,468**
Existing Property Tax Base:		**$157,781**	**$157,781**	**$159,359**	**$159,359**	**$160,952**	**$160,952**	**$162,562**	**$162,562**
Total Property Tax Increment:		**$132,005**	**$133,325**	**$151,194**	**$152,706**	**$154,233**	**$155,775**	**$157,333**	**$158,906**
County Impact:									
County Share of Property Tax Base:	**0.024346**	**$44,651**	**$44,651**	**$45,098**	**$45,098**	**$45,549**	**$45,549**	**$46,004**	**$46,004**
County Share of Property Tax Increment:	**0.024346**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total County Share of Property Tax Revenue:		**$44,651**	**$44,651**	**$45,098**	**$45,098**	**$45,549**	**$45,549**	**$46,004**	**$46,004**

Annual Sales Tax Revenue Estimates		**Year**							
		2021	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**
Estimated Cumulative Anchor Retail Development:	**$250**	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Estimated Taxable Retail Sales from New Development:		$5,468,426	$5,523,111	$5,578,342	$5,634,125	$5,690,466	$5,747,371	$5,804,845	$5,862,893
Total Sales Tax Revenues from New Redevelopment:	**3.00%**	**$164,053**	**$165,693**	**$167,350**	**$169,024**	**$170,714**	**$172,421**	**$174,145**	**$175,887**
Total Sales Tax Revenue from Existing Development:		**$114,837**	**$115,985**	**$117,145**	**$118,317**	**$119,500**	**$120,695**	**$121,902**	**$123,121**
Total Sales Tax Revenues:		**$278,890**	**$281,679**	**$284,495**	**$287,340**	**$290,214**	**$293,116**	**$296,047**	**$299,008**
Existing Sales Tax Base:		**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**
Total Sales Tax Increment:		**$173,890**	**$176,679**	**$179,495**	**$182,340**	**$185,214**	**$188,116**	**$191,047**	**$194,008**
County Impact:									
County Share of Sales Tax Base:	**0.50%**	**$19,139**	**$19,331**	**$19,524**	**$19,719**	**$19,917**	**$20,116**	**$20,317**	**$20,520**
County Share of New Sales Tax Revenue:	**0.50%**	**$27,342**	**$27,616**	**$27,892**	**$28,171**	**$28,452**	**$28,737**	**$29,024**	**$29,314**
Total County Share of Sales Tax Revenue:	**0.50%**	**$46,482**	**$46,946**	**$47,416**	**$47,890**	**$48,369**	**$48,853**	**$49,341**	**$49,835**

Source: Ricker | Cunningham.

TABLE 2 (CONT'D)
GOLDEN URBAN RENEWAL AUTHORITY
GOLDEN CENTRAL NEIGHBORHOODS URBAN RENEWAL PLAN
TIF ANALYSIS -- JEFFERSON COUNTY IMPACT
FEBRUARY 2013

Development Program

New Redevelopment:	**Sq Ft/Units**
Retail	20,000
Office/Employment	20,000
Residential	20

Annual Property Tax Revenue Estimates		**Year**							
		2029	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
Estimated Cumulative Development Demand:									
Retail		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Office/Employment		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Residential		20	20	20	20	20	20	20	20
Estimated Development Market Value:									
Retail	**$120**	$2,842,331	$2,870,754	$2,899,461	$2,928,456	$2,957,741	$2,987,318	$3,017,191	$3,047,363
Office/Employment	**$120**	$2,842,331	$2,870,754	$2,899,461	$2,928,456	$2,957,741	$2,987,318	$3,017,191	$3,047,363
Residential	**$125,000**	$2,960,761	$2,990,369	$3,020,272	$3,050,475	$3,080,980	$3,111,790	$3,142,908	$3,174,337
Estimated Development Assessed Value:									
Retail	**29%**	$824,276	$832,519	$840,844	$849,252	$857,745	$866,322	$874,985	$883,735
Office/Employment	**29%**	$824,276	$832,519	$840,844	$849,252	$857,745	$866,322	$874,985	$883,735
Residential	**7.96%**	$235,677	$238,033	$240,414	$242,818	$245,246	$247,698	$250,175	$252,677
Estimated Development Property Tax Revenues (86.03 mills):									
Retail	**0.086030**	$70,210	$70,912	$71,622	$72,338	$73,061	$73,792	$74,530	$74,530
Office/Employment	**0.086030**	$70,210	$70,912	$71,622	$72,338	$73,061	$73,792	$74,530	$74,530
Residential	**0.086030**	$20,075	$20,275	$20,478	$20,683	$20,890	$21,099	$21,309	$21,309
Total Property Tax Revenues from New Redevelopment:		**$160,495**	**$162,100**	**$163,721**	**$165,358**	**$167,012**	**$168,682**	**$170,369**	**$170,369**
Total Property Tax Revenues from Existing Development:		**$164,187**	**$164,187**	**$165,829**	**$165,829**	**$167,487**	**$167,487**	**$169,162**	**$169,162**
Total Property Tax Revenues:		**$324,682**	**$326,287**	**$329,550**	**$331,188**	**$334,499**	**$336,170**	**$339,531**	**$339,531**
Existing Property Tax Base:		**$164,187**	**$164,187**	**$165,829**	**$165,829**	**$167,487**	**$167,487**	**$169,162**	**$169,162**
Total Property Tax Increment:		**$160,495**	**$162,100**	**$163,721**	**$165,358**	**$167,012**	**$168,682**	**$170,369**	**$170,369**
County Impact:									
County Share of Property Tax Base:	**0.024346**	**$46,464**	**$46,464**	**$46,929**	**$46,929**	**$47,398**	**$47,398**	**$47,872**	**$47,872**
County Share of Property Tax Increment:	**0.024346**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total County Share of Property Tax Revenue:		**$46,464**	**$46,464**	**$46,929**	**$46,929**	**$47,398**	**$47,398**	**$47,872**	**$47,872**

Annual Sales Tax Revenue Estimates		**Year**							
		2029	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
Estimated Cumulative Anchor Retail Development:	**$250**	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Estimated Taxable Retail Sales from New Development:		$5,921,522	$5,980,737	$6,040,545	$6,100,950	$6,161,960	$6,223,579	$6,285,815	$6,348,673
Total Sales Tax Revenues from New Redevelopment:	**3.00%**	**$177,646**	**$179,422**	**$181,216**	**$183,029**	**$184,859**	**$186,707**	**$188,574**	**$190,460**
Total Sales Tax Revenue from Existing Development:		**$124,352**	**$125,595**	**$126,851**	**$128,120**	**$129,401**	**$130,695**	**$132,002**	**$133,322**
Total Sales Tax Revenues:		**$301,998**	**$305,018**	**$308,068**	**$311,148**	**$314,260**	**$317,403**	**$320,577**	**$323,782**
Existing Sales Tax Base:		**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**
Total Sales Tax Increment:		**$196,998**	**$200,018**	**$203,068**	**$206,148**	**$209,260**	**$212,403**	**$215,577**	**$218,782**
County Impact:									
County Share of Sales Tax Base:	**0.50%**	**$20,725**	**$20,933**	**$21,142**	**$21,353**	**$21,567**	**$21,783**	**$22,000**	**$22,220**
County Share of New Sales Tax Revenue:	**0.50%**	**$29,608**	**$29,904**	**$30,203**	**$30,505**	**$30,810**	**$31,118**	**$31,429**	**$31,743**
Total County Share of Sales Tax Revenue:	**0.50%**	**$50,333**	**$50,836**	**$51,345**	**$51,858**	**$52,377**	**$52,900**	**$53,429**	**$53,964**

Source: Ricker | Cunningham.

Central Neighborhoods
Urban Renewal Plan

City of Golden, CO

Appendix C:

City of Golden Comprehensive Plan, adopted 2011
Golden Vision 2030, adopted 2010
Central Neighborhoods Plan, adopted 2012
Downtown Character Plan, adopted 2008

<u>City of Golden Comprehensive Plan</u>, adopted 2011 (excerpts taken verbatim)

PART I: Goals and Strategies for Decisions

Guiding Principles (Part 1, Page 4)

This section concerns the GV 2030 guiding principles, though only as applied to land use issues specifically. These two structural principles are the foundation upon which the Golden community intends to act and make decisions:

1. **Respective Local Government**

   Our city government is responsive, approachable, good at listening, welcomes participation and involvement, is fair to all parts of the city and is accountable. Our responsive local government can be characterized by:

   A. Transparency and government openness.

   B. Respect for others.

   C. Fiscal responsibility.

   D. Fairness and ethical treatment for all.

2. **Controlled and Directed Change**

   Our community values require that we direct and manage change, assure the integration of transportation and development, provide affordable housing, and address sustainability. As a community, we expect sustainability that preserves the small town look feel and character.

   Goal 1: The direction of community change will reflect and enhance our character.

   Goal 2: The diverse housing option will provide opportunity to a wide spectrum of residents.

   Goal 3: As a community, we will take responsibility for impacts on our city.

Value Theme C – Safe, Clean, Quiet Neighborhoods (Part 1, Pages 11 – 12)

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

Goal 2: **Our city will have clean, well-maintained neighborhoods and streets.**

Strategy 2.4 Make specific and ongoing commitments to maintain and improve infrastructure throughout the community.

Value Theme E – Convenience Amenities (Part 1, Page 15)

We value retaining conveniences to services and amenities / and our proximity to Denver and the mountains.

Goal 2: **We value the convenience of services and amenities within Golden (including schools, work, shopping, medical, cultural and recreational opportunities).**

Strategy 2.1 Use the rezoning and neighborhood planning processes to designate specific and strategic locations within the community for mixed-use and neighborhood retail to improve convenience and access to services.

Value Theme H – Friendliness / Neighbors (Part 1, Pages 18 - 19)

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

Goal 1: **We value having friendly and welcoming neighbors that create helpful, caring and respectful neighborhoods.**

Strategy 1.4 Designate specific areas or corners within existing neighborhoods to allow mixed-use in order to make neighborhood services, such as small scale retail and office, an option. Neighborhood cafes, markets and other small businesses create a "third place" (outside of home and work) for neighbors to meet.

Goal 2: **We value being a connected Golden community through events, parks, local merchants, organizations, schools, government, trails and Clear Creek.**

Strategy 2.2 Discover new possibilities to form partnerships between merchants, schools, museums, government and other organizations to solve community problems and create opportunities.

PART II: Community Themes

1. Public Framework and Infrastructure. (Part 2, Pages 20 - 26)

While evolving private land uses characterize much of the change that a community experiences, there is a framework of public infrastructure and facilities that can have an equally great impact on a community's future. Some of the more significant public framework elements that will define Golden in years to come include the following:

Community Level "Complete Street" Corridors.

According to the National Complete Streets Coalition:

Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from train stations. (completestreets.org)

The creation of Complete Streets will be one of the more striking changes that will affect community level corridors such as Ford Street, Washington Avenue, South Golden Road, Johnson Road, and Heritage Road. These and other roads will be redesigned over time to support a wide range of users, much like Jackson Street after its 2010 redesign. While each corridor is different and will result in different approaches, City Council has committed to treat future investments in these roads based upon the Complete Streets approach.

Infill Development and Redevelopment in Neighborhoods.

Most neighborhood redevelopment change occurs on a parcel by parcel basis that is not easily predicted in advance. Therefore, the process to work toward private investment that is consistent with our Community Values should be based upon implementing appropriate regulatory procedures, standards, and guidelines to ensure consistency with these values at the time of construction. Rezonings or other major changes in land use are not usually expected in neighborhood settings. The regulatory vehicle to assure maximum possible consistency with our Community Values is Title 18 of Municipal Code pertaining to uses and design standards and guidelines. In the case where a more significant land use change is suggested within a neighborhood setting, a rigorous review according to the City of Golden Comprehensive Plan criteria will be necessary. Given all of the above, it should be noted that the community has not, and cannot reasonably regulate all aspects of infill development, and there will always be issues of differences of opinion regarding style and aesthetics. However, the larger issues of

compatible scale, bulk, density and the crucial issues of accessible and walkable design can and will be addressed according to the community values.

Recommendations for Development and Redevelopment in "Areas of Change."

In order to address the GV 2030 Guiding Principles related to proactively determining the appropriate character and intensity of future land uses, it is important that the City of Golden Comprehensive Plan proactively identify areas of expected stability and change, and develop specific recommendations to guide future land uses. Within the areas of change, there is a division between "incremental" and "significant" change. Incremental refers to change that is likely to be lot by lot and more evolutionary in nature. Significant change indicates the potential for a large area, such as a former industrial or office park, to undergo changes that could be characterized as revolutionary. Appendix A "Areas of Stability and Areas of Change" provides a visual guide to these areas. Future land use changes and investment should be based upon the following recommendations:

1. A substantial percentage of population and employment growth (roughly 75%) should be concentrated in the defined areas of incremental change and areas of significant change, to support our values of managed growth, sustainability, and accessibility.
2. Overall intensity and scale limits should be defined for each specific mixed-use area and area of change, to assure compatibility with our values of character, managed rate of change, and relationship to other values.
3. The City should develop complete street corridor plans for all priority corridors, but especially for sections within the mixed-use areas and areas of change.

Areas of Significant Change.

There are a number of areas of town, listed below and identified in Appendix A that would likely see the most change over time. Portions of these areas of significant change may not change at all or experience only limited change, but that is for finer grained plans, such as neighborhood or area plans, to determine going forward. Though each area would be planned separately and specifically, the general overview is that, taken together, they represent the parts of Golden that could be re-imagined as new "places" within the community, as well as handle the greatest intensity of development. Challenges for each location will include how to create good urban design, the right mix of uses, appropriate form and scale and multi-modal transportation options.

Within the areas of significant change, there are two areas in particular that deserve a higher priority due to their impact on the safety of residents. Both the Colfax Corridor and South Golden Road are arterial roads that are served by transit and provide necessary services to surrounding residential neighborhoods. Many of these residents do not drive and depend on walking, biking or buses for transportation, yet these areas feel unsafe to many of these pedestrians and cyclists. Golden is committed to transforming these corridors into "complete streets" that provide equitable access for all modes of transportation, as well as a sense of place.

2. South Golden Road.

The South Golden Road corridor extends from Johnson Road east to the city limits, and then on to the Camp George West / NREL area and Denver West retail developments. The area within the city limits currently functions as a traditional community commercial strip. The streetscape and transportation investments completed circa 2000 improved the public framework, but it remains an auto-oriented area with significant opportunity for further improvement.

The next step in South Golden Road's evolution will be to develop a cohesive sense of place, and much can be done to make this suburban style strip more accessible and appealing to those on foot or traveling by bike or bus. The buildings are too far away from the sidewalk and there are too many driveways crossing the sidewalk for the road to feel safe and accessible for pedestrians. Additionally, wider sidewalks and pedestrian amenities such as seating are needed, and signed connections to adjacent natural and recreation areas will help integrate the corridor with its surrounding uses. The intention is not to create another area that looks and feels like downtown, but a corridor that allows a mix of retail, office and residential uses and has an esthetically pleasing and human scale streetscape. The area will still feature local businesses that serve the everyday needs of residents and adjacent neighborhoods, much as it does today. Buildings will be varied in height but likely no more than three floors. Small parks, plazas and other places to meet and interact with others area essential to create a sense of place, and must have seating for adults as well as play areas for children. Public art and places to hold community events are also desirable, perhaps in the form of a town square that serves as a main focal point.

4. Suburban Neighborhood Commercial Areas.

The Canyon Point Commercial Center on SH 93 at Washington Avenue, 24th and Ford Street area, and the Golden Ridge / Eagle Ridge area function now as neighborhood scale retail and mixed-use areas. Development is relatively new at Canyon Point and Heritage Road, and less change there is anticipated in the near-term. Over time, as more office or residential uses occur, it will be critical to define the form, scale and mass of future development. The level of development that serves our community values for these types of areas would be largely limited to two-story structures, developed in a manner to promote a walkable pedestrian-scale development-oriented to local transit systems. Most of these areas are somewhat isolated from the rest of the community, and special attention should be paid to creating connections for pedestrians, cyclists and transit riders to improve accessibility to the rest of the city.

PART III: Neighborhood Planning
Structure / Format of Neighborhood Plans (Part 3, Page 31)

Neighborhood plans should be structured as microcosms of the City of Golden Comprehensive Plan, and function as such for these particular areas of the community. The process should involve going through each of the community values and determining how each value is or should be manifested in that neighborhood. Each neighborhood should look at the map of "Areas of Stability and Change," and discuss how this impacts them. A more in depth discussion on the areas of change found within each neighborhood is needed to get the most appropriate outcome.

(See discussion below from Central Neighborhoods Plan that relate specifically to the Area.)

Central Neighborhoods Plan

South of Downtown Golden, along Jackson and Ford, and East to West stretching from Fossil Trace Golf Course and Golden High School to Table View Drive and Belvedere Drive which includes the East Street Historic District.

The Central Neighborhoods Plan, adopted by City Council in early 2012, is a supplement to the City of Golden Comprehensive Plan update 2011, intended to assist elected and appointed officials in their decision making. After much public input from residents and land owners of the Central Neighborhoods over the course of various neighborhood meetings, together with the creation and adoption of Golden Vision 2030, staff created the Plan, which addresses residents' vision of their neighborhood, seeks out neighborhood concerns and advances an action plan to address these issues.

Golden Vision 2030, adopted 2010 (excerpts taken verbatim)

Golden Vision 2030 Guiding Principles and Community Values (Page 16)

Guiding Principles

These two structural principles are the foundation upon which the Golden community intends to act and make decisions.

Responsive Local Government

Our city government is responsive, approachable, good at listening, welcomes participation and involvement, if fair to all parts of the city and is accountable.

Controlled and Directed Change

Our community values require that we direct and manage change, assure smart growth (transportation & development), affordable housing, and sustainability. As a community, we expect sustainability that reserves the small town look, feel and character.

Community Values

The Heart & soul values comprise a set of community elements that are consistently very important to golden residents in most or all situations. These values are to be a substantial consideration in all major community decisions. As defined in this document our community values include:

- **A.** An accessible and walkable community
- **B.** Active outdoors and the environment
- **C.** Safe, clean and quiet neighborhoods
- **D.** Support for local business and downtown
- **E.** Convenience and community amenities
- **F.** Support for our history, culture and education
- **G.** A family and kid friendly town
- **H.** Friendliness and appreciation of our neighbors
- **I.** Our sense of community
- **J.** Belonging / volunteerism

Central Neighborhoods Plan, adopted 2012 (excerpts taken verbatim)

WELCOME TO THE CENTRAL NEIGHBORHOODS

The Central Neighborhoods Plan is intended as a component of the City of Golden Comprehensive Plan and to help implement the Value Themes created by the residents of Golden through the Golden Vision 2030 Plan project. The Plan looks to address the concerns of the Central Neighborhoods area and establish parameters for building and site design that will guide future redevelopment of commercial areas.

1.1 The Vision (Part 1, Page 1)

The community values that came out of the two year outreach process known as which resulted in the Golden Vision 2030 Plan (GV 2030) are the foundation of the Plan, as well as the City of Golden Comprehensive Plan as a whole. The vision behind the City of Golden Comprehensive Plan was to create a document that reflects the community's values and can function as a guide for Golden's future.

The plan seeks to:

- Derive the goals and strategies for Golden's future directly from community values
- Provide direction for all related policy documents, as well as for zoning code changes, budget decisions and capital investments
- Integrate the community's commitment to historic preservation, sustainability and public health
- Initiate the evaluation of regulations and processes employed daily by the City
- Include measurable goals and strategies to ensure implementation
- Neighborhood plans are components of the City of Golden Comprehensive Plan that get more specific in how the community values apply on the ground in specific areas.

Neighborhood plans are microcosms of the City of Golden Comprehensive Plan, and function as such for these particular pockets of the larger community. The neighborhood planning process involves going through each of the guiding principles and community values and determining how each value is or should be manifested in that neighborhood. Each neighborhood will look at the map of "Areas of Stability and Change," and discuss how this impacts them. A more in depth discussion on the areas of change found within each neighborhood is needed to get the most appropriate outcome. Those involved in the neighborhood planning process should refer back to Part 3 of the City of Golden Comprehensive Plan and the section "Creating Sense of Place and Making Connections" when beginning discussions on the "Areas of Change."

1.2 The Values (Part 1, Page 2)

The results of the Golden Vision 2030 Plan project provided community values that the citizens of Golden felt were important in preserving the lifestyle they cherish. One aspect of the neighborhood plans is to ensure that the recommendations fit within the context of the values. While not every value can be quantified or regulated, the hope is that some values can be indirectly achieved through the use of quality urban design, and public and private investment. The community values created from Golden Vision 2030 are:

Guiding Principles

- Responsive Government
- Controlled and Directed Change

A. An accessible and walkable community
B. Active outdoors and the environment
C. Safe, clean and quiet neighborhoods
D. Support for local business and downtown
E. Convenience and community amenities
F. Support for our history, culture and education
G. A family and kid friendly town
H. Friendliness and appreciation of our neighbors
I. Our sense of community
J. Belonging/volunteerism

When making specific recommendations, these values will be guides to ensure that no recommendation is made that would significantly clash with the stated values. Recommendations should support the community values, as well as promote the continuation of the values per the decision making model shown in Figure 1 of Golden Vision 2030 and the City of Golden Comprehensive Plan.

CURRENT CONDITIONS

2.1 Neighborhood Location (Part 2, Page 4)

The Central Neighborhoods area begins just south of downtown Golden and stretches south to where Rimrock Drive intersects South Golden Road. Running east to west, the Central Neighborhoods stretch almost all the way across the City's limits, including the homes adjacent to Fossil Trace Golf Course and Golden High School. Ford and Jackson Streets are the main transportation corridors through the plan area, and eventually become South Golden Road.

RECOMMENDATIONS

After evaluating the current conditions of the neighborhood, it is important to look at specific sites and areas that have the potential for redevelopment in the future and provide more specific direction or establish redevelopment standards.

It is also important to keep the values of Golden Vision 2030 prominent in such discussions and ensure that the recommendations for changes are in line with the Golden Vision 2030 direction as detailed in the City of Golden Comprehensive Plan and neighborhood plans. While the majority of this chapter will address the recommendations for the "Areas of Change," it will also address smaller scale changes and additions, as well as public investments such as a neighborhood park and streetscape improvements.

While all recommendations are made with the Golden Vision 2030 Guiding Principles and Values in mind, there are several that will be emphasized in greater detail. These value themes are not more important, but they lend themselves more to land use recommendations.

3.1 General Neighborhood Recommendations (Part 3, Page 8)

A majority of the area within the Central Neighborhoods Plan is considered stable (Exhibit 4, unshaded areas), in that no significant change in development pattern or intensity is anticipated. While there will most likely be renovations of single homes or whole lot redevelopment, the overall character of the area will not be dramatically different in the coming years. For these cases, an appropriate method and standard of evaluation needs to be established. Additionally, there are recommendations for areas that do not fall within the "Areas of Change" that also need to be addressed. This section will establish parameters and general recommendations for the neighborhood (referred to on Exhibit 4 as "Areas of Stability").

3.1.1 Transportation and Streets (Part 3, Page 9)

In 2010, City Council adopted the Complete Streets Policy (Resolution No. 2059) which acknowledges the need to accommodate all modes of travel on City streets, including pedestrians, cyclists, motorists and mass transit riders. City Council defines complete streets as roadways designed and operated to enable safe, attractive and comfortable access and travel for all users. Within the Central Neighborhoods, South Golden Road, Jackson Street, Ford Street and 19th Street have all been designated on the "Priority Complete Streets Corridors" map as priority streets by City Council for complete streets design (Exhibit 5). While the City Council resolution and priority map identified only the previously mentioned streets, the following recommendations are for all streets located within the Central Neighborhoods Plan Area and include, but are not limited to:

- Look for opportunities to narrow streets, especially at intersections, in order to accommodate safer pedestrian crossings and an ADA accessible sidewalk.

- Include “Complete Street” policies with every new infrastructure project along priority corridors and other high pedestrian traffic locations.
- Include bicycle lanes, bicycle routes, bicycle “sharrows” or other route designations on City streets.

The West Corridor Light Rail project and the end of line station at the Jefferson County Government Center is slated to be complete in the spring of 2013. The extension of light rail to Golden will bring convenient mass transit to a new segment of the population in the Metro Denver area. In order to bridge the distance between the station and downtown, a circulator bus has been discussed to run from the station to downtown, with the main path of travel going through the Central Neighborhoods area. It is anticipated that the circulator bus route may need amenities commonly found at other RTD bus stops, including benches, bus shelters, trash cans and signage. Exact details of the circulator bus route and service are still to be determined, but will likely be a hybrid system consisting of a flexible fixed route to serve the higher volume of people traveling from central Golden destinations to the light rail station, as well as a more traditional call-n-ride service to serve the rest of the community.

3.2 Areas of Change (Part 3, Page 11)

The “Area of Significant Change” in the Central Neighborhoods Plan is a small portion of the neighborhood consisting of commercially zoned properties adjacent to the roundabout across from Golden High School on South Golden Road and a portion of the Ford and Jackson Street frontages north to about 23rd Street. While this area is mostly developed, there is potential for the area to better serve the residents of the Central Neighborhoods. The main properties abut South Golden Road, a major through street in Golden.

3.2.3 Area of Significant Change (Part 3, Pages 13 - 19)

The following sections will address building and site design recommendations for the “Area of Significant Change” located in the Central Neighborhoods Plan area.

A. Character and Land Uses

- The area between Jackson and East Streets between 23rd and 24th Streets forms the transition edge for the neighborhood core. The two triangular shaped parcels southeast of 24th Street are defined by their adjacent streets and will continue to function as the retail and service core of the neighborhood, as influenced by the high school and the community traffic on South Golden Road. The area will thrive with a mix of neighborhood level retail and service uses with opportunity to add mixed use residential and office in certain locations. Additional auto oriented retail uses, and drive-up or drive-thru uses should be avoided. The character of the area will be

defined by the relationship of existing and new buildings to each other and the public and private spaces created.

- It should also be noted that the existing buildings in a given area do not always reflect what is allowed by zoning. Attention should be paid to current neighborhood patterns and zoning should be evaluated in order to reflect what is desirable.

B. Sidewalks and Edge Treatments

The "Areas of Significant Change" is primarily bounded by South Golden Road and East Street. South Golden Road serves as a major roadway for vehicular traffic connecting south Golden with downtown Golden. Streetscape recommendations along S. Golden Road will need to balance vehicular needs with pedestrian safety. A consistent treatment across all properties along S. Golden Road that provides greater separation from traffic will help to create a safe environment for pedestrians. There are some topographic changes between this roadway and the properties to the east that further complicate streetscape and building placement. The following streetscape/sidewalk recommendations are for properties adjacent to S. Golden Road:

- Separated/detached sidewalk: amenity zone approximately 7 feet in width (to allow appropriate space for tree planting, trash/recycling containers, benches, lampposts, etc.) should be immediately adjacent to the roadway. This amenity zone will create a more secure walking path for pedestrians.
- Street Trees: Street trees should be planted within the amenity zone adjacent to the roadway.
- Trees should be spaced evenly as appropriate for successful growth of the tree species.
- Bus Stops/Shelters: Bus stops should include a bench with a shelter to protect users from inclement weather conditions. A trash/recycling receptacle should also be included with the shelter.
- Sidewalks: Sidewalks should be wide enough to allow comfortable room for pedestrians while also allowing the potential for small tables and benches to occupy areas directly in front of retailers.
- Ford and Jackson Streets are more established, with the model being defined by the 2010 Jackson corridor improvement project. Emphasis for Ford and Jackson as well as 23rd Street will be to maintain the existing character while improving side street sidewalks and connections, and enhancing bike facilities along Ford Street. Addressing current gaps in sidewalk connections should be a high priority.

East Street is a street lined with historic homes and an important part of Golden's past. Mainly residential, it is also adjacent to the commercial area in question. The treatment of the East Street edge should be different than the treatment of the South Golden Road edge in that it should promote increased walkability and bikeablity, connecting the residents in this area to the commercial area. The following streetscape/sidewalk recommendations are for properties adjacent to East Street:

- A wider sidewalk should be included along the east side of East Street.

- Allow proposed buildings to be sited at the back of the sidewalk.
- For shade, either large tree grates for large shade trees or a covered portico or patio extending off of the adjacent building (similar to downtown Golden)
- Groupings of potted decorative plants at the street corners to make the commercial area visually appealing.
- Consistent accent lighting along sidewalks for pedestrian safety. The 24th Street area between Jackson and East Street will connect the high traffic "front" of the area with the calmer, residential "back" of the area. These two sides of the street will become an important connector and center for the "Areas of Change." There are opportunities here to create an edge, streetscape and street pattern that is both pedestrian, vehicular and bicycle friendly.

C. Building Placement

In order to create a pedestrian friendly, neighborhood oriented commercial center, buildings should be situated closer to sidewalks. The following recommendations for building setback include, but

are not limited to:

- The building should be sited so it is right behind the property line and adjacent to the sidewalk to help create a walkable, pedestrian friendly area.
- Areas between the sidewalk and building that are set aside for public space and/or outdoor dining are strongly encouraged to add vitality to the sidewalk.
- The required parking for the building should be located at the rear of the building or the interior of the overall site so that parking areas are not obviously visible to vehicular traffic or impede pedestrian access.
- The size and shape of individual parcels will dictate which street frontage is the primary focus, and how to best incorporate parking and vehicular circulation.

D. Building Height

The allowed maximum building height for C-1 and RC zoned properties is 50 feet. In order to function as a neighborhood commercial center, and create a more pedestrian friendly environment, the community has expressed a strong desire to maintain a two-story building height for the area. A third story could be allowed based upon criteria including, but not limited to:

- Third story step back, to create less of an imposition on pedestrians at ground level.
- The proposed building is mixed-use, allowing the first floor to be used as retail/restaurant and the upper two floors to be used as residential or office.

E. Architectural Detailing

A walkable human scale is the most important aspect for architectural detailing of this area. Detailing should be done in relation to the building height and treatment of windows, doors and other openings. Ground level details should vary visually, creating focal points along the building facade. The following recommendations for architectural detailing should be incorporated:

- Decorative window and door moldings, corner entries, recessed openings and other treatments to create accents or focal points.
- Large ground floor windows that create transparency between the sidewalk and the business.
- Use of color, texture and a tasteful variety of materials to help create visual interest.
- Awnings, porticos, patios or other similar architectural features are encouraged to enhance the user's experience and enliven the street.
- Building step backs at upper floors or building overhangs are encouraged to create more visual interest.

F. Parking

In order to promote a neighborhood commercial area that is pedestrian friendly, parking is recommended to be located at the rear of the building, or the interior of the property, so that it is not immediately adjacent or visible to roadways and will not create a visual or physical barrier for pedestrians on the sidewalk. This arrangement will reduce the potential for pedestrian and vehicle conflicts, and improve safety. Allowing buildings to be sited closer to the front property line will allow for more flexible options to locate parking. Additionally, parking lot landscaping is encouraged to minimize the visual impact of paved surfaces. Parking lot landscape and softscape recommendations include, but are not limited to:

- In accordance with Chapter 18.40 of the Municipal Code, include parking lot islands located between parking stalls every 6-8 spaces (for smaller parking areas, space the islands evenly as site distances allow) planted with an ornamental tree. This will help to lessen the amount of solar reflection and absorption associated with large paved parking areas. Pedestrian walking paths through parking areas leading to the buildings are encouraged using a variation in color, texture and material.
- Incorporating bio-swales, porous landscape detention or other forms of passive water treatment in parking islands are highly encouraged.

G. Public Spaces

The residents within the Central Neighborhoods Plan area would benefit from a neighborhood park or a neighborhood plaza. A public space serves many purposes for a neighborhood, but primarily helps to create a gathering spot for residents where they can feel safe and develop a sense of community. The following recommendations for public spaces within the Area of Change should be considered:

- Place publicly accessible spaces in a central location in the "Area of Change," and not located in a remote corner.
- Must be easily visible and accessible from the street and sidewalk, and ideally located at a crossroads, where walking paths intersect.
- Connections to sidewalks along South Golden Road, Ford Street, East Street, and 24th Street.
- Public spaces should not be too large in order to provide a more intimate scale for people to connect.
- Well lit and in plain view of sidewalks, streets and windows to provide "eyes on the street" (with all lighting complying with lighting standards listed in Chapter 18.34 of the City of Golden Municipal Code).
- Use an interesting variety of materials for pavement, which can include: pavers, brick, colored and patterned concrete and stone. The public plaza area needs to have a distinguishing appearance from the remainder of the commercial area.
- A water feature is an amenity that is appreciated by all ages. Whether it is interactive or passive, a water feature is something that the entire public space can center around.
- Provide benches and moveable chairs in small groupings that allow users to gather informally. Provide a variety of options for different functions and visual interest.
- Picnic tables or small café tables that are not fixed in place are amenities that help to create inviting spaces for people to gather. Tables and chairs should be maintained by the property owner.
- Informal seating, such as low planter walls and broad steps that face public space are also important for casual seating.

Landscaping is an important part of what makes a place feel comfortable and inviting. Landscape standards are addressed in Chapter 18.40 Site Development Regulations of the City of Golden Municipal Code. The following are additional recommendations for landscaping in public spaces such as plazas and/or parks within the designated area:

- Use canopy trees that will provide shade for users, located near benches or other places where people may gather.
- Provide xeric, ornamental plantings that are low-maintenance and require little water.
- Landscaping should not create isolated areas or areas that are not visible from adjacent public and private space ("eyes on the street").

Lighting is an important part of any public space. Spaces should be well lit so that users feel safe after nightfall; however the space should adhere to the City of Golden lighting standards in Chapter 18.34 of

the City of Golden Municipal Code. The following recommendations are for lighting in public spaces such as plazas and/or parks within the designated area:

- Use functional, decorative and consistent lighting that gives the area a sense of identity.
- Ensure that lighting fixtures have shades that do not allow light to leave the premises.
- Illuminate all accessible paths with low lights or landscape lighting.
- Provide lighting for all seating areas with enough illumination to remain functional for evening activities.

IMPLEMENTATION

Proposed projects located within the "Area of Incremental Change" and "Area of Significant Change" will be highly encouraged to include as many of the recommendations listed in Chapter 3 of the neighborhood plan as possible. Staff evaluation of proposed projects, as well as support and recommendation for approval to Planning Commission, will be based on the values of Golden Vision 2030, the strategies, goals and policies found in the City of Golden Comprehensive Plan, and the recommendations listed in the neighborhood plan. In addition, several specific actions are recommended below to further assure that neighborhood character and values are preserved and enhanced.

Economic Vitality (Part 4, Page 22)

1. Develop an inclusive process to engage the community in an investigation of available economic development tools to help achieve the Central Neighborhoods Plan and Golden Vision 2030 goals and values.
2. In order to achieve such goals and values, the City, commercial owners, interested residents and economic development agencies such as the City Economic Development Commission and Urban Renewal Authority should investigate the pros and cons of public/private partnerships to facilitate future commercial and mixed use development supportive of the Plan in designated areas of expected change.

DIFFERENCES BETWEEN AREAS OF STABILITY, INCREMENTAL CHANGE AND SIGNIFICANT CHANGE

(Part 3, Page 9)

Area of Stability

- Well established residential neighborhoods
- No community policy encouraging large scale changes
- No perceived economic forces prompting large scale change
- Encourage neighborhood investment that maintains existing character and scale

Area of Incremental Change

- Mostly downtown and Ford/Jackson corridor
- Traditionally more variety and mix of uses
- Community policy assumes individual parcels or block changes, but does not encourage large scale changes
- Economic forces support potential reinvestment and redevelopment
- Encourage reinvestment and redevelopment that supports Golden Vision and Neighborhood values

Area of Significant Change

- Locations where Golden Vision values and economic forces may lead to larger future changes
- Business Parks, Neighborhood Commercial, Colfax Avenue, South Golden Road
- Community policy assumes individual parcel or block change as well as possible large scale changes
- Economic forces support reinvestment or redevelopment, but may need public involvement
- Redevelopment that supports Golden Vision and Neighborhood Plan values should be clearly defined and encouraged

Downtown Character Plan, adopted 2008 (excerpts taken verbatim)

EXECUTIVE SUMMARY

II. HIGHLIGHTS (Page 7)

The Downtown Golden Character Plan was prepared as a supplement to the City of Golden Comprehensive Plan.

A few highlights include:

1. Downtown Design Standards and Guidelines: This draft code, included as Appendix A, would mark a significant improvement in the City's ability to guide the aesthetics of the downtown area. Time and time again, citizens giving input to this process stressed the importance of maintaining downtown Golden's small town, historic character.
2. Walkability / Streetscape Improvements: For similar reasons, citizens consistently expressed their desire for a variety of improvements to the pedestrian and bicycle environments throughout the downtown area, and for better connections to the rest of the city. This report

offers a number of suggestions on these topics, and many of them area already in progress or being planned by one or more of the Boards participating in this process.

3. Land Use: Citizens made frequent mention of a number of significant land use concerns. Among them were:
   - How to better integrate the public land and facilities along Clear Creek with the creek itself?
   - How to ensure that housing in and around downtown remains affordable to the socio-economic cross-section of residents currently living in the area?
   - How to create a dynamic economic future while maintaining the small town character of the area?

Chapter 1: DOWNTOWN GOLDEN

I. PROJECT PURPOSE AND GOALS (Page 11)

The Downtown Golden Character Plan provides the framework for an update and refinement of a number of prior planning documents including the 1989 Golden Urban Renewal Plan and 2003 Golden Comprehensive Plan Update. The Character Plan provides the Golden community the opportunity to assure that the policies and planning documents that guide public decisions are consistent with the community vision. The Character Plan is intended to:

- provide community input for an update of the Golden Urban Renewal Plan
- provide land use and redevelopment recommendations for preservation and redevelopment opportunities in the downtown area
- provide recommendations for public investment in the downtown area, public realm, parks and open space areas, and streetscape
- provide recommendations for update and refinement of design standards and guidelines for construction and alterations in the downtown area
- provide the policy and design connections between the downtown area and the surrounding neighborhoods

For purposes of this study, the downtown character zone is defined as extending from State Highway 58 on the north, to the commercial area near Golden High School on the south, and extending from the generally defined edges of the adjacent residential neighborhoods and CSM on the east and west. While these abutting neighborhoods and CSM have a strong influence on the downtown area, and are influenced by them, they are vest addressed in separate planning efforts on a smaller scale.

III. DOWNTOWN GOLDEN TODAY (Page 12)

Like many towns across America, land use and development patterns in the downtown area began to change after World War II. The expansion of the highway system and the introduction of suburban style subdivisions and shopping alternatives increased pressures on downtown areas. By the 1970s, downtown Golden's role as the economic, social, cultural and governmental center of the City had begun to erode rapidly. Increasingly, the community's retail and service needs were met by outlying developments, and downtown vacancy increased. By the 1980s, Golden residents and property owners agreed on an urgent need to intervene to reverse the economic downward trend in property condition and general economic vitality.

The results of this commitment included the establishment of the Golden Urban Renewal Authority (GURA) in 1989, substantial public investment in downtown infrastructure throughout the 1990s, and a number of major redevelopment projects to increase downtown jobs, residents, and business opportunities, most encouraged or aided by GURA, the City and the Golden Civic Foundation (a local non-profit organization).

In 2006 and 2007, the downtown area of Golden continues to change and evolve. Public investment in parking and other public infrastructure continues, with a focus on the Clear Creek Corridor, public art, and active recreation uses. New construction is bringing additional residents and commercial space. Lodging, restaurant, and retail uses associated with active recreation appear to be thriving, while general retail and specialty arts and gift shops appear to struggle against the competition and changes in retailing practices. While downtown Golden appears vibrant and active, there is a great need to define the desired course for the core of the community for the next few decades. Those participating in planning Golden's future can take comfort in the creative and entrepreneurial spirit of Loveland, Berthoud, and West – all of whom embraced the challenge of guiding Golden's early evolution from little more than a tent city by a river to the Territorial Capital.

IV. DOWNTOWN GOLDEN CHARACTER AREA MAP (Page 12)

The Downtown Golden Character Area Map depicts the study area and certain adjacent neighborhoods, including conditions as of 2006. The map is divided into a number of character zones – among them:

South Jackson Street

- This area has some strip-style commercial development with office, restaurant, retail, and auto maintenance. An urban style grocery anchor dominates the area between 16th and 18th Streets.
- Some commercial recreation (bowling alley) and a significant redevelopment opportunity exist near 24th Street.
- Mixed density residential is located throughout the area.

Chapter 2: EXISTING VISION, GOALS, POLICIES AND STRATEGIES

In 2006 and 2007, Downtown Golden is an area of change as well as great opportunity to become one of the premier urban spaces in the region, while preserving its character and unique feel. The pedestrian scale and walkability of the area have attracted much redevelopment activity. While the later chapters in the Plan address specific details, this chapter presents the overall goals and vision of Downtown and a summary of priori strategies. The Vision Statement below is based on the 2003 Comprehensive Plan. The Goals are specific to Downtown and are based upon a combination of the 2003 Comprehensive Plan, 1994 Downtown Sub-Area Plan, and 1989 Golden Urban Renewal Plan. In preparing this summary plan, the Committee believes that the community vision for downtown Golden articulated in these prior documents is still valid as the general goal.

II. SUMMARY OF DOWNTOWN GOALS AND POLICIES (Page 17)

The overall direction for goals for this part of the community can be found in the City of Golden Comprehensive Plan, 1994 Downtown Sub-Area Plan and the 1989 GURA Plan. This section contains an inventory of the goals and policies from these three documents, which have been combined and presented according to the policy categories contained in the City of Golden Comprehensive Plan. The primary policy goal for Downtown Golden is that the community should maintain the distinctiveness of Downtown Golden by:

Character

- Preserving its friendly small-town and Main Street character.
- Preserving and improving its natural, historical, scenic and cultural resources.
- Improving the mix of residential and commercial land uses to strengthen the downtown character.
- Ensuring that change takes place in a compatible and positive manner both within downtown and in the surrounding neighborhoods.
- Ensuring site development reflects and respects historic building heights, mass, bulk, size, setbacks, materials and orientation.
- Making downtown an inviting place where activities, such as special events, would occur to attract visitors, and gather townspeople.

Land Use

- Encouraging zoning designations and development that reinforces the area's historic character and high quality.
- Diversifying into a wide variety of compatible and economically viable land uses, services and activities to include specialty retail, lodging, multi-family housing, hotel and convention, artistic, research & development, services, commercial, entertainment, special events, and civic activity.
- Ensuring that development, redevelopment and remodeling provide an intimate pedestrian atmosphere, pedestrian amenities, a walkable environment, pedestrian improvements that link to neighborhoods, natural features, landscaping and seasonal color.
- Encouraging growth primarily through infill and redevelopment within the existing fabric and character of downtown and which is compatible with surrounding neighborhoods.
- Encouraging revitalization and redevelopment of highly visible and underutilized areas to realize image, livability and economic benefits, especially on strategic parcels along Washington Ave.

Physical Surroundings of Downtown

- Protecting and preserving hillside slopes and retaining strategic public ownership as open space.
- Ensuring that the Clear Creek Corridor and trail system has access to the downtown businesses and special amenities that complement the downtown.
- Emphasizing the presence of Clear Creek in the downtown and the development of the Clear Creek as a setting for festival parks, environmental preservation, trails, and community parks.

Housing

- Encouraging a variety of housing types, prices, densities, sizes, and architectural variety.

Transportation and Parking

- Encouraging a variety of modes of travel to access downtown by identifying key vehicular, pedestrian and bikeway gateways and entryways to downtown and providing information regarding locations from shopping, business and public uses.
- Promoting pedestrian, vehicular and transit linkages to connect the downtown business areas with the Colorado School of Mines, Coors, and the Clear Creek Corridor.
- Enhancing access into downtown from the north and south.
- Providing accessible, visible, high quality and attractive urban parking facilities designed with people as well as vehicles in mind.

- Developing parking strategies to reduce demand for surface parking through construction of parking structures, provision of shuttles, and provision of pedestrian and bike linkages.

Economic Vitality

- Maintaining existing businesses while growing a variety of thriving and diverse businesses and new business opportunities.
- Promoting destination, stopover, or day-visit tourism, while providing activities and programs for both tourism and non-tourism businesses.
- Encouraging businesses that are not dependent on on-site parking to locate downtown.
- Encouraging local merchants to employ more responsive retail strategies that may include window display, promotion, and longer business hours.
- Encouraging connections with Coors Tour Visitor
- Center and Colorado School of Mines that will support the growth of downtown.

Chapter 3: TOP ISSUES AND RESEARCH

E. POTENTIAL GURA BOUNDARY ADJUSTMENTS (Page 25)

The Committee discussed potential GURA boundary adjustments and potential additional district areas, and it believes there is a continuing and active role for GURA. The Committee believes that a detailed financial analysis and additional public input are necessary prior to undertaking the appropriate studies necessary to bring the advantages and benefits of urban renewal to properties adjacent to the current GURA District.

Central Neighborhoods
Urban Renewal Plan

City of Golden, CO

Appendix D:

Urban Renewal Plan Area Legal Description

GOLDEN URBAN RENEWAL BOUNDARY
(GOLDEN, COLORADO)

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF (E1/2) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

NOTE: ALL PARCEL NUMBERS CITED IN THIS DESCRIPTION ARE JEFFERSON COUNTY ASSESSOR PARCEL NUMBERS (MARCH 2013), HEREINAFTER REFERRED TO AS PN.

BEGINNING AT THE MOST EASTERLY CORNER OF PN 30-341-16-040;

THENCE SOUTHWESTERLY, ALONG THE SOUTHEAST LINE OF PN 30-341-16-040, AND THE EXTENSION THEREOF, TO THE CENTERLINE OF EAST STREET;

THENCE SOUTHEASTERLY, ALONG THE CENTERLINE OF EAST STREET, TO THE EXTENSION OF THE CENTERLINE OF GRAND COURT;

THENCE SOUTHWESTERLY, ALONG THE EXTENSION OF THE CENTERLINE OF GRAND COURT, TO A POINT THAT LIES 65 FEET NORTHEASTERLY OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 4 IN RECEPTION NUMBER F1306205, JEFFERSON COUNTY RECORDS, AS MEASURED NORMAL THERETO;

THENCE NORTHWESTERLY, 600 FEET, ALONG A NON-TANGENT CURVE TO THE LEFT, BEING 65 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEAST LINE OF SAID PARCEL 4;

THENCE SOUTHWESTERLY, TO THE CENTERLINE OF JACKSON STREET, LYING NORTH OF THE NORTHWEST CORNER OF PN 30-344-00-014;

THENCE NORTHWESTERLY, ALONG THE CENTERLINE OF JACKSON STREET, TO THE CENTERLINE OF 23RD STREET;

THENCE NORTHEASTERLY, ALONG THE CENTERLINE OF 23RD STREET, TO THE EXTENSON OF THE CENTERLINE OF THE ALLEY LYING BETWEEN FORD STREET AND EAST STREET;

THENCE SOUTHEASTERLY, ALONG THE CENTERLINE OF SAID ALLEY, AND THE EXTENSION THEREOF, TO THE CENTERLINE OF 24TH STREET;

THENCE NORTHEASTERLY, ALONG THE CENTERLINE OF 24TH STREET, TO THE CENTERLINE OF EAST STREET;

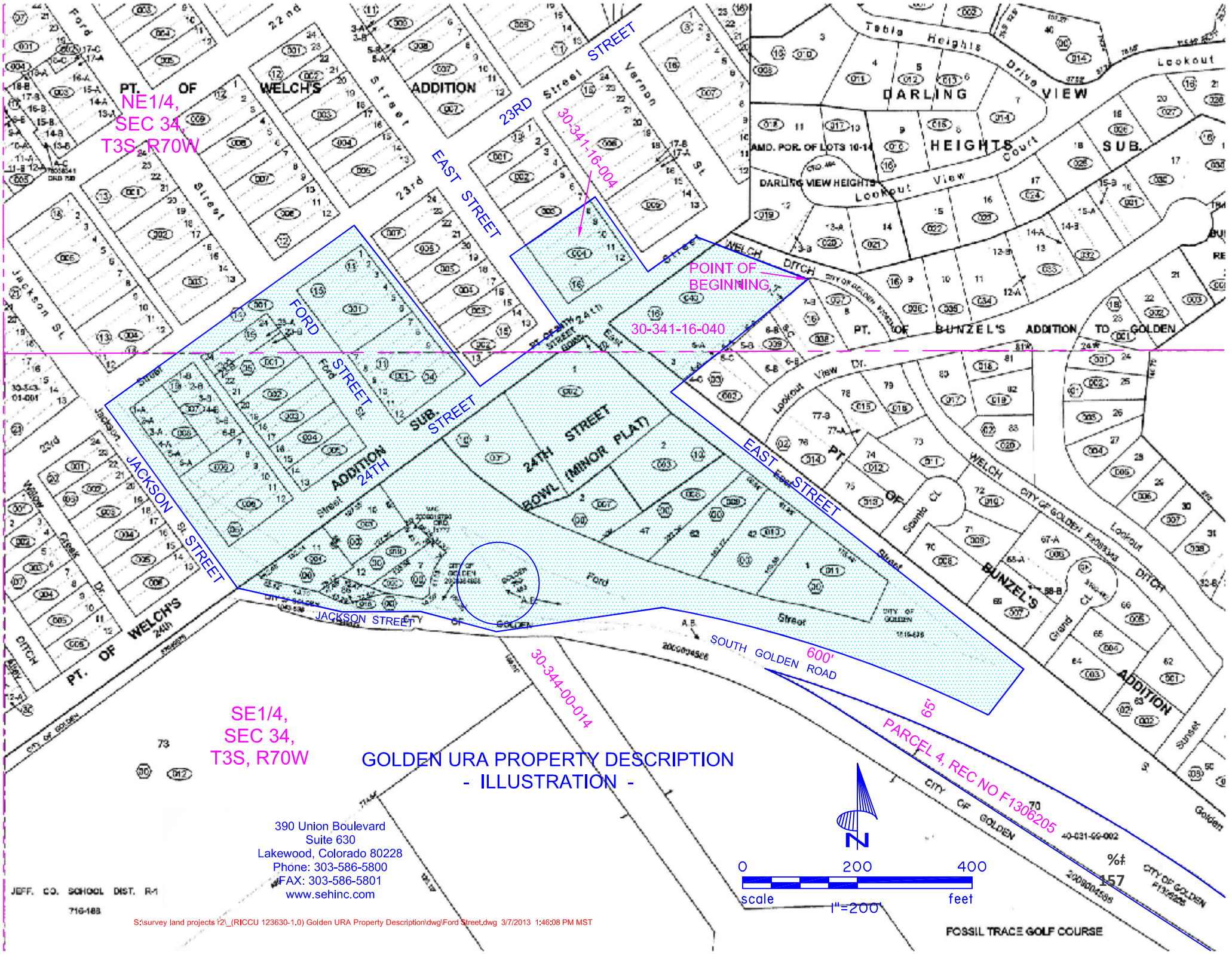
THENCE NORTHWESTERLY, ALONG THE CENTERLINE OF EAST STREET, TO THE EXTENSION OF THE NORTHWEST LINE OF PN 30-341-16-004;

THENCE NORTHEASTERLY, ALONG THE NORTHWEST LINE OF PN 30-341-16-004, AND THE EXTENSION THEREOF, TO THE CENTERLINE OF THE ALLEY LYING BETWEEN EAST STREET AND VERNON STREET;

THENCE SOUTHEASTERLY, ALONG THE CENTERLINE OF SAID ALLEY, AND THE EXTENSION THEREOF, TO THE CENTERLINE OF 24TH STREET;

THENCE NORTHEASTERLY, ALONG THE CENTERLINE OF 24TH STREET, TO THE EXTENSION OF THE THE NORTHEAST LINE OF PN 30-341-16-040;

THENCE SOUTHEASTERLY, ALONG THE NORTHEAST LINE OF PN 30-341-16-040, AND THE EXTENSION THEREOF, POINT OF BEGINNING.



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