

SOUTH NEIGHBORHOODS PLAN



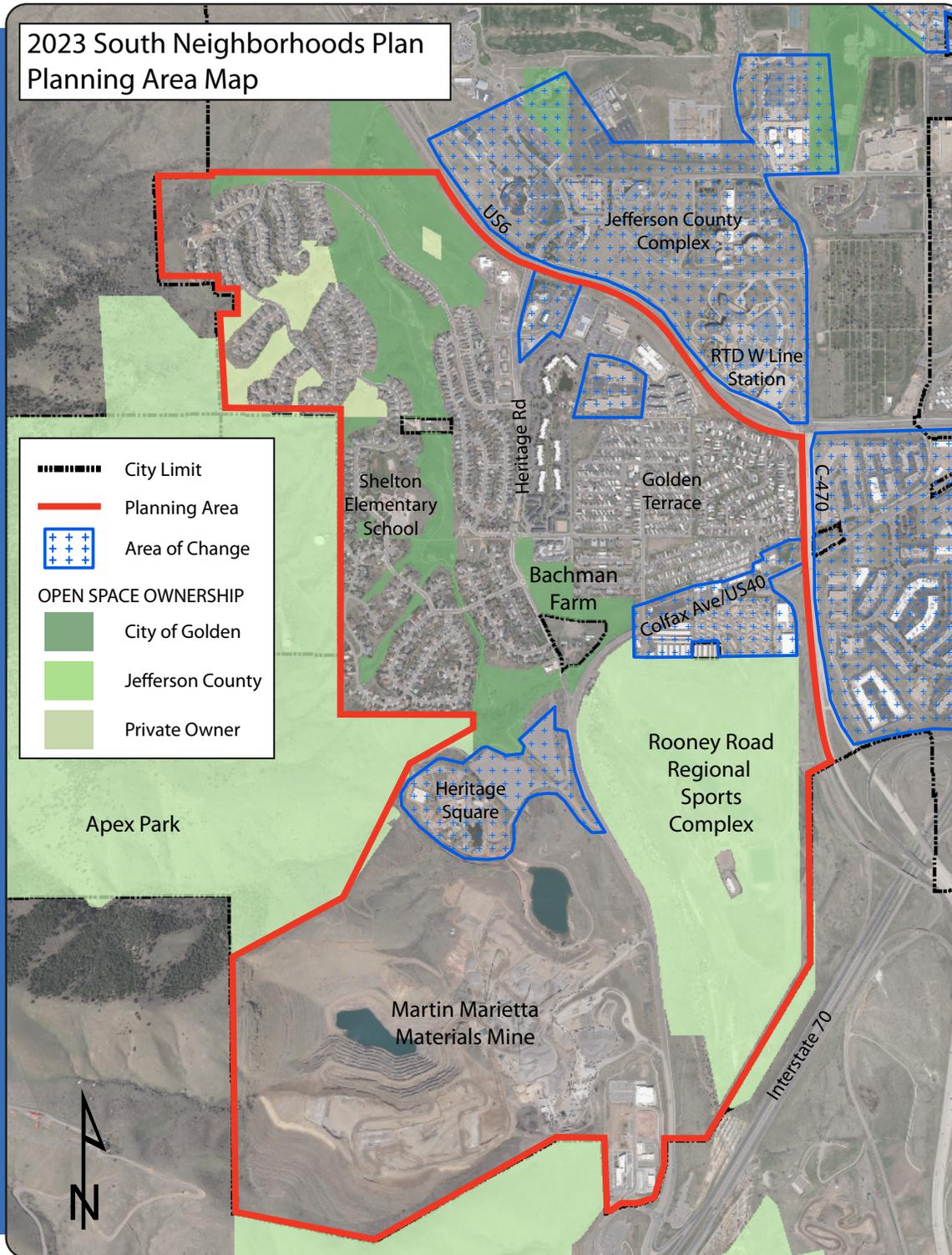
JUNE 2023

South Neighborhoods Plan



Executive Summary	
Chapter 1: Welcome to the South Neighborhoods	
The Vision & The Values	2
Community Values & Guiding Principles	3
Public Engagement	4
Chapter 2: Current Conditions	
Overview	5
Strong History of Community Planning	5
Surrounding Uses - Natural and Manmade	5, 7
Open Space	8
Transportation Infrastructure	9
Chapter 3: Implementation Actions	
Overview	10
Land Use and Form	10
Parks, Open Space and Trails	10
Housing	11
Transportation	11-12
Areas of Stability and Change	12-19
<i>Golden Terrace Area of Stability</i>	13
<i>Gateway Village Area of Stability</i>	14
<i>Golden Ridge and Eagle Ridge Area of Change</i>	14
<i>West Colfax Corridor Area of Change</i>	15-16
<i>Heritage Square Area of Change</i>	17

2023 South Neighborhoods Plan Planning Area Map



Executive Summary

The South Neighborhoods Plan was first adopted in 2012 (the '2012 Plan') and provided a framework connected to Golden Vision 2030 and the City of Golden Comprehensive Plan. This plan, along with all of Golden's neighborhood plans (cityofgolden.net/communityplans), functions as a component of the City of Golden Comprehensive Plan and Golden Vision 2030 documents. These larger documents were based on community feedback and establish strategies for urban growth topics such as sustainability and housing. However, the City of Golden is comprised of many dynamic neighborhoods that promote unique characteristics, land uses, history, and architecture. The City's neighborhood plans provide the opportunity to outline specific projects for each unique area.

In Fall 2020 the City of Golden Planning Department began work on an update to the South Neighborhoods Plan (the 'Plan'). Though now considered a relatively stable part of the city, the South Neighborhoods has experienced significant change in the past two decades - the opening of the RTD West Connect (W Line) regional train service at the Jefferson County Administrative Complex station, purchase and annexation into the City of a portion of the Bachman Farm parcel and medical office and residential development at Heritage and US6. This change continues with the expansion of mining operations and Jefferson County Open Space acquisitions near I-70, upgrading US40/West Colfax Avenue to a multimodal "complete street", and the potential Heritage Square redevelopment. Throughout the planning process, City staff and the neighborhood engaged in active dialogue to help guide development of the Plan. Much of this public engagement was conducted during the COVID-19 pandemic and was exclusively online due to public health mandates. Despite these challenges, over 1,500 residents engaged in the planning process via the Guiding Golden website.

The Plan is not a regulatory document; it is a guideline intended to complement the Comprehensive Plan that should be referenced when considering a public or private project within the neighborhood boundaries. The Plan serves as a library of community-driven projects and recommendations as funding and opportunity arises. The recommendations of the Plan are detailed in the implementation table on page 19 of Chapter 3.

South Neighborhoods Plan

WELCOME TO THE SOUTH NEIGHBORHOODS PLAN

The Vision

The community values that resulted from the two-year outreach process known as Golden Vision 2030 (GV 2030) are the foundation of this plan, as well as the Comprehensive Plan as a whole.

The vision behind the Comprehensive Plan was to create a document that reflects the community's values, while also functioning as a guide for Golden's future.

The Comprehensive Plan seeks to:

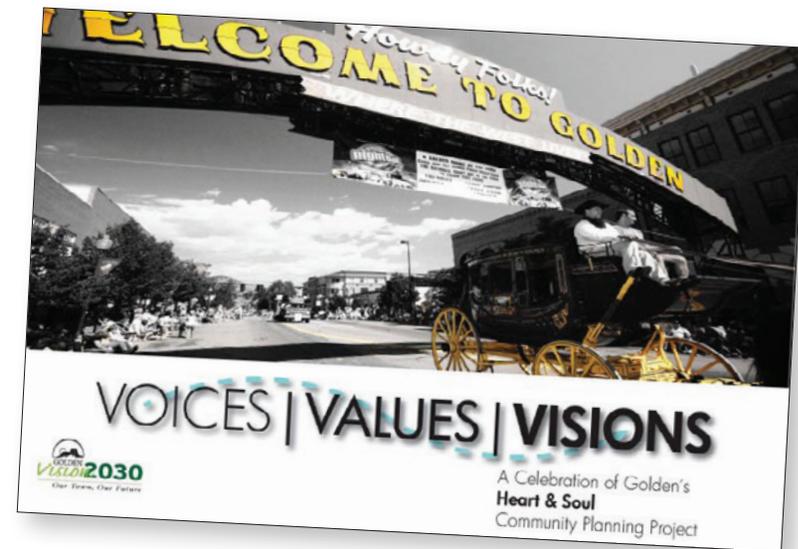
- Derive the goals and strategies for Golden's future directly from community values.
- Provide direction for all related policy documents, as well as for zoning code changes, budget decisions, and capital investments.
- Integrate the community's commitment to historic preservation, sustainability, and public health.
- Evaluate and make recommendations for land use regulations and processes employed daily by the City.
- Include measurable goals and strategies to ensure implementation of the plan.

The Values

The results of the Golden Vision 2030 project provided community values that the residents of Golden felt were important to preserve. One task of each neighborhood plan is to ensure that its proposed projects and land use recommendations fit within the context of those 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 as well as public and private investment.

The community values created from Golden Vision 2030:

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 Comprehensive Plan.





GOLDEN
Vision 2030

Our Town, Our Future

Community Values

The Heart & Soul values stem from 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. 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

Guiding Principles

These two structural principles are the foundation upon which City leaders intend to act and make decisions.

• **Responsive Government**

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

• **Controlled and Directed Change**

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

Public Engagement

Neighbors Actively Engaged in the Planning Process

City staff targeted public engagement efforts on the major Plan themes outlined above. This included multiple surveys focused on West Colfax design and Heritage Square and Bachman Farm Parcel future land uses. An in-person community open house was held on Dec. 1, 2020 to better understand the survey results and engage with neighbors. City staff also held regular office hours where residents could visit one-on-one to discuss specific concerns and ideas, targeted outreach in the Golden Terrace neighborhood, maintained a dedicated Guiding Golden webpage, and provided regular updates in the Golden Informer. The majority of public engagement for the Plan was conducted remotely due to COVID-19 public health mandates. Please see the Appendix for a summary of public feedback received during the planning process and for the draft plan document.

Residents expressed a strong desire for walking and biking improvements to West Colfax Avenue, along with improved connections to open space. Pedestrian destinations tended towards commercial centers such as Gateway Village, while cycling uses were more evenly split between recreational/training/open space access.

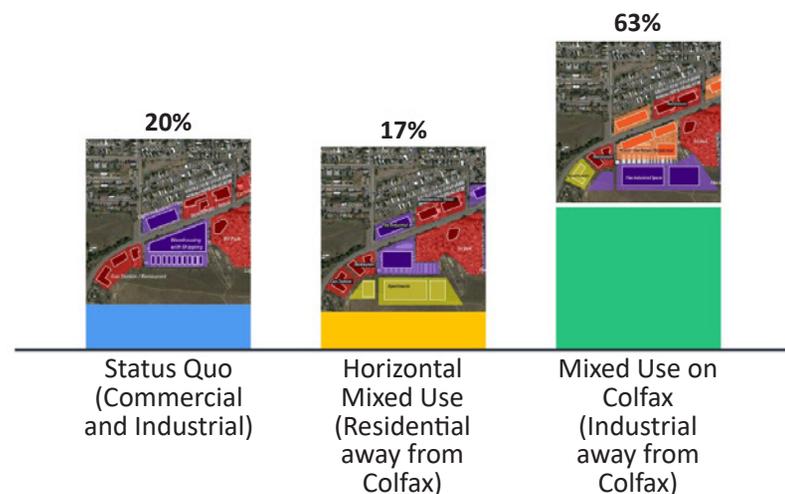
The community expressed a strong desire for a grocery store and brewery as part of any redevelopment in the area. Such uses could create the community gathering space(s) sought by residents. Equally clear were undesirable uses, particularly mini storage, heavy industry, and cannabis grow operations.

Future use of the larger City-owned Bachman Farm Parcel as a public park/open space was universally assumed based on past City commitments. Hunger Free Golden proposed community-centric agriculture to help address food insecurity in South Golden.



Public engagement at Golden Terrace.

Which configuration of land uses do you feel is the most appropriate for this area of Colfax in the future?





STATE OF THE NEIGHBORHOOD

Overview

The South Neighborhoods represent a dynamic part of Golden, roughly bordered by state and federal highways to the north and east and aggregate mining and open space to the west and south. The individual neighborhoods represent a diverse array of housing types, local commercial uses and integration with open space and parks, all set against the backdrop of the Rocky Mountain foothills. This chapter provides and in depth look at the current condition of the South Neighborhoods in regards to zoning, current land uses, transportation, and existing community plans.

Strong History of Community Planning

The South Neighborhoods is a mixture of residential and commercial neighborhoods, bordered by state and federal highways and open space. The 2012 Plan builds on other adopted State of Colorado, Jefferson County and City of Golden plans to strengthen implementation strategies.

Several future City of Golden planning efforts will also engage the community and complement the Plan: the Open Space Master Plan and the Affordable Housing Task Force Report. Both efforts are expected to commence or conclude in 2023. The Open Space Master Plan will create a clear and concise policy for open spaces within the city. Developing a clear definition for open space will be the City’s top priority and serve as a starting point and framework for open space policy, administration, and management decisions. The final plan document will provide considerations for open space preservation and protection, maintenance, enhancement, and future acquisitions. The Affordable Housing Task Force Report will build on the 2022 Housing Needs & Strategy Assessment to refine and implement policies to facilitate affordable house projects citywide.

Surrounding Uses - Natural and Manmade

Proximity to open space, trails and the foothills is one of the South Neighborhoods’ defining characteristics. Many residential neighborhoods are built along the foothills adjacent to public open space. State and federal highways, while creating barriers to connecting with the larger Golden community, also contribute to a sense of place focused westward. During public engagement residents made clear the priority they place on access to the outdoors.



Plan	Alignment with South Neighborhoods Plan	Key Implementation Actions
The Golden Plan – US6 and SH93 (2003)	Guidance for highway improvements adopted by the City and Colorado Department of Transportation	Adopted grade-separated intersections such as US6 & Heritage Road Supports traffic operation and air quality projects that reduce need to widen US6 to six lanes
Jefferson County Open Space Master Plan (2014-2019) Jefferson County Open Space Trails Plan (2019)	Dictates use of Jefferson County owned open space along the west side of the neighborhood. Identifies trail projects on Jefferson County owned open space and regional trail partnerships such as Colorado Front Range Trail.	Future planning efforts on the Martin Marrieta Materials (MMM) and Heritage Square properties will be a separate public engagement process. Preservation of MMM property and other open space opportunities. Potential I-70 grade-separated trail crossing as part of C-470 trail.
Golden Comprehensive Plan (2011)	Umbrella planning document for all neighborhood plans. Codifies Golden Vision 2030 (GV 2030) community values into land use, transportation and other policy.	Connects GV 2030 to South Neighborhoods Plan.
Golden Transportation Master Plan (2020)	Developed a long-term transportation vision to guide programs and projects and created project management tools to evaluate transportation initiatives.	US6 & Heritage Road Grade-Separated Crossing. Reconstruct West Colfax/US40 as a multimodal complete street. Develop transit route between RTD W and G Line stations. Johnson Road/US6 multimodal intersection improvements.
Bicycle and Pedestrian Master Plan (2023)	Outlines policy, program and capital project recommendations for improving walking and biking in Golden.	Plan will be adopted in 2023. Key action expected to redesign of Heritage Road curb-separated bike lane; completion of West Colfax Complete Street (US6 to I-70) and neighborhood sidewalk and bike facility improvements.
Housing Needs & Strategies Assessment (2022) Affordable Housing Task Force Report (2023)	Recommends strategies to encourage affordable housing development based on housing market and statistical analysis and subject matter expert interviews.	Provides affordable housing guidance citywide. Many recommendations will be folded into a future Comprehensive Plan update. Identifies affordable housing strategies that may impact Areas of Change, particularly West Colfax.
Golden Open Space Master Plan (2023)	Develops clear and concise policy for open spaces within the City of Golden including a clear definition of open space to serve as a starting point and framework for policy, administration and management decision making.	Plan will be started in 2023. Key action expected to include integration of City and Jefferson County open space and trails. Bachman Parcel planning process will be a separate effort.



Martin Marietta Materials Aggregate Mine

Located northwest of the US40 and I-70 intersection is the aggregate mining operation currently owned by Martin Marietta Materials (MMM). The mine has been in operation since the 1960s and anticipates activity through 2060 based on the current footprint. Once mining operations and reclamation is completed, the property will transfer to Jefferson County Open Space (JCOS) and become part of their larger open space and trails network in southwest Golden, including Apex Open Space Park and Matthews/Winters Park.

In 2019, JCOS received a proposal for a land exchange from MMM. Both parties, with support from the City of Golden engaged in negotiations and a public process including several community meetings in 2020 and 2021. MMM owns the Heritage Square property and a portion of the Bachman Farm property. In Fall 2022, the Jefferson County Planning Commission and Board of County Commissioners and Golden City Council approved a planned unit development and agreement addressing:

- **Mining Operation Expansion.** Jefferson County permitted an expansion of mining operations onto 64.02 acres of Matthews/Winters Park in exchange for \$14.5 million in open space funding. The funds will be used for 1,192 acres of open space land acquisition adjacent to Mount Galbraith, Clear Creek Canyon and Centennial Cone Parks. The mining use of Matthews/Winters Park, and the 70-acre MMM property will revert to open space uses upon completion of mining operations and reclamation.
- **Heritage Square Redevelopment.** MMM will retain ownership of the entire Heritage Square parcel, including the former Heritage Square amusement park site. Most of the amusement park structures have been removed by the property owner. MMM has expressed interest in redeveloping the property in partnership with the City of Golden. Specific public feedback and recommendations for Heritage Square are in Chapter 3.



Martin Marietta Materials Aggregate Mine.

- **Bachman Farms Parcel Transfer.** JCOS and the City of Golden currently own the majority of this property, with MMM owning the remaining buildings and surrounding land. JCOS will transfer ownership to the City to complete the Bachman Farm open space and park acquisition. Specific public feedback and recommendations for the Bachman Farm parcel are in Chapter 3.

Jefferson County and City of Golden Open Space

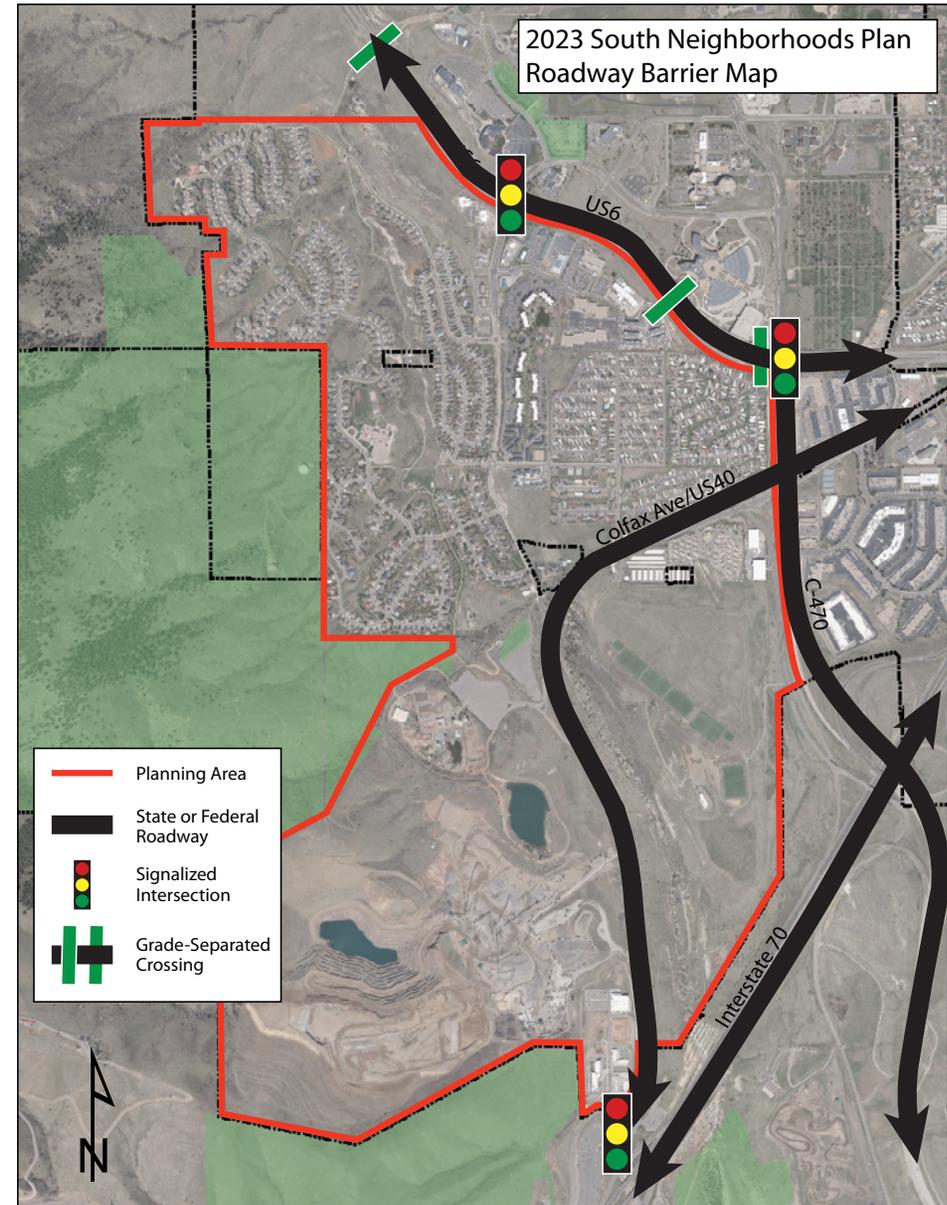
Both JCOS and the City of Golden have substantial open spaces in the South Neighborhoods. These include foothills properties such as Matthews/Winters Park and Apex Park and smaller neighborhood spaces such as Heritage Dell Park. The majority of these open spaces have remained the same since the 2012 Plan. The Bachmann Parcel and MMM parcel represent the major outstanding properties expected to become public open space in the future as discussed in Chapter 3.

State and Federal Highways

The South Neighborhoods borders are defined by major road thoroughfares as much as proximity to open space and the foothills. Initially part of a planned outer ring highway system, US6, C-470 and I-70 are part of the interstate road and freight system and provide access within Golden, metro Denver and the Rocky Mountains. Beyond regional access these roads serve many of the neighborhood commercial areas in Eagle Ridge, Golden Ridge and West Colfax. However, their design, with minimal local street and trail crossings, create substantial mobility and livability impacts for South Neighborhoods residents. The West Colfax Complete Street project demonstrates the partnerships and funding that are required to address these challenges. Specific public feedback and recommendations are in Chapter 3.

Jefferson County Campus

The majority of Jefferson County's administrative offices are located on their campus on the north side of US6 between Heritage Road and Johnson Road. The campus provides a strong anchor for the north end of the South Neighborhoods supporting neighborhood commercial, medical offices and multi-family residential. These land uses are further bolstered by proximity to RTD's West Line (W Line) with service into Lakewood, west Denver and Downtown Denver. A bike and pedestrian bridge connect the South Neighborhoods to the campus, the W Line station and US6 shared use path into Lakewood, Colorado School of Mines and central Golden. Future development of the campus is expected to be minor.





Walking and Biking Infrastructure

The multimodal network provides many safe walking and biking routes in the South Neighborhoods. Heritage Road is the main arterial for walking, biking and vehicle access. A grade separated bike lane and wider sidewalk, along with roundabouts to slow vehicle traffic, create a north-south multi-modal transportation spine. The City, CDOT and RTD also partnered to extend the US6 multi-use path and install a bike and pedestrian bridge as part of the RTD W Line and station at Johnson Road and US6.

The existing sidewalk network is incomplete particularly east of Heritage Road. Internal neighborhood circulation is excellent to the west largely due to the trail system, though many streets lack sidewalks. Golden Terrace is physically split due to topography and lacks connections to the north, particularly the trails and bridge accessing transit.

The upcoming 2023 Bike and Pedestrian Master Plan is addressing these challenges, with many proposed solutions such as specific capital projects and safety education programs well defined by prior planning efforts.

Historic and Archeological Resources

Most of the built environment in the South Neighborhoods is relatively new. The Heritage Square amusement park is one of the predominant properties that was surveyed for historic value in advance of the primary demolition efforts. As additional local, state or national designation was not desired by the property owner, city staff suggested that that existing survey work is sufficient as the ultimate redevelopment of the property remains undetermined.

The Bachman Parcel will be surveyed for historic and archeological resources as part of a future park planning process. The farm buildings are of particular interest, and the community has expressed a desire to keep the buildings regardless of historic designation eligibility. The Colfax Complete Streets project is also evaluating using portions of the property for stormwater retention that could require additional survey work due to federal funding.

The Magic Mountain archeological site just north of Heritage Square has been excavated and produced a large volume of prehistoric artifacts, bone fragments and architectural features. The site will need continued protection into the future.



Bike Lane on Hertiage Road.



Bachman Farms.

IMPLEMENTATION ACTIONS

Overview

The following chapter identifies the goals and strategies for implementing the South Neighborhoods Plan. These programs, policies and projects are crafted from public opinion received at numerous outreach events and from surveys administered through the Guiding Golden online engagement platform. Each implementation action provided in this chapter was considered through both the Comprehensive Plan and Golden Vision 2030 to ensure that the strategies identified in those documents are established in this neighborhood plan. The implementation actions specifically address Areas of Stability and Change along with the following topics:

- Land Use and Form
- Open Space and Parks
- Housing
- Transportation
- Areas of Stability and Change

Implementation timelines, key stakeholders and potential funding sources are outlined in the implementation table at the end of this chapter. The implementation table also identifies key decisions or milestones (e.g. critical paths) to better understand how and when major projects will continue towards completion. Lastly, the implementation table identifies equity, diversity and inclusion considerations for major project that are generally informed by the 2022 Golden Racial Equity, Diversity and Inclusion Action Plan.

General Recommendations

A majority of the area within the South Neighborhoods Plan is considered stable with no significant change in development patterns or intensity anticipated. While there will most likely be renovations of single homes or whole lot construction, the overall character of the area will not be dramatically different in the coming years. This section provides general recommendations relevant to all neighborhoods and Areas of Stability and Change. These recommendations are consistent with the Golden Vision 2030 (GV2030) Guiding Principles and Values.

Land Use and Form

Many of the land use and built form recommendations from the 2012 Plan were folded into the residential form-based Land Use Code Update adopted by City Council in 2022. Further updates to the commercial code are anticipated in 2023. The recommendations below are in addition to the requirements and guidelines contained in the Land Use Code.

- Adopt the proposed commercial form-based Land Use Code updates including built form guidance detailed in Chapter 3 of the 2023 South Neighborhoods Plan.
- Adopt clear, well defined environmental, noise and lighting regulations in the Land Use Code particularly related to the Areas of Change.

Parks, Open Space and Trails

The upcoming Open Space Master Plan will be the primary planning document governing City parks, open spaces and trails. The recommendations below are meant to inform that planning process and support South Neighborhoods specific needs.

- Initiate and adopt a parks and recreation management plan for the Bachman Farm parcel in partnership with the South Neighborhoods community. The planning process should include an evaluation of stormwater mitigation, historic and archeological resources, community agriculture use to support local food security initiatives and multimodal access to the parcel.
- Evaluate a new grade-separated bike and pedestrian crossing of I-70 between US6 and US40 in partnership with Jefferson County Open Space and Transportation and the Colorado Department of Transportation. The crossing should connect the C-470 Trail, neighborhoods on both sides of the highway and the City of Golden bike and pedestrian network to reduce barriers and division created by state and federal highways.



Housing

Affordable housing is a very real need in Golden. The South Neighborhoods area has opportunities ranging from preservation of existing affordable options to redevelopment that includes new affordable units. The Affordable Housing Task Force Report will focus on specific recommendations, incentives, and other public and private approaches to expanding affordable housing in Golden.

- Support and identify opportunities to implement the 2023 Affordable Housing Task Force Report recommendations in partnership with government agencies, non-profit organizations, private developers, and the South Neighborhood community.

Transportation

Many of the recommendations below are contained in other adopted plans such as the 2020 Transportation Master Plan and 2023 Bike and Pedestrian Master Plan. All of the recommendations are supported by the South Neighborhood community as expressed via the public engagement process. Recommendations specific to Areas of Stability and Change are contained in those sections.

- Design and construct the US6 and Heritage Road grade-separated crossings project (vehicles, bikes and pedestrians and wildlife) in partnership with the Colorado Department of Transportation.
 - Identify local funding to advance construction and/or provide the local match for state and federal transportation grants
- Evaluate design and operational improvements to the curb-separated bike lanes along Heritage Road to minimize winter street maintenance impacts, improve cross safety at roundabouts and meet current local, state and federal engineering standards.
- Design and construct an extension of the West Colfax/US40 Complete Street project from Violet Street to the City limit north of US6.
- Require streetscape design (back of curb to property line) for development proposals along West Colfax Avenue/US40 east of C-470 to match the West Colfax Complete Street design to the greatest extent feasible.

- Design and construct a bike facility (ideally a shared use path) along Rooney Road from West Colfax Avenue/US40 to the C-470 Trail spur north of Thunder Valley Park.
- Design and construct a bike facility along Jefferson County Parkway and 10th Avenue to increase comfort, access and connectivity between the South Neighborhoods area, Bell Middle School and the City of Golden bike network.

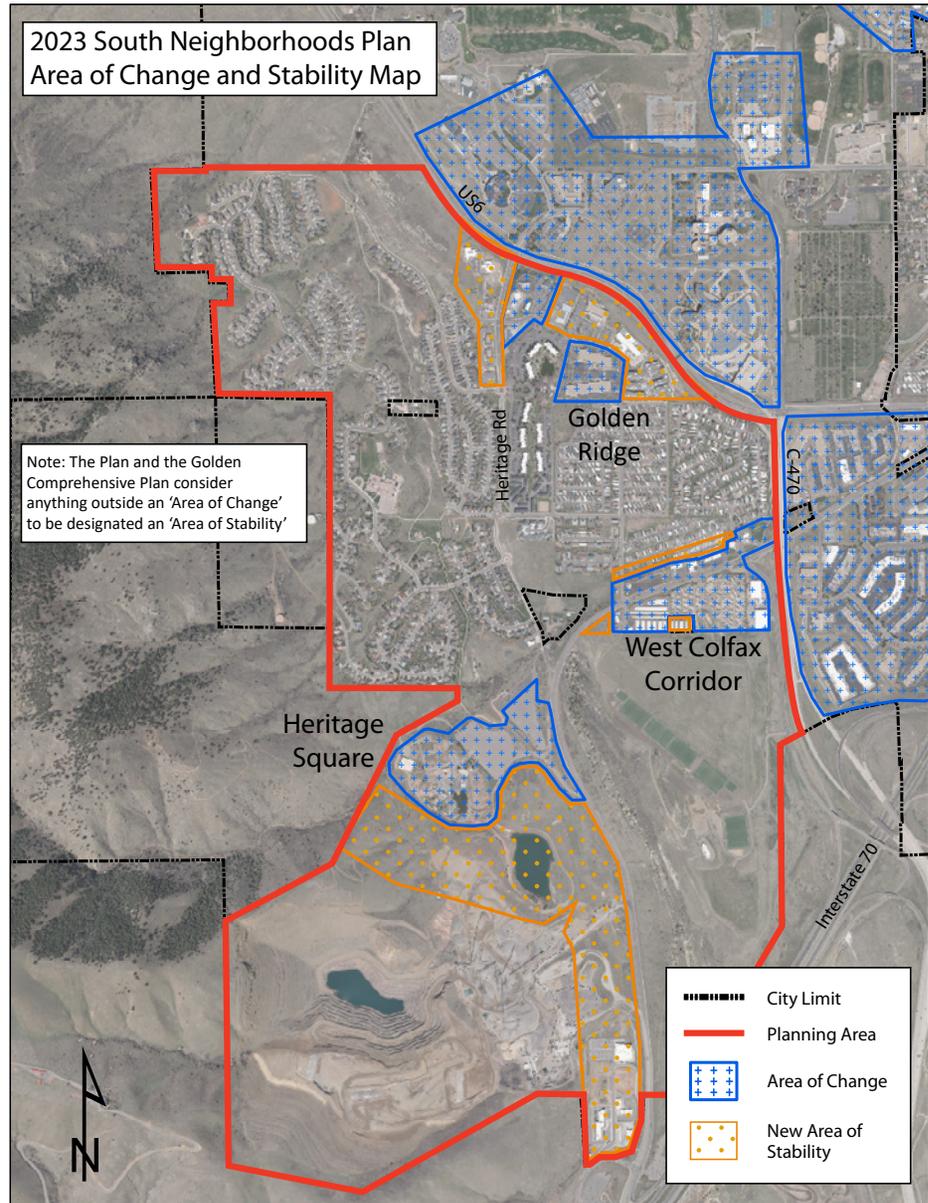
Areas of Stability and Areas of Change

Neighborhood plans identify Areas of Stability and Areas of Change. These designations are determined through a variety of factors including:

- The nature of a property's existing land use compared to its current zoning.
- Existing zoning overlays and/or historic designations that affect development in the neighborhood.
- The condition of the property, whether it is thriving, abandoned or under-utilized.
- Anticipated land use opportunities as determined by current municipal needs and community goals.

Depending on the desires of the community and the neighborhood, a neighborhood plan can recommend a change in zoning, new policies to influence future development in general or infrastructure improvements to revitalize distressed or underserved properties. These recommendations come in the form of policies, programs or specific projects. All neighborhood plans are reviewed by City Council-appointed boards and commissions and formally adopted by City Council.

The Plan proposes several updates to the Areas of Stability and Change from the 2012 Plan. These changes largely reflect land use development that has previously occurred or may be possible with changes to neighborhood conditions.





Areas of Stability in the South Neighborhoods

Areas of stability are those properties in which no significant change in development pattern or intensity is anticipated. The 2012 Plan areas of stability were largely comprised of the residential neighborhoods, MMM mine and Heritage Square.

Golden Terrace Area of Stability

The Golden Terrace mobile home neighborhood was shown as an Area of Stability in the 2012 Plan as there was no known development pressure. Despite the designation, residents expressed a sense of unease about the potential for rapid redevelopment and potential displacement should corporate ownership decide to sell the property. This concern was expressed as far back as 2008 and rooted in the sale, redevelopment and displacement of many mobile home neighborhoods across Colorado that continues today. The neighborhood provides affordable housing options that may not otherwise exist for many residents. The Golden community values the Golden Terrace neighborhood as a significant part of the South Neighborhoods. Neither the City nor the community is encouraging any level of change or redevelopment to the area.

During the Land Use Code update, the Golden Terrace residents and City Council expressed a desire to preserve the neighborhood as is. More than half of the property is currently zoned C-1 Commercial which would allow commercial and mixed-use redevelopment with the potential for significantly less residential uses than the current neighborhood. City staff is currently engaged with the property owners and residents to adopt an official development plan (ODP) to protect the mobile home and RV uses on site permanently. Many of the existing mobile home and recreational vehicle housing forms are unique to the neighborhood and do not fit specific forms in the Land Use Code.

Recommendations:

- Adopt an official development plan (ODP) or RM zoning subject to the City of Golden Zoning Code in partnership with the Golden Terrace property owner and residents to preserve existing built forms and affordable housing.



Golden Terrace.



Gateway Village.

Gateway Village Area of Stability

The property, adjacent to I-70, was identified as an Area of Change in the 2012 Plan in anticipation of a phased redevelopment. The Gateway Village development was approved by the City in 2008 and is now considered largely complete. The complex includes a hotel, food hall, brewery, café, and motorcycle dealership. The Plan reclassifies the property as an Area of Stability.

Areas of Change in the South Neighborhoods

Areas of Change are identified where the existing development may be intensified or redeveloped for a better use of the space. These areas vary from vacant to already developed land but may benefit from a complete redesign or merely intensification or re-arrangement of use.

Golden Ridge and Eagle Ridge Area of Change

The 2012 Plan identified these two Areas of Change surrounding the US6 and Heritage Road intersection. There were several large undeveloped parcels in close proximity to the RTD W Line station scheduled to start service in 2013. The 2012 Plan included detailed recommendations for transit-oriented mixed use development focused on office, retail, restaurants and housing. Similar to other neighborhood plans at that time, the recommendations focused on built form and most have been incorporated into the recently adopted form-based Land Use Code update. Most of the subsequent development was informed by the recommendations including medical offices, multi-family housing and a climbing gym.

This Plan reduces these Areas of Change to reflect the potential for additional mixed-use redevelopment in targeted areas and reclassifies developed properties as Areas of Stability. The Golden Ridge (north of Golden Ridge Road) and Golden Ridge No. 6 Planned Unit Developments (PUDs) were approved in the 1990s as commercial, light industrial and office uses and have remained largely unchanged. The diversity of land uses is ideal given the proximity to the RTD W Line station and Jefferson County Administrative Complex and direct access to key regional highways. Both PUDs are lower density with single-story buildings surrounded by large parking areas. This creates an opportunity to redevelop or

reconfigure the properties to increase mixed-use density consistent with the Land Use Code and existing neighborhood character.

The mixture of land uses and varying scale of commercial space enables greater support for more diverse small businesses. This diversity serves the adjacent neighborhoods which range from mobile home and RV parks to larger single-family residences. Any development should strive to maintain and expand these opportunities to ensure the existing community benefits equally compared to future residents and businesses and property owners.

Recommendations:

- Encourage redevelopment within the Areas of Change that increases density and supports the mix of office, commercial and residential (market-rate and affordable) land uses in the Golden Ridge and Eagle Ridge neighborhoods.
- Construct a bicycle facility (off- or on-street) along Golden Ridge Road to connect the existing shared use paths on Heritage Road and near the Outlook Golden Ridge Apartments to the US6 bike and pedestrian bridge.
- Design and construct a bike and pedestrian facility from the north side of Golden Terrace to Golden Ridge Road and the US6 Bike and Pedestrian Bridge.
- Construct a bicycle and pedestrian connection between Golden Circle and Golden Ridge Road.

West Colfax Corridor Area of Change

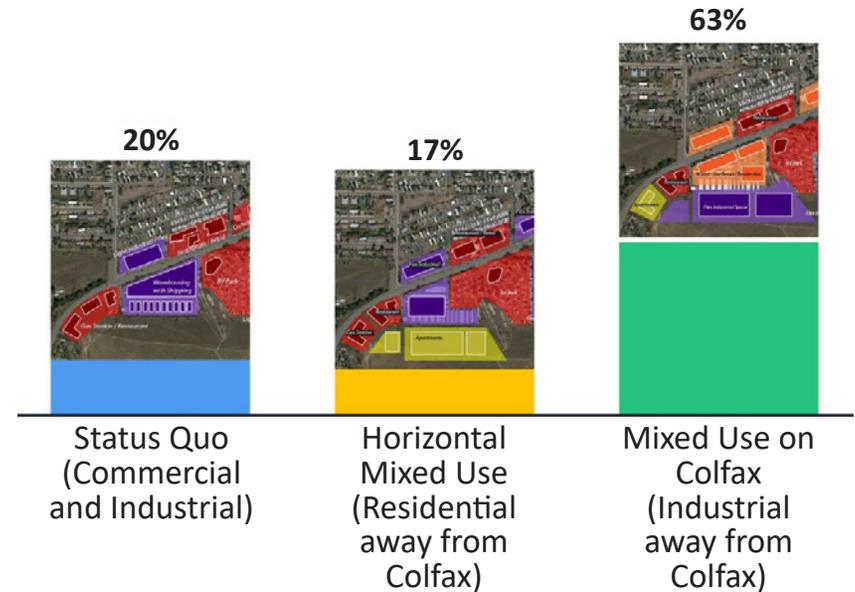
The West Colfax corridor is a perfect example of the confluence of land use and transportation policy. The current road design is predominantly focused on single-occupancy vehicles, favors higher speeds and lacks complete bike and pedestrian infrastructure. This has resulted in the largely auto-oriented land uses and building design of the adjacent properties and continues to hinder progress on the neighborhood’s vision of a mixed-use walkable and bikeable corridor.

The City and Colorado Department of Transportation recognize this challenge and have partnered to design and construct the West Colfax Complete Street project between Violet Street and Gateway Village/I-70. The project will reduce the number of vehicle travel lanes and add sidewalks and bike lanes (Violet Street to Heritage Road). A shared use path and bikeable shoulders south of Heritage Road will connect to the Apex open space property and trails, Heritage Square and Gateway Village. Design and early phase construction is in progress with full construction anticipated to begin in 2023. Neighbors provided extensive input on the need for the project and the conceptual design in 2020-21. Additional public engagement will take place during the engineering design process, particularly related to street crossings.

The South Neighborhoods area has historically been defined by the barriers created by state and federal highways. To achieve the neighborhood’s vision, land use policy and development must complement the significant transportation investment in West Colfax Avenue. This will require embracing the street as an active, livable corridor rather than just a means of property access.

The current zoning along West Colfax Avenue is a combination of C-1 Commercial and several commercial and light industrial planned unit developments (PUDs) with some M-2 Manufacturing along Rooney Road. Existing land uses vary from small scale convenience retail to restaurants, self-storage and an RV park and campground. The complete street project may be the catalyst to modify some of these land uses. The neighborhood expressed support for continuing a mixed-use corridor focused on commercial (particularly food access and consumer goods) and office and service uses along the street. Other uses such as light industrial and housing may be suitable for the corridor but typically not along the street frontage. Any development should focus on serving adjacent residential neighborhoods by creating accessible community public space and varying scale

Which configuration of land uses do you feel is the most appropriate for this area of Colfax in the future?



of commercial space to support more diverse small businesses. Disruptions such as noise or major impacts on foothill viewsheds should be minimized. Any development should strive to ensure the existing community benefits equally compared to future residents and businesses and property owners.

The 2012 Plan recommendations focused heavily on built form – placement, height, architectural detailing and interaction with the street. The neighborhood has continued to express similar concerns as part of the complete street project design. Many of the comments and concerns have been incorporated into the residential sections of the form-based Land Use Code adopted by City Council in 2022. City staff is currently preparing an update to the commercial sections scheduled for adoption in mid-2023. These updates codify many of the built form recommendations. In addition, specific elements that support the

neighborhood's vision of a mixed-use walkable and bikeable corridor should be included in any development, including:

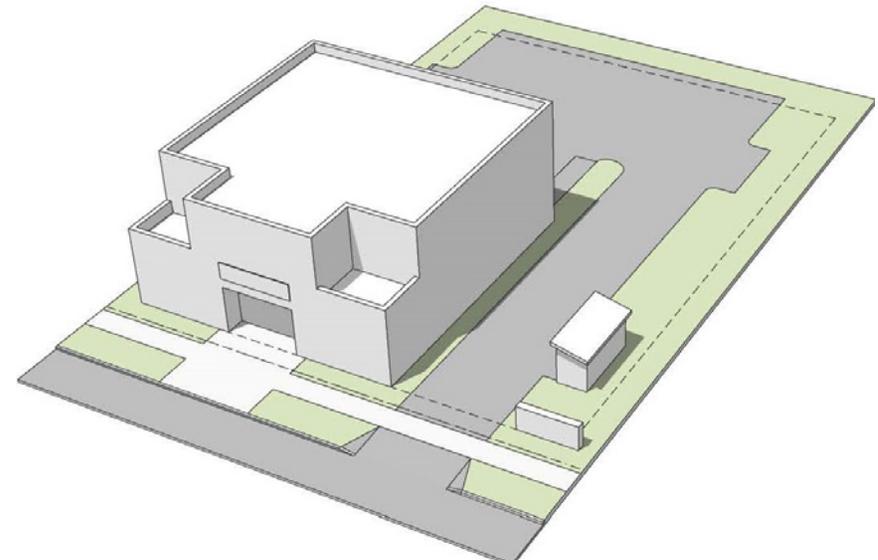
- Street-facing buildings with functional entrances off West Colfax Avenue.
- One to three story buildings with diverse architectural styles rooted in the neighborhood's history and proximity to the foothills.
- Building height may vary with upper floors stepped back from the street.
- Land uses that create activity along the street, such as retail and restaurants, should be located on the ground floor. Residential, office and similar uses should be located on upper floors or not along the street frontage.
- Vehicle parking located at the rear of the building or interior of the property.
- Placemaking opportunities such as public art, community space within buildings or outdoor seating/plazas.

Recommendations:

- Review proposed development in the West Colfax Area of Change for consistency with the built form and design recommendations in Chapter 3 of the 2023 South Neighborhoods Plan and the land use and urban form goals in the 2014 West Colfax Urban Renewal Plan.
- Design and construct the West Colfax Complete Streets projects between Gateway Village and Violet Street.
- Design and construct the Heritage Road Culvert Improvements project between I-70 and C-470 as outlined in the 2021 Jefferson County Hazard Mitigation Plan – Annex C. City of Golden



Example of a mixed-use building with stepped back upper story, street-facing building design.



Shop/Offices and Apartments Over Shop form type from Golden Land Use Code.

Heritage Square Area of Change

Built in the 1950s as an amusement park, Heritage Square was acquired in the 1990s by the owner of the adjacent aggregate mining operations and sold to Martin Marietta Materials (MMM) in late 2011. MMM’s stated purpose for owning the property has been to control land use with the area acting as a buffer between quarry operations and the residential neighborhoods to the north. This buffer has been expanded by open space parcel acquisition by the City and Jefferson County along the north edge of Heritage Square.

As part of the MMM/Jefferson County parcel transfer, MMM will retain ownership of the entire Heritage Square parcel, including the former Heritage Square amusement park site. Most amusement park structures have been removed. MMM has expressed interest in redeveloping the property in partnership with the City of Golden.

The City solicited public feedback specific to the potential redevelopment of Heritage Square. This included a survey and open house in Fall 2021. The public expressed a desire for light industrial and commercial development focused on serving the adjacent neighborhoods. These uses could include a long-sought grocery store and additional community spaces such as a local brewery. Regardless of use, neighbors felt that the property should be integrated with the surrounding open space properties and the natural environment set against the Rocky Mountain foothills. Businesses that build on that outdoor ethos were particularly desirable per the public feedback. Any development should be accessible and inclusive for all South Neighborhoods residents and strive to ensure the existing community benefits equally compared to future residents and businesses and property owners.

Recommendations:

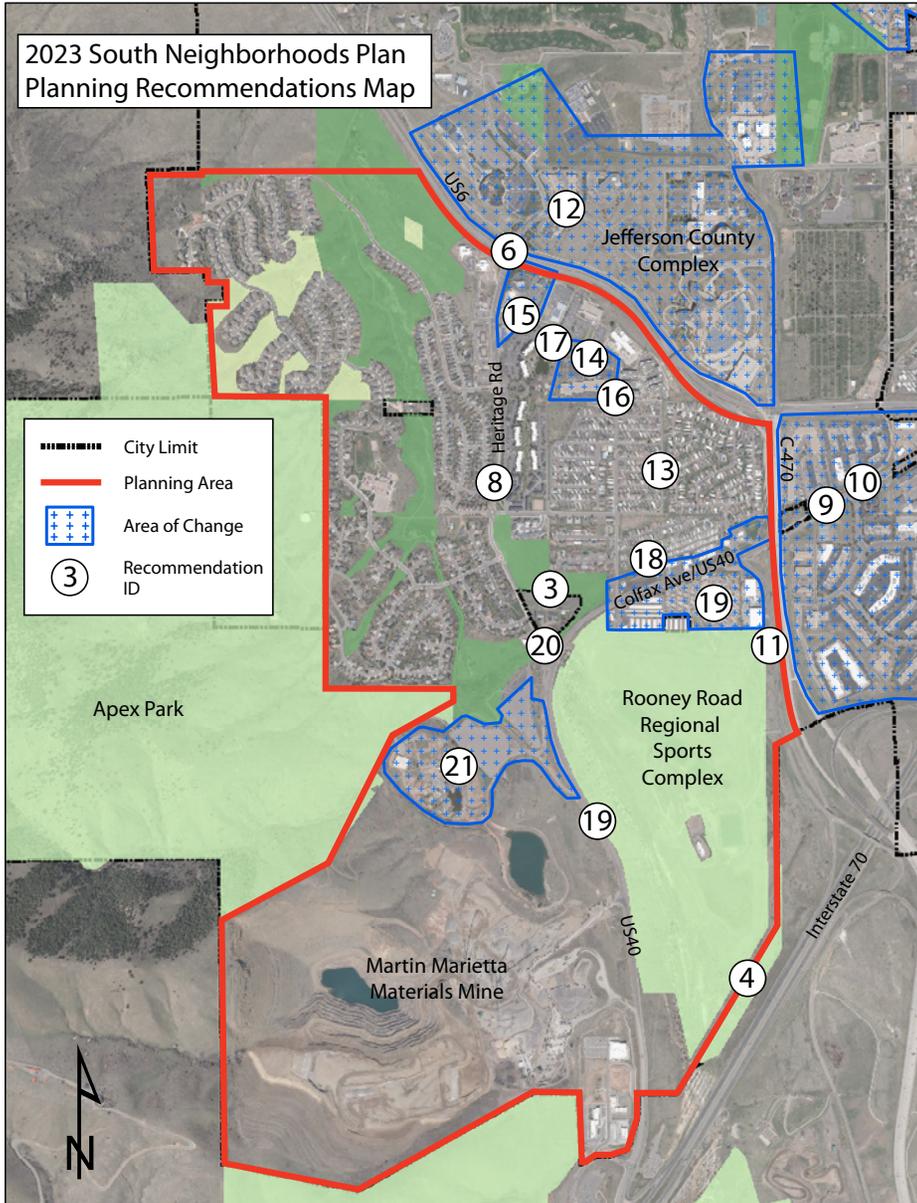
- Partner with Jefferson County and Martin Marietta Materials to develop a community planning and public engagement process to inform redevelopment of the Heritage Square property and a potential amendment to the 2023 South Neighborhoods Plan. Prioritize open space preservation and expansion as well as neighborhood serving commercial, light industrial, restaurants and retail as future land uses.



Heritage Square and Apex Drone Aerial

How can open space be incorporated into a Heritage Square redevelopment?





SOUTH NEIGHBORHOODS PLAN - IMPLEMENTATION TABLE

ID	Recommendation	Topic	Project Initiation	Responsible City Agencies	Other Responsible Entities	Potential Funding Source(s)	Project Critical Path	Equity, Diversity and Inclusion
1	Adopt the proposed commercial form-based Land Use Code updates including built form guidance detailed in Chapter 3 of the 2023 South Neighborhoods Plan.	Land Use and Form	Short Term (1-2 years)	Community Development	City Manager's Office			Support and Incentives for More Diverse Small Businesses
2	Adopt clear, well-defined environmental, noise and lighting regulations in the Land Use Code particularly related to the Area of Change.	Land Use and Form	Short Term (1-2 years)	Community Development				
3	Initiate and adopt a parks and recreation management plan for the Bachman Farm parcel including in partnership with the South Neighborhoods community. The planning process should include an evaluation of stormwater mitigation, historic and archeological resources, community agriculture use to support local food security initiatives and multimodal access to the parcel.	Parks, Open Space and Trails	Short Term (1-2 years)	Parks and Recreation	Public Works Community Development		Complete Parcel Transfer and Annexation	Inclusive Community Gathering Spaces Equitable Transportation Access
4	Evaluate a new grade-separated bike and pedestrian crossing of I-70 between US6 and US40 in partnership with Jefferson County Open Space and Transportation and the Colorado Department of Transportation. The crossing should connect the C-470 Trail, neighborhoods on both sides of the highway and the City of Golden bike and pedestrian network to reduce barriers and division created by state and federal highways.	Parks, Open Space and Trails	Long Term (5-10 years)	Community Development Public Works	Colorado Department of Transportation Jefferson County	State or Federal Transportation Grant Great Outdoors Colorado Grant	Limited Organizational Resources Other Project Priorities	

SOUTH NEIGHBORHOODS PLAN - IMPLEMENTATION TABLE

ID	Recommendation	Topic	Project Initiation	Responsible City Agencies	Other Responsible Entities	Potential Funding Source(s)	Project Critical Path	Equity, Diversity and Inclusion
5	Support and identify opportunities to implement the 2023 Affordable Housing Committee Report recommendations in partnership with private developers, government agencies, non-profit organizations and the South Neighborhood community.	Housing	Short Term (1-2 years)	Community Development	City Manager's Office Jefferson County	Golden Urban Renewal Authority State or Federal Housing Grant	City Council Adoption of Committee Report	Increase Supply of Affordable Housing
6	Design and construct the US6 and Heritage Road grade-separated crossings project (vehicles, bikes and pedestrians and wildlife) in partnership with the Colorado Department of Transportation.	Transportation	Long Term (5-10 years)	Public Works	Colorado Department of Transportation	State or Federal Transportation Grant	Identify Construction Funding	
7	Identify local funding to advance construction and/or provide the local match for state and federal transportation grants	Transportation	Medium Term (3-5 years)	Public Works Community Development			Identify Grant and Other Funding Sources	
8	Evaluate design and operational improvements to the curb-separated bike lanes along Heritage Road to minimize winter street maintenance impacts, improve cross safety at roundabouts and meet current local, state and federal engineering standards.	Transportation	Medium Term (3-5 years)	Public Works	Community Development	State or Federal Transportation Grant	Limited Organizational Resources Other Project Priorities	
9	Design and construct an extension of the West Colfax/US40 Complete Street project from Violet Street to the City limit north of US6.	Transportation	Long Term (5-10 years)	Public Works	Community Development Colorado Department of Transportation Jefferson County	State or Federal Transportation Grant Colorado Department of Transportation	Secure Colorado Department of Transportation Support	Equitable Transportation Access

SOUTH NEIGHBORHOODS PLAN - IMPLEMENTATION TABLE

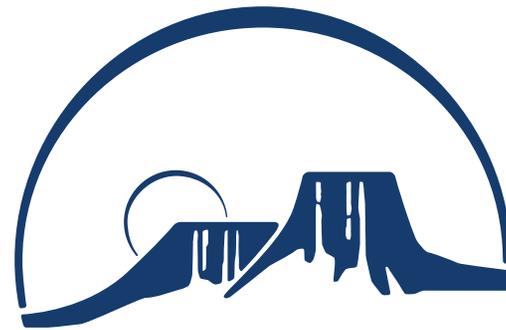
ID	Recommendation	Topic	Project Initiation	Responsible City Agencies	Other Responsible Entities	Potential Funding Source(s)	Project Critical Path	Equity, Diversity and Inclusion
10	Require streetscape design (back of curb to property line) for development proposals along West Colfax Avenue/US40 east of C-470 to match the West Colfax Complete Street design to the greatest extent feasible.	Transportation	Short Term (1-2 years)	Community Development				
11	Design and construct a bike facility (ideally a shared use path) along Rooney Road from West Colfax Avenue/US40 to the C-470 Trail spur north of Thunder Valley Park.	Transportation	Medium Term (3-5 years)	Public Works	Parks and Recreation Community Development Jefferson County	Jefferson County State or Federal Transportation Grant Great Outdoors Colorado Grant	Limited Organizational Resources Other Project Priorities	
12	Design and construct a bike facility along Jefferson County Parkway and 10th Avenue to increase comfort, access and connectivity between the South Neighborhoods area, Bell Middle School and the City of Golden bike network.	Transportation	Short Term (1-2 years)	Public Works	Jefferson County	Jefferson County		
13	Adopt an official development plan (ODP) or RM zoning subject to the City of Golden Zoning Code in partnership with the Golden Terrace property owner and residents to preserve existing built forms and affordable housing.	Golden Terrace	Short Term (1-2 years)	Community Development			Finalize ODP with Property Owner and Residents	

SOUTH NEIGHBORHOODS PLAN - IMPLEMENTATION TABLE

ID	Recommendation	Topic	Project Initiation	Responsible City Agencies	Other Responsible Entities	Potential Funding Source(s)	Project Critical Path	Equity, Diversity and Inclusion
14	Encourage redevelopment within the Areas of Opportunity that increases density and supports the mix of office, commercial and residential (market-rate and affordable) land uses in the Golden Ridge and Eagle Ridge neighborhoods.	Golden Ridge/ Eagle Ridge	Medium Term (3-5 years)	Community Development			Redevelopment Initiated by Private Property Owner	Maintain Mix of Land Uses Support and Incentives for More Diverse Small Businesses Support Existing Small Businesses
15	Construct a bicycle facility (off- or on-street) along Golden Ridge Road to connect the existing shared use paths on Heritage Road and near the Outlook Golden Ridge Apartments to the US6 bike and pedestrian bridge.	Golden Ridge/ Eagle Ridge	Short Term (1-2 years)	Public Works				Equitable Transportation Access
16	Design and construct a bike and pedestrian facility from the north side of Golden Terrace to Golden Ridge Road and the US6 Bike and Pedestrian Bridge.	Golden Ridge/ Eagle Ridge	Short Term (1-2 years)	Public Works			Secure Adjacent Resident and Property Owner Support	Equitable Transportation Access
17	Construct a bicycle and pedestrian connection between Golden Circle and Golden Ridge Road.	Golden Ridge/ Eagle Ridge	Medium Term (3-5 years)	Public Works				Equitable Transportation Access
18	Review proposed development in the West Colfax Area of Opportunity for consistency with the built form and design recommendations in Chapter 3 of the 2023 South Neighborhoods Plan and the land use and urban form goals in the 2014 West Colfax Urban Renewal Plan.	West Colfax/ US40	Short Term (1-2 years)	Community Development				Create Accessible and Neighborhood Serving Public Spaces Support and Incentives for More Diverse Small Businesses

SOUTH NEIGHBORHOODS PLAN - IMPLEMENTATION TABLE

ID	Recommendation	Topic	Project Initiation	Responsible City Agencies	Other Responsible Entities	Potential Funding Source(s)	Project Critical Path	Equity, Diversity and Inclusion
19	Design and construct the West Colfax Complete Streets projects between Gateway Village and Violet Street.	West Colfax/ US40	Medium Term (3-5 years)	Public Works	Parks and Recreation Community Development Colorado Department of Transportation	Golden Urban Renewal Authority State or Federal Transportation Grant Colorado Department of Transportation	Implement Concurrently with Recommendation 21	
20	Design and construct the Heritage Road Culvert Improvements project between I-70 and C-470 as outlined in the 2021 Jefferson County Hazard Mitigation Plan – Annex C. City of Golden	West Colfax/ US40	Medium Term (3-5 years)	Public Works	Parks and Recreation Mile High Flood Control District Colorado Department of Transportation Jefferson County	Golden Urban Renewal Authority Mile High Flood Control District Jefferson County Colorado Department of Transportation State or Federal Grant	Identify Construction Funding	Remove Properties from Floodplain Expand Affordable Housing Create Accessible and Neighborhood Serving Public Spaces Support and Incentives for More Diverse Small Businesses
21	Partner with Jefferson County and Martin Marietta Materials to develop a community planning and public engagement process to inform redevelopment of the Heritage Square property and a potential amendment to the 2023 South Neighborhoods Plan. Prioritize open space preservation and expansion and neighborhood serving commercial, light industrial, restaurants and retail as future land uses.	Heritage Square	Long Term (5-10 years)	Community Development	City Manager's Office Parks and Recreation Jefferson County Martin Marietta Materials	Golden Urban Renewal Authority Martin Marietta Materials Jefferson County	Redevelopment Initiated by Private Property Owner	Create Accessible and Neighborhood Serving Public Spaces Support and Incentives for More Diverse Small Businesses



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