GOLDEN URBAN RENEWAL AUTHORITY
BOARD RETREAT
Golden Community Center
1470 Tenth Street
Golden, Colorado 80401
Friday, January 23, 2015
9:00 a.m.

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9:00 a.m. to 9:30 a.m.
   Introductions and Continental Breakfast

9:30 a.m. to 10:00 a.m.
   History of GURA
   City of Golden City Council Resolution 2161

10:00 a.m. to 10:30 a.m.
   Review of GURA Mission Statement

10:30 a.m. to 10:45 a.m.
   Break

10:45 a.m. to 11:30 a.m.
   8th Street Goals and Projects

11:30 a.m. to 12:15 p.m.
   Working Lunch
   Central Neighborhoods Goals and Projects

12:15 p.m. to 12:30 p.m.
   Break

12:30 p.m. to 1:15 p.m.
   Colfax Goals and Projects

1:15 p.m. to 1:45 p.m.
   Working with Other Boards and Commissions

1:45 p.m. to 2:30 p.m.
   Finalize 2015 Work Plan

2:30 p.m. to 3:00 p.m.
   Closing Remarks
Memorandum

To: GURA Board of Commissioners
From: Steve Glueck, Executive Director and Aleah Menefee, Redevelopment Specialist
Date: January 23, 2015
RE: Meeting Memo for January 23, 2015 board retreat

This memo will provide background information on selected items to be discussed at the upcoming GURA board retreat.

**History of GURA:** GURA’s downtown project recently came to an end in 2014 after 25 years. In that time GURA contributed to many revitalization projects that helped decrease blight and increased the vitality of the area. During the retreat staff will play a short video about the accomplishments of GURA in the downtown area. After the short film, board members will have the opportunity to discuss what programs and roles were most and least successful throughout the downtown project. The goal of this conversation will set the stage for creating and evaluating goals and potential projects for the other urban renewal areas.

**Urban Renewal Basics:** At the retreat staff will provide a refresher of urban renewal basics. During the presentation staff will go over the purposes of urban renewal, the role of tax increment financing, and what it means for an area to be blighted or have blight factors, and how these items relate to the Colorado Revised Statue regarding the powers of urban renewal authorities. Included in the retreat packet is an article that summarizes the aforementioned topics.

**City Council Resolution 2161:** On November 17, 2011 Resolution 2161 was adopted by Golden’s City Council. The resolution outlines the policy direction for refinement to Golden’s economic development entities and structures—including GURA. Most importantly, guidance is provided regarding the suggested amounts of sales and property tax that should be allocated to GURA. Staff will briefly explain other relevant policy positions included in the resolution, and how those policies are relevant to GURA’s current and future projects.

**Review of GURA’s Mission Statement:** GURA’s current mission statement reads, “To improve the community’s physical presence while promoting the desired character of each project area, and to contribute to the economic stability and vitality of Golden.” Some board members have expressed the need for reexamining the mission statement to best reflect the work of the organization.

The enclosed article discusses developing mission and vision statements, and the article will frame the conversation about potentially rewording GURA’s mission statement.
8th and 9th Street Goals and Projects: There are many overlaps between the 8th and 9th Street Neighborhood Plan and the Parfet/Briarwood Urban Renewal Plan. Constructing sidewalks and pedestrian connections to amenities is an important goal identified in both plans.

The most notable project has been the construction of the West 8th apartment complex. Future projects and investments in the areas could include constructing missing sidewalks and connections in the Neighborhood, including 8th Street, and a needed connection from 8th Street to 10th Street east of the Community Center.

For your reference staff inserted the 8th and 9th Street Neighborhood Plan, the Parfet/Briarwood Urban Renewal Plan, and a summary of similarities between both plans.

As a board please discuss goals for this area and how staff can help further those goals.

Central Neighborhoods Goals and Projects: This particular renewal area has undergone recent changes that include the opening of the Natural Grocers, construction of the community garden, and a new banner that will be installed on the façade of Natural Grocers shortly.

While the Central Neighborhoods Plans offers strategies for an area larger than the Central Neighborhoods Urban Renewal Area, there are some goals listed in the neighborhood plan that could be incorporated into the planning and goal setting for the URA. Both plans suggest the need to create a public plaza or park like area. Furthermore, in the Central Neighborhoods Urban Renewal Area budget, $15,000 has been allocated to help fund a public plaza or investment that will benefit the community as a whole.

Enclosed in your packet is a summary of the planning documents that will influence the development in the Central Neighborhoods Urban Renewal Area and the criteria for constructing a public gathering space. Please give staff direction about whether or not to research ideas for a public space.

West Colfax Goals and Projects: The West Colfax Urban Renewal Areas may encounter significant changes in 2015 with the construction of the MIE project and the Gateway Village development. The similarities between the South Neighborhoods Plan and the West Colfax Urban Renewal Area Plan are listed in the summary document enclosed in your retreat packet.

Potential public investments could include additional sidewalks, and creating a public space within the URA. It is important to note that there are 6 subareas with varying goals and land use guidelines that should be considered.

As a board discuss a few goals or projects that could be implemented in 2015 and beyond.

Working with Other Boards and Commissions: As GURA engages in more projects throughout the designated URAs, the board might have to work with other boards and commissions. A description of the various boards and commission has been included in the retreat packet. Staff will provide examples of when and how GURA might collaborate with other boards to further the community’s goals.
Finalize 2015 Work Plan: To help guide GURA’s work in 2015, the board will need to provide a few goals for each urban renewal area to help finalize the 2015 work plan. This plan will be used to help staff implement various projects.
RESOLUTION NO. 2161

A RESOLUTION OF THE GOLDEN CITY COUNCIL
ADOPTING POLICY DIRECTION FOR REFINEMENTS TO
GOLDEN'S ECONOMIC DEVELOPMENT ENTITIES AND
STRUCTURES

WHEREAS, the Golden City Council recognizes the significant community benefits directly and indirectly attributable to various past and present economic development efforts of the Golden Urban Renewal Authority (GURA), Economic Development Commission (EDComm), Community Marketing Program, and the City organization itself; and

WHEREAS, City Council recognizes that the community’s commercial areas are the prime source of revenue to fund critical municipal services to neighborhoods and the community as a whole, and that the resources allocated to economic development efforts must be balanced with the need to generate short and long term revenues for service costs, as well as to spur economic activity; and

WHEREAS, with the evolution of the Marketing Stakeholder Committee beginning in 2010, the increased emphasis of EDComm on the primary employment sector, and the anticipated transition of GURA’s downtown project in 2015, as well as the proposals to consider new urban renewal projects in the community, it is timely that the community perform an evaluation of structural refinements to such economic development efforts and entities; and

WHEREAS, City Council’s goal in this refinement is to align long term community goals and enhance connections with such entities, ensure a high degree of community accountability, and also provide the tools for continued economic success; and

WHEREAS, City Council has identified specific policy direction for such entities to reasonably achieve the above goals.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. EDComm and Primary Employment. City Council directs EDComm to focus its efforts on retention, expansion and attraction of the primary employment and entrepreneurial start up sector of the local economy. In pursuing this goal, Council expects the City and EDComm to pursue the following steps:

a. Preparation of necessary code amendments to Chapter 18.62 of the municipal code to redefine the board make-up as follows: one Chamber of Commerce Board member associated with a primary employment sector business, one GURA board member with interest in EDComm’s mission, and five at large Council appointees meeting the criteria in Section 18.62.015. The commission has one current vacancy, and Council anticipates that all of the current commission members would remain in their current seats.

b. Within the first half of 2012, EDComm will complete a critical review of its mission and develop a strategic plan as well as any further recommended Chapter 18.62 code amendments to better fulfill that primary employment and entrepreneurial start up sector focus. Council anticipates that such municipal code amendments would allow EDComm to determine the appropriate meeting schedule and arrangement. Council further expects that EDComm would submit to Council an annual report on progress, a work plan for the next 12 months and a mid-year report covering progress on existing goals and any work or strategic plan changes.
c. EDComm will continue to maintain active connections and liaison partnerships with associated entities critical to the mission, such as NREL, CSM, the Marketing Stakeholder Committee and others such as the Jefferson County Business Resource Center, and state and regional economic development agencies.

d. As part of their annual submission, EdComm will submit a budget request to Council necessary to complete the work plan. Whenever City Council supports the Work Plan they will make every effort to provide the resources requested.

Section 2. Community Marketing Program. City Council supports the value and success of the community marketing program initiated in 2000, and intends to continue supporting it through administration of the vendors’ fee and with on-going financial support. City Council requests that the Marketing Stakeholder Committee, established as a grass roots effort cooperatively with EDComm in 2010, take on further control and responsibility for community marketing activities, including the following steps:

a. Preparation by City staff of municipal code amendments necessary to recognize the policy authority of the committee, and transferring the legal responsibility for the appropriate use of the community marketing fund (vendors fee) from EDComm to City staff.

b. Revision of the committee bylaws to reflect the following committee structure:

   i. Two representatives from the Downtown Merchants Association
   ii. One representative from the Chamber Board
   iii. One representative from EDComm
   iv. One representative from the Golden Cultural Alliance
   v. One representative from South Golden area business
   vi. One representative from Heritage Square
   vii. One potential representative from North Golden Business (currently vacant)
   viii. One MillerCoors representative (as a funding partner)
   ix. One GURA representative (as a funding partner) (probably switches to a DDA rep if established)
   x. One City Council appointee (criteria to include representing a merchant business or attraction, or with demonstrated marketing expertise).

c. It is expected that the stakeholder representation may evolve over time, and that other affiliated groups may choose to create formal liaisons with the committee.

d. Revision of the bylaws to describe the appointment process for the business and cultural stakeholder groups, the staggered nature of member terms to assure continuity of efforts, and the eligibility criteria for the Council appointees.

Section 3. Future URA Projects. Based upon the adopted Comprehensive Plan (including Neighborhood Plans and other area plans incorporated into the Comprehensive Plan), City Council encourages GURA to evaluate areas within the community that may be eligible for approval as urban renewal projects. City Council expects any proposed Urban Renewal Project Plans to meet the following criteria:

a. Land use, urban design, and community character goals will be directly tied to Golden Vision 2030 and the comprehensive plan, as amended (including Neighborhood Plans and other area plans incorporated into the Comprehensive Plan).

b. Within the parameters of the applicable state statutes, urban renewal project plans, other than shorter term single development projects, will provide for a project goal and status review and urban
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renewal project plan update each 10 years.

c. Negotiated tax increment agreements included in the project plans will depend on the particular circumstances involved for each project. Council and the Urban Renewal Authority will structure each project for maximum long term city-wide benefit and will consider each of the following points:

i. Including property tax increment revenues to the full extent authorized by state statute, including the process to consider the county.

ii. Excluding or minimizing the use of project-wide sales tax increment for urban renewal projects typically characterized as a multi-ownership "district".

iii. Providing that any sales tax increment plan must include regular adjustments to the sales tax base according to the Consumer Price Index.

iv. Limiting sales tax increment to the minimum necessary, but no more than 1/3 of sales tax for no more than ten years for retail based single property owner participation agreements, where allowed by the project plan.

v. Including spending and use priorities, including anticipated and excluded uses and limits on the amounts used for general administration and general programs.

vi. Favoring the priority use of project tax increment revenues for development and redevelopment owner participation agreements and funding or repayment to the City for public infrastructure improvements.

d. Staff support for the GURA board and projects after the extinction of the downtown project tax increment revenue stream will be based upon a prudent evaluation of the GURA activity level for new projects and available revenues, recognizing the priority to minimize general administration and general programs.

i. Based on the number and scope of projects and/or districts proposed during 2012, if any, City Council and the GURA Board will determine an appropriate staffing structure by December 31, 2012.

Section 4. DDA. GURA staff, working with City staff, will begin the process of creating the DDA to support our downtown and the work that previously was the responsibility of GURA. The following represents council’s recommendations about how that DDA might be structured. Thus City Council requests and encourages GURA to join in a cooperative effort to investigate and plan for the establishment of a Downtown Development Authority (DDA) to carry on much of the work begun by GURA to create our vital and impressive downtown area. City Council anticipates that the DDA would optimally be structured to continue most of GURA’s current downtown functions except for ownership and maintenance of public parking structures, funding parking enforcement, and contributing to streetscape and restroom maintenance. Anticipated parameters of the DDA proposal to be submitted to the downtown area electors would include:

a. The DDA board of directors would be established pursuant to state statute requirements in terms of number, make-up, and eligibility of board members, and would be a totally separate board from the URA board (GURA).

b. DDA activities would include development and redevelopment assistance; downtown vitality programs such as holiday lights, banners, etc; funding or repayment to the City for public infrastructure investment; and business assistance and vitality programs (as resources become available).

c. An elector approved mill levy would not be initially pursued, but would be necessary to accomplish a self sufficient entity. The elector approval of the property tax should be sought upon demonstration of the mission, goals, and programs of the entity.
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d. The negotiated tax increment agreement for the DDA would:
   i. Include property tax increment revenues to the full extent authorized by state statute, including the potential extensions and recalibration of the base level.
   ii. Exclude or minimize the use of project wide sales tax increment, and if used, only allow such use for the early years until the property tax increment begins to grow, including regular adjustments to the sales tax base according to the Consumer Price Index.
   iii. Include spending and use priorities, including anticipated and excluded uses and limits on the amounts used for general administration and general programs.
   iv. Favor the priority use of project tax increment revenues for development and redevelopment owner participation agreements, continued downtown vitality programs (holiday lights, banners) and funding or repayment to the City for public infrastructure improvements.
   e. In a manner similar to new URA plans, the Intergovernmental Agreement between the DDA and City would provide for a review of the DDA plan each 10 years.
   f. City staff will support initial DDA activities recognizing the priority to minimize general administration and general programs. Unless and until a property tax mill levy is approved, Council anticipates that City staff support will be the primary fiscally responsible model and that the City Manager will hire a qualified and experienced professional to assume primary responsibility to keep Golden's downtown area as the thriving and attractive “heart and soul” of this community. In essence, this will be one staff person who wakes up every day thinking, “what can we do today to make downtown Golden a better place?”

Section 5. Recognizing that the Golden Urban Renewal Authority has been very successful so far and that they are working hard on additional projects, Council supports their continued work to improve their current district while cooperating on the transition to new projects outside downtown, as well as the desired transition to City or GDGID owned and maintained downtown parking structures, and to the DDA for downtown development assistance and vitality, City Council expects that:
   a. GURA will provide funding for and participate in an East Downtown Plan. After City Council approval of that plan, but not before, GURA will aggressively pursue further urban renewal projects within the current district consistent with this plan. As soon as the East Downtown Plan is underway, GURA is encouraged to pursue other suitable projects west of Prospectors Alley. City Council will strive to expedite the completion of the East Downtown Plan.
   b. During or before January 2015, GURA will convey its ownership in the two downtown parking structures to the GDGID along with a “trust fund”, to begin to fund future parking structure maintenance and replacement. GURA, City Council, and the DDA will mutually agree upon how the balance of the GURA surplus will be used to fund the on-going downtown management projects of the DDA and any new GURA projects where incremental revenues reasonably require such assistance. Beginning fiscal year 2015, the City’s Operating and Capital Budget will specifically and conspicuously address funding dedicated to sustaining downtown vitality unless and until the DDA secures sufficient revenues to cover these expenditures.
   c. GURA will maintain ownership of any other real property it holds upon the extinction of the downtown project tax increment revenue stream, and will dispose of such real estate in accordance with the goals of Golden Vision 2030, the Downtown Character Plan, and any adopted neighborhood plan for the area.
   d. Recognizing that GURA’s current tax increment revenue stream ends on December 31, 2014, GURA and the City Council will jointly develop a transition plan to implement this Resolution before December 1, 2013.
Adopted this 17th day of November, 2011.

Jacob Smith
Mayor

Susan M. Brooks, MMC
City Clerk

Approved as to form:

David S. Williamson
City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a rescheduled regular business meeting thereof held on the 17th day of November, A.D., 2011.

ATTEST:

Susan M. Brooks, City Clerk of the City of Golden, Colorado
ABC’s of Urban Renewal

An Abbreviated Guide to Helping You Understand the Basics of Urban Renewal in Colorado

According to National Public Radio’s (NPR) website, “The 2012 session is likely to be a tough one ... rife with partisan politics.” Unfortunately, and unlike many issues that will be discussed by the legislature this year, urban renewal is one of those rare topics that cross party lines. It seems to evoke emotions in both Democrats and Republicans, and experience has shown that at the root of these emotions is either misinformation or a lack of information.

In an effort to educate the Colorado citizenry and its leaders about what is fact versus fiction when it comes to urban renewal, Downtown Colorado, Inc., together with the Colorado Municipal League and Ricker Cunningham, are going to publish a series of articles on this topic, featuring questions and answers; testimonials from both citizens and community leaders with first-hand knowledge of urban renewal projects; case studies; and, legislative updates.

This, the first of these articles, is intended to provide you with a foundation of understanding about urban renewal through a series of questions and answers often raised during the urban renewal planning process. We welcome any comments you might have on this series – possible topics, perspectives or testimonials.

What is urban renewal?
Urban renewal is a statutory tool used by municipalities to make improvements within a designated area of the community. The Denver Urban Renewal Authority’s website describes it as a “tool used to assist in the redevelopment of blighted property and help foster sound growth and development.” With establishment of an urban renewal area by the local governing body, new tax revenues (Tax Increment Financing – TIF) resulting from and created by future taxable improvements may be reinvested in the area for purposes of public benefit.

What is Tax Increment Financing (TIF)?
Tax Increment Financing (TIF) is a unique mechanism that enables an urban renewal authority to use the net new tax revenues generated by projects within a designated urban renewal area to help finance future improvements. TIF is a new source of tax revenue, not an additional tax, that would not be available but for new investment.

What can TIF be used to finance?
TIF, the new tax revenue that results from property investment and reinvestment in the urban renewal area may only be used for improvements that have a public benefit and that support stated redevelopment efforts, such as: site clearance; construction of streets, utilities, parks; removal of hazardous materials or conditions; site acquisition; and construction of public facilities.

Can TIF always be used to finance a project?
No, TIF may only be used within an urban renewal area where “blighting conditions” exist and for projects that meet stated public objectives. Most urban renewal authorities require that applicants for TIF revenues provide documentation that the proposed improvements are financially infeasible without assistance by the urban renewal authority.

If an area is described as “blighted” what does that mean?
The legal term “blight” describes a wide array of urban problems, which can range from physical deterioration of buildings and the environment, to health, social and economic problems in a particular area. While considered to be an offensive term by some, it is actually a condition defined by law. See below.

According to Colorado State Statute (CRS 31-25-103) (2), a “blighted area” is defined 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;
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;

Environmental contamination of buildings or property;

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;

If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if and, 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 (1), 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).

What is a Conditions Survey (Blight Study) and why do one?
A conditions survey (or blight study) is an independent investigation into whether any or all of the factors listed above are present within the boundaries of the proposed urban renewal area. An area may only be designated as an urban renewal (or redevelopment) area after the following:

- Independent blight study or conditions survey has been prepared and presented first, to the municipality’s urban renewal authority, and second, to its Council;
- Stakeholders have been contacted; and
- City Council or Board of Commissioners accepts the findings of the conditions survey and adopts (by resolution or ordinance) the urban renewal plan.

What is the process for establishing an urban renewal area and advancing an urban renewal plan? Generally –
1. Determine Survey Area Boundaries
2. Verify Presence and Location of Blighting Factors
3. Prepare Conditions Survey
4. Present Conditions Survey Findings to Urban Renewal Entity and Council for Acceptance
5. Identify Market Opportunities Within Area and Quantify Timing
6. Together with Stakeholders – Define Future Role of Area in Community
7. Prepare Urban Renewal Plan
9. Complete Impact Analysis (as per statute) and Share With Impacted Taxing Bodies
10. Present Urban Renewal Plan to Urban Renewal Entity and Council for Adoption
11. Issue Request for Projects
12. and/or Implement Plan

How many individual urban renewal areas can a community establish?
There is no limit to the number of individual urban renewal areas a community may establish within its municipal boundaries, however, the statute requires that the boundaries of each area be defined “as narrowly as possible.”

Note: In 2010 and 2011, Ricker Cunningham conducted a statewide survey of urban renewal authorities. The results of that survey may be obtained by contacting either Anne Ricker at 303.458.5800 or anne@rickercunningham.com or by visiting the DCI website. An update to that survey is currently underway. If you receive a request to complete the 2011 / 2012 survey, we encourage you to do so in a timely manner so that the results may be used during the current legislative session.

Anne Ricker is a principal at Ricker Cunningham, a real estate advisory firm that works with municipalities, governments, advocacy organizations and investors to enhance communities through economically sound projects. Paul Benedetti, Esq., and Mark Radtke, Colorado Municipal League, also contributed to this article.
Section 2. Proclaiming Your Dream: Developing Vision and Mission Statements

- WHAT IS A VISION STATEMENT?
- WHAT IS A MISSION STATEMENT?
- WHY SHOULD YOU CREATE VISION AND MISSION STATEMENTS?
- HOW DO YOU CREATE VISION AND MISSION STATEMENTS?

We have all seen organizations whose purpose we never quite understood; we know they are out there, in our town, doing something - but we're not quite sure what. They may have a purpose we could learn about, but we've never taken the time to do so; it's always been more effort than it was worth.

If we got closer to these organizations, we might be surprised to learn that even some of their own members aren't entirely sure of the organization's goals; they only know about a specific project they are working on at that moment. Very often, these organizations end up slipping quietly away; they lose their momentum, they lose their funding, and finally, the organization is gone, with no one other than staff really noticing much.

Chances are, these organizations never had well-defined vision and mission statements to help clarify and communicate their purpose. Developing these key elements is crucial to the success of any community initiative, and understanding how to do so is the purpose of this section.

Creating your vision and mission statements are the first two steps in the VMOSA action planning process we discussed in the previous section of this chapter. In the next few
WHAT IS A VISION STATEMENT?

Your vision is your dream. It's what your organization believes are the ideal conditions for your community; that is, how things would look if the issue important to you were completely, perfectly addressed. It might be a world without war, or a community in which all people are treated as equals, regardless of gender or racial background.

Whatever your organization's dream is, it may be well articulated by one or more vision statements. Vision statements are short phrases or sentences that convey your community's hopes for the future. By developing a vision statement or statements, your organization clarifies the beliefs and governing principles of your organization, first for yourselves, and then for the greater community.

There are certain characteristics that most vision statements have in common. In general, vision statements should be:

- Understood and shared by members of the community
- Broad enough to include a diverse variety of local perspectives
- Inspiring and uplifting to everyone involved in your effort
- Easy to communicate - for example, they are generally short enough to fit on a T-shirt

Here are some examples of vision statements that meet the above criteria:

- Caring communities
- Healthy children
- Safe streets, safe neighborhoods
- Every house a home
- Education for all
- Peace on earth

WHAT IS A MISSION STATEMENT?
The next piece of the puzzle is to ground your vision in practical terms. This is where developing a *mission statement*, the next step in the action planning process comes in. An organization's mission statement describes *what* the group is going to do and *why* it's going to do that. For example, "Promoting care and caring at the end of life through coalitions and advocacy."

Mission statements are similar to vision statements, in that they, too, look at the big picture. However, they're more concrete, and they are definitely more "action-oriented" than vision statements. Your vision statement should inspire people to dream; your mission statement should inspire them to action.

The mission statement might refer to a problem, such as an inadequate housing, or a goal, such as providing access to health care for everyone. And, while they don't go into a lot of detail, they start to hint - very broadly - at how your organization might fix these problems or reach these goals. Some general guiding principles about mission statements are that they are:

- *Concise.* While not as short as vision statements, mission statements generally still get their point across in one sentence.
- *Outcome-oriented.* Mission statements explain the fundamental outcomes your organization is working to achieve.
- *Inclusive.* While mission statements do make statements about your group's key goals, it's very important that they do so very broadly. Good mission statements are not limiting in the strategies or sectors of the community that may become involved in the project.

The following examples should help you understand what we mean by effective mission statements.

- "Promoting child health and development through a comprehensive family and community initiative."
- "To create a thriving African American community through development of jobs, education, housing, and cultural pride."
• "To develop a safe and healthy neighborhood through collaborative planning, community action, and policy advocacy."
• "Promoting community health and development by connecting people, ideas and resources." (This is the mission of the Community Tool Box)

WHY SHOULD YOU CREATE VISION AND MISSION STATEMENTS?

Why is it important that your organization develops vision and mission statements like those above? First of all, because these statements can help your organization focus on what is really important. Although your organization knows what you are trying to do to improve your community, it's easy to lose sight of this when dealing with the day-to-day hassles that plague all organizations. Your vision and mission statements help members remember what is important as you go about doing your daily work.

Second, your vision and mission statements let other individuals and organizations have a snapshot view of whom your group is and what it wants to do. When your vision and mission statements are easily visible (for example, if they are on the letterhead of your stationary), people can learn about your organization without having to work hard for the information. Then, those with common interests can take the time necessary to learn more. Clearly, this can be very helpful when you are recruiting other people and organizations to join in your effort.

Finally, vision and mission statements are also very helpful in having members who are focused and bound together in common purpose. Not only do the statements themselves serve as a constant reminder of what is important to your organization, the process of developing them allows people to see the organization as "theirs." It's common sense: people will believe in something more completely if they had a hand in developing it.

There are many other reasons to develop vision and mission statements as well. For example, having clear and compelling vision statements can:

• Draw people to common work
• Give hope for a better future
• Inspire community members to realize their dreams through positive, effective action
• Provide a basis for developing the other aspects of your action planning process: your mission, objectives, strategies, and action plans

Having a clear mission statement can:

• Convert the broad dreams of your vision into more specific, action-oriented terms
• Explain your goals to interested parties in a clear and concise manner
• Enhance your organization's image as being competent and professional, thus reassuring funding sources that their investment was (or would be!) a smart choice

**HOW DO YOU CREATE VISION AND MISSION STATEMENTS?**

Armed with a better understanding of vision and mission statements, it's time for your organization to develop them for itself. If your group has already developed vision and mission statements, you might wish to look at them in light of the criteria we discussed above. If members of your organization feel your current statements could be improved upon, this process can be used to modify them. Ready? Let's go!

**LEARN WHAT IS IMPORTANT TO PEOPLE IN YOUR COMMUNITY**

As developing your vision and mission statements is the first step in developing the action plan that will guide your effort, it is especially important that these first steps are well grounded in community beliefs and values. Knowing the important issues in your community is vital for the development of a strong, effective, and enduring action group.

Therefore, one of the first steps you should take when developing the vision and mission of your organization will be is to define the issue(s) that matter most to people in your community. How do you go about doing so?

There are many different ways you can gather this information, including:

**Conduct "public forums" or "listening sessions" with members of the community to gather ideas, thoughts, and opinions about how they would like to see the community transformed.**
In public forums or listening sessions, people come together from throughout the community to talk about what is important to them. These meetings are usually led by facilitators, who guide a discussion of what people perceive to be the community 's strengths and problems, and what people wish the community was like. Someone usually records these meetings, and a transcript of what is said provides a basis for subsequent planning.

**Hold focus groups with the people interested in addressing the issue(s), including community leaders, people most affected by the issues, businesses, church leaders, teachers, etc.**

Focus groups are similar to public forums and listening sessions, but they are smaller and more intimate. Generally speaking, they are comprised of small groups of people with similar backgrounds, so they will feel comfortable talking openly about what concerns them. For example, the members of a group are generally about the same age, are of the same ethnic group, or have another common experience. They are used in much the same way as public forums, and also use facilitators and recorders to focus and take notes on the work done.

Your organization may choose to hold focus groups with several different groups of people, to get the most holistic view of the issue at hand. For example, if your organization is involved in child health, you might have one focus group with health care providers, another with parents or children, and still another with teachers. Once you have a rough mission statement, you might again use a focus group to test it out.

**Obtain interviews with people in leadership and service positions, including such individuals as local politicians, school administrators, hospital and social service agency staff, about what problems or needs they believe exist in your community.**

Often, these individuals will have both facts and experiences to back up their views. If so, you can also use these data later if and when you apply for funding, or when you request community support to address the issues. More information on this topic can be found in Chapter 3, Section 12: Conducting Interviews.
Of course, these different ways to gather information from your community aren't mutually exclusive. In fact, if you have the resources, it makes sense to do all of the above: to have some time for the community at large to respond, then spend more time in focus groups with the people you believe might contribute greatly to (or be most affected by) some of the issues brought up in your community listening session. And finally, someone on one time with community leaders can only serve to strengthen your knowledge and purpose; remember, there are undoubtedly many people in your community who have been wrestling with the same issues you are now looking at for a long time. Take advantage of that experience; you don't want to reinvent the wheel!

**DECIDE WHAT TO ASK**

No matter if you are talking to one person or 300, your purpose is the same: to learn what matters in your community. Here's a list of questions you might use to focus your discussions with community members. These questions may be used for individual interviews, focus groups, public forums, or in any other way you choose to gather information.

- What is your dream for our community?
- What would you like to see change?
- What kind of community (or program, policy, school, neighborhood, etc.) do we want to create?
- What do you see as the community's (or school's, neighborhood's, etc.) major issues or problems?
- What do you see as the community's major strengths and assets?
- What do you think should be the purpose of this organization (or effort)?
- Why should these issues be addressed?
- What would success look like?

When your organization is questioning people, the facilitator should encourage everyone to allow their most idealistic, hopeful, and positive ideas to shine through. Don't worry right now about what's practical and what's not - this can be narrowed down later. Encourage everyone to be bold and participate, and to remember that you are trying to articulate a vision of a better community, and a better world.
DECIDE ON THE GENERAL FOCUS OF YOUR ORGANIZATION

Once members of your organization have heard what the community has to say, it's time to decide the general focus of your organization or initiative. First of all, what topic is most important to your organization and your community? For example, will you tackle urban development or public health issues? Racism or economic opportunity?

A second question you will need to answer is at what level will your organization work. Will your organization begin only in one school, or in one neighborhood, or in your city? Or will your initiative's focus be broader, working on a state, national, or even international level.

These are questions for which there are no easy answers. Your organization will need to consider what it has learned from the community, and decide through thoughtful discussion the best direction for your organization. We suggest you open this discussion up to everyone in your organization to obtain the best results.

Of course, if your organization is receiving grant money or major funding from a particular agency, the grant maker may specify what the general goal of your group should be. For example, if your group accepts a grant to reduce child hunger, at least part of its mission will be devoted to this purpose. Even in these circumstances, however, the community should determine the ultimate vision and mission that will best advance what matters to local people.

DEVELOP YOUR VISION AND MISSION STATEMENTS

Now that your organization has a clearer understanding of what the organization will do and why, you are in a prime position to develop the statements that will capture your ideas.

As you are looking at potential statements, remember to keep them broad and enduring. Vision and mission statements that are wide in scope allow for a sense of continuity with a community's history, traditions, and broad purposes. And vision and mission statements that are built to last will guide efforts both today and tomorrow.

Vision Statements
First of all, remind members of your organization that it often takes several vision statements to fully capture the dreams of those involved in a community improvement effort. You don't need - or even want - to have just one "perfect" phrase. Encourage people to suggest all of their ideas, and write them down - possibly on poster paper at the front of the room, so people can be further inspired by the ideas of others. As you do this, help everyone keep in mind:

- What you have learned from your discussions with community members
- What your organization has decided will be your focus
- What you learned about vision statements at the beginning of this section

If you have a hard time getting started, you might wish to check out some of the vision statements in this section's Examples. You might ask yourself how well they meet the above suggestions.

After you have brainstormed a lot of ideas, your group can discuss critically the different ideas. Oftentimes, several of the vision statements will just jump out at you - someone will suggest it, and people will just instantly think, "That's it!"

You can also ask yourselves the following questions about vision statements:

- Will it draw people to common work?
- Does it give hope for a better future?
- Will it inspire community members to realize their dreams through positive, effective action?
- Does it provide a basis for developing the other aspects of your action planning process?

A final caution: try not to get caught up in having a certain number of vision statements for your organization. Whether you ultimately end up with two vision statements or ten, what is most important is that the statements together give a holistic view of the vision of your organization.

Mission Statements
The process of writing your mission statement is much like that for developing your vision statements. The same brainstorming process can help you develop possibilities for your mission statement. Remember, though, that unlike with vision statements, you will want to develop a single mission statement for your work. After having brainstormed for possible statements, you will want to ask of each one:

- Does it describe what your organization will do and why it will do it?
- Is it concise (one sentence)?
- Is it outcome oriented?
- Is it inclusive of the goals and people who may become involved in the organization?

Together, your organization can decide on a statement that best meets these criteria.

**OBtain Consensus On Your Vision And Mission Statements**

Once members of your organization have developed your vision and mission statements, your next step might be to learn what other members of your community think of them before you start to use them regularly.

To do this, you could talk to the same community leaders or focus group members you spoke to originally. First of all, this can help you ensure that they don't find the statements offensive in any way. For example, an initiative that wants to include young men more fully in its teen pregnancy prevention project might have "Young men in Asheville are the best informed" as one of their vision statements. But taken out of context, some people community members might believe this statement means young men are given better information or education than young women, thus offending another group of people.

Second, you will want to ensure that community members agree that the statements together capture the spirit of what they believe and desire. Your organization might find it has omitted something very important by mistake.

**Decide How You Will Use Your Vision And Mission Statements**
Finally, it's important to remember that while developing the statements is a huge step for your organization (and one you should celebrate!), there is more work to be done. Next, you have to decide how to use these statements. Otherwise, all of your hard work will have happening for nothing. The point is to get the message across.

There are many, many ways in which your organization may choose to spread its vision and mission statements. To name just a few examples, you might:

- Add them to your letterhead or stationary
- Use them on your website
- Give away T-shirts, or bookmarks, or other small gifts with them
- Add them to your press kit
- Use them when you give interviews
- Display them on the cover of your annual report

...and so on. Again, this is a step that will use all of your creativity.

Developing effective vision and mission statements are two of the most important tasks your organization will ever do, because almost everything else you do will be affected by these statements. We hope that this section has allowed you to feel more confident now in your group's ability to create successful and inspiring vision and mission statements. Remember, think broadly and boldly! Good luck!

Checklist

___ You have shared your understanding of vision and mission statements with members of your organization
___ You understand what is important to people in your community
___ You have decided on the general focus (topic and scope) of your organization
___ You have developed your vision and mission statements
___ You have obtained consensus on your vision and mission statements
___ You have decided how to use your vision and mission statements
Parfet/Briarwood Urban Renewal Area
Commonalities between the 8th and 9th Street Neighborhood Plan and the Parfet/Briarwood Urban Renewal Plan

The 8th and 9th St. Neighborhood Plan was adopted by City Council in 2007 as a supplement to the City of Golden Comprehensive Plan with the intent of assisting elected and appointed officials in their decision making. The plan covers a portion of Golden that is generally south of State Hwy 58, north of Clear Creek, west of Washington Avenue, and east of US Hwy 6, including the Parfet Property/Briarwood Parcel Urban Renewal Area.

The values, goals, strategies, and findings stated in the 8th and 9th Street Neighborhood Plan that support urban renewal activities in the Parfet Property/Briarwood Parcel Urban Renewal Area are as follows:

- Neighborhood Goals and Vision: In 2006, the 8th and 9th Street Neighborhood is an area of change, with an opportunity to become one of the premier Neighborhoods in Golden. The intimate pedestrian scale and walkability of the Neighborhood combined with the proximity to desired community amenities and services, and the mature, stable feel of the Neighborhood landscape all serve to define the area’s character.

Overall Neighborhood Goals and policies:
- Establish partnerships and networks with Neighborhood and community associations, local agencies, property owners, developers, business people and other groups in implementing community development projects.
- Encourage infill that is compatible to the surrounding Neighborhood.
- Ensure that change takes place in a compatible and positive manner.
- Provide a variety of housing types, prices, densities, sizes, architectural variety and lot sizes in the city.
- Ensure redevelopment provides an intimate pedestrian atmosphere and walkable environment.
- Create a public realm that inspires and generates pride.
- Make a commitment to continual reinvestment in the City.

Neighborhood Specific Goals for the 8th and 9th Street Neighborhood:
- For this Neighborhood, the primary goal is to maintain and enhance the existing mix and housing diversity, and to assure that future land use changes and construction complies with reasonable compatibility standards and guidelines.
- The primary transportation goals include considering and accommodating pedestrian, bicycle and vehicular traffic modes in a safe, Neighborhood-oriented manner.

Strategies and Implementation – Public Investment:
- Construct missing sidewalks and connections in the Neighborhood, including 8th Street, and a needed connection from 8th Street to 10th Street east of the Community Center.

Future Urban Form – Neighborhood Values for Consideration in Land Use Cases:
- Given the existing and potential future mix of uses, the scale, character, or impacts of the project can be more important than the proposed use. Is the scale and form of the proposal appropriate for the Neighborhood?
- Connectivity through this Neighborhood from adjacent areas of the City is important. Streetscape, Trees and Landscaping: […] All properties, with the exception of those at
1010 9th Street and the undeveloped properties on 8th Street, have sidewalks in front of their buildings. The landscaped areas between the curb and the sidewalk throughout the Neighborhood feature mature street trees and street lighting.

Projects to Date:

West 8th Apartments
- Redevelopment and reimbursement agreement with Golden West 8th LLC
- Maximum reimbursement $1.85 million (TIF)
- Developer agreed to public investments: park and infrastructure
Parfet Property / Briarwood Parcel
Urban Renewal Plan

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Appendices

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Appendix B Parfet Property / Briarwood Parcel Urban Renewal Area Map
Appendix C Areas of Stability and Areas of Change Map (Golden Comprehensive Plan)
Appendix D Opportunities and Preservation Map (8th and 9th Street Neighborhood Plan)
Appendix E Zoning Map (8th and 9th Street Neighborhood Plan)
Appendix F Blight Study for Parfet Property/Briarwood Parcel
Appendix G County Impact Report
Preface and Background

The Parfet Property / Briarwood Parcel Urban Renewal Plan (“Plan”) is an urban renewal plan prepared for the Confluence Companies and the Golden Urban Renewal Authority (“GURA” or “Authority”) pursuant to the provisions of the Urban Renewal Law, Colorado Revised Statutes §§ 31-25-101 et seq. (“Urban Renewal Law”).

Pursuant to Urban Renewal Law, one or more urban renewal areas may exist within the boundaries of the municipality. The Authority is currently responsible for one ongoing urban renewal area:

1. The Downtown Golden Urban Renewal Plan was established in 1989, and is authorized for both property tax and sales tax financing within the 131-acre area.

This Plan is for the proposed Parfet Property / Briarwood Parcel Urban Renewal Area (hereafter, the “Urban Renewal Area”) situated along 8th Street, north of Clear Creek and generally at the southeast corner of the intersection of 6th Avenue (US Hwy 6) and State Highway 58. The area includes several privately owned parcels totaling approximately 5.73 acres, as well as some connecting and adjacent public right-of-way. The Urban Renewal Area is legally described in a Legal Description, included as Appendix A, and depicted on the Proposed Urban Renewal Area Map, included as Appendix B. The legal description in Appendix A controls the map boundaries in Appendix B, in case of any conflict.

This Plan describes the framework for certain public undertakings constituting urban renewal projects and other authorized activities under the Urban Renewal Law in the Urban Renewal Area. Terms used in the Plan have the same meaning as in the Urban Renewal Law unless otherwise defined in the Plan.

The administration of urban renewal projects and the implementation and enforcement of the Plan, including, without limitation, the preparation and execution of any implementing documents, shall be performed in accordance with one or more agreements to be executed by the City, the Authority and the proposed developer(s) of the Urban Renewal Area (“the Agreements”).
Per its mission statement, GURA focuses on implementing urban renewal projects that are consistent with community values and that:

- Prevent and remediate blighted conditions;
- Improve the community’s physical presence within each project;
- Promote each project’s desired character, and
- Contribute to the economic stability and vitality of each project as adopted by the Golden City Council using the guidance provided by the Comprehensive Plan, The Golden Vision 2030 Plan, City Council Resolution 2161, and all appropriate neighborhood plans

2. Findings

2.1 Finding of Blight

The Parfet Property / Briarwood Parcel Blight Study (originally dated September 2012 and amended in December 2012, and hereby incorporated into this plan by reference and included as Appendix F), (hereafter, the “Blight Study”) noted conditions that support a finding that the Urban Renewal Area is “blighted” as defined by the Urban Renewal Law, by the existence of the following six factors:

1. Slum, deteriorated or deteriorating structures
2. Unsanitary or unsafe conditions
3. Deterioration of site or other improvements
4. Unusual topography or inadequate public improvements or utilities
5. 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
6. 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

2.2 Preparation of this Renewal Plan

The findings and recommendations contained herein were formulated, in part, from information collected from site inspections of the Urban Renewal Area, and review of public documents including the Golden Vision 2030 Plan, the Golden Comprehensive Plan (2011), and the 8th and 9th Street Neighborhood Plan (2007). The Blight Study is incorporated herein by this reference.
2.3 **Urban Renewal Project**

Based on the evidence of blight, the Urban Renewal Area described herein is appropriate for undertakings and activities of the Authority pursuant to the Urban Renewal Law. The intent of the Authority is to facilitate the construction, installation, operation, and maintenance of quality development and public improvements permitted by the Urban Renewal Law.

3. **Conformance**

3.1 **Urban Renewal Law**

This Plan is in conformity with the applicable statutory requirements of the Urban Renewal Law.

3.2 **Golden Regulatory Documents**

3.2.1 **Comprehensive Plan**

In 2011 the City of Golden (hereafter, the “City”) adopted its most recent Comprehensive Plan. The Comprehensive Plan includes the goals and policies of the community that help guide development and growth, including areas contained within the City’s designated urban renewal areas. The Comprehensive Plan is aligned with the Golden Vision 2030 project and the Heart & Soul community values which were collectively summarized as “A healthy and sustainable community for today and for those who follow.”

The specific values, goals, and strategies stated in Part I of the Comprehensive Plan that support urban renewal activities in the Parfet Property/Briarwood Parcel Urban Renewal Area include the following:

**Value Theme A – Accessible and Walkable:** We value being a community which is walkable, bikeable, and accessible to all.

- **Goal 1:** We will provide safe, convenient and well-maintained biking and walking opportunities appropriate for all ages and ability levels.
  - **Strategy 1.5:** Use the neighborhood planning process and the development review process to increase walking and biking infrastructure and establish or enhance connections.
• **Goal 3**: We commit ourselves to fostering multi-modal opportunities (trails, paths, pedestrian bridges, roads) that enhance and maintain universal access, mobility and connectivity within and throughout the community.
  
  o **Strategy 3.3**: Maximize connections between multimodal areas of the community to create linkages of safe travel along commercial corridors, as well as between neighborhoods and commercial districts.

**Value Theme B – Active Outdoors/ Environment**: We value being an active, healthy community that appreciates the outdoors and our connection to the natural environment.

• **Goal 2**: We will maintain proximity to open space and natural beauty and we will preserve access to experience these.
  
  o **Strategy 2.2**: Create, enhance and maintain connections to open space for pedestrians, cyclists, transit riders and motorists.

• **Goal 3**: Support the health and well-being of our community and provide indoor and outdoor facilities, organized activities and programs to support active living for all ages.
  
  o **Strategy 3.3**: Continue to add sidewalks and bike lanes that allow residents of all ages to lead active lifestyles, whether for recreation or travel...

• **Goal 5**: We will provide opportunities for self-directed recreation and will preserve and maintain trails for biking, hiking, climbing and other outdoor pursuits.
  
  o **Strategy 5.1**: Maintain and enhance Golden’s trails, parks and waterways for casual recreation opportunities.
  
  o **Strategy 5.2**: Continue to add sidewalks and bike lanes that allow residents of all ages to lead active lifestyles, whether for recreation or travel.
  
  o **Strategy 5.3**: Establish connections between urban trails, as well as sidewalks and bike lanes, and those trails found in the surrounding open space system.

**Value Theme C – Safe, Clean, Quiet Neighborhoods**: We value safe, quiet, clean, well-maintained neighborhoods.

• **Goal 1**: We will be a place where we can go anywhere at any time and feel safe.
  
  o **Strategy 1.4**: Create a safer community by creating a healthier community. Adequate sidewalks, bike lanes and trails, as well as pedestrian and bicycle friendly signalization, make these travel modes more accessible and make an active and healthy lifestyle universally available.
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: We value retaining convenience to services and amenities/and our proximity to Denver and mountains.

Goal 3: We value access to public and private transportation options within and beyond the community.

- Strategy 3.2 Continue to improve bicycle and pedestrian infrastructure that ties into both local and regional trail networks, sidewalks and bike lanes to encourage a safer and more accessible alternative transportation system. Walking and biking also help improve public health in Golden.

Part II of the Comprehensive Plan, which deals with community-level land use themes, distinguishes between Areas of Stability and Areas of Incremental or Significant Change. The Parfet Property/Briarwood Parcel Urban Renewal Area is situated in a portion of Golden that the Comprehensive Plan designates as an Area of Stability; however, the earlier 8th and 9th Street Neighborhood Plan (2007), summarized in the following section, describes the neighborhood as an “area of change.” Nevertheless, the Comprehensive Plan also recognizes the importance and possibility of 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. [...] ...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.

The Urban Renewal Area is overlaid on the Comprehensive Plan’s “Areas of Stability and Areas of Change” Map in Appendix C.
3.2.2 8th and 9th Street Neighborhood Plan

The 8th and 9th St. Neighborhood Plan was adopted by City Council in 2007 as a supplement to the City of Golden Comprehensive Plan with the intent of assisting elected and appointed officials in their decision making. The plan covers a portion of Golden that is generally south of State Hwy 58, north of Clear Creek, west of Washington Avenue, and east of US Hwy 6, including the Parfet Property/Briarwood Parcel Urban Renewal Area.

The values, goals, strategies, and findings stated in the 8th and 9th Street Neighborhood Plan that support urban renewal activities in the Parfet Property/Briarwood Parcel Urban Renewal Area are as follows:

- **Neighborhood Goals and Vision:** In 2006, the 8th and 9th Street Neighborhood is an area of change, with an opportunity to become one of the premier Neighborhoods in Golden. The intimate pedestrian scale and walkability of the Neighborhood combined with the proximity to desired community amenities and services, and the mature, stable feel of the Neighborhood landscape all serve to define the area’s character.

- **Overall Neighborhood Goals and policies:**
  - Establish partnerships and networks with Neighborhood and community associations, local agencies, property owners, developers, business people and other groups in implementing community development projects.
  - Encourage infill that is compatible to the surrounding Neighborhood.
  - Ensure that change takes place in a compatible and positive manner.
  - Provide a variety of housing types, prices, densities, sizes, architectural variety and lot sizes in the city. The mix of housing should be distributed throughout the City.
  - Ensure redevelopment provides an intimate pedestrian atmosphere and walkable environment.
  - Create a public realm that inspires and generates pride.
  - Make a commitment to continual reinvestment in the city.

- **Neighborhood Specific Goals for the 8th and 9th Street Neighborhood:**
  - ... For this Neighborhood, the primary goal is to maintain and enhance the existing mix and housing diversity, and to assure that future land use changes and construction complies with reasonable compatibility standards and guidelines.
The primary transportation goals include considering and accommodating pedestrian, bicycle and vehicular traffic modes in a safe, Neighborhood-oriented manner.

**Strategies and Implementation – Public Investment:**
- Construct missing sidewalks and connections in the Neighborhood, including 8th Street, and a needed connection from 8th Street to 10th Street east of the Community Center.

**Future Urban Form – Neighborhood Values for Consideration in Land Use Cases:**
- Given the existing and potential future mix of uses, the scale, character, or impacts of the project can be more important than the proposed use. Is the scale and form of the proposal appropriate for the Neighborhood?
- Connectivity through this Neighborhood from adjacent areas of the City is important.

**Streetscape, Trees and Landscaping:** [...] All properties, with the exception of those at 1010 9th Street and the undeveloped properties on 8th Street, have sidewalks in front of their buildings. The landscaped areas between the curb and the sidewalk throughout the Neighborhood feature mature street trees and street lighting.

**Vacant Land:** There is very little vacant private land in the Neighborhood. The primary vacant private lands consist of the Parfet family holdings along the north side of 8th Street and west of the Briarwood Commons Subdivision. There is a substantial amount of publicly-owned land at the west end of 8th Street that may have a change of use with the relocation of the city maintenance shops. The process to determine future land uses and configurations in this area will be an important part of the future of the Neighborhood. (The 8th and 9th Street Neighborhood Plan includes an “Opportunities and Preservation” Map which shows a portion of the Urban Renewal Area, the Parfet Property, as a private land opportunity. This map is included in Appendix D.)

### 3.2.3 Zoning Code

There are two different zoning categories found within the Urban Renewal Area:

- **Parfet Property:** PUD (Planned Unit Development). According to the 8th and 9th St. Neighborhood Plan, “parcels within the Parfet PUD… are permitted for industrial uses, however, at the current time, much of the land within this PUD is vacant.”
Briarwood Parcel: C-1 (Commercial). According to the City of Golden’s zoning information, this category designates “primarily commercial uses such as neighborhood retail stores, hotels/motels, hospitals, offices, restaurants and banks. Residential dwellings are allowed only in a mixed use building consisting of at least 25% non-residential (commercial) uses.”

Land uses and development standards for properties within the Urban Renewal Area are subject to the terms and conditions of the City of Golden Zoning Ordinance, also known as Title 18 of the Municipal Code. A zoning map from 8th and 9th Street Neighborhood Plan is included in Appendix E.

3.3 **Urban Renewal Plan Objectives**

The objectives of this Plan are as follows:

- To eliminate conditions of blight which exist in the Urban Renewal Area, which impair or arrest the sound growth of the municipality.
- To prevent physical and economic deterioration or the spread of blight within or near the Urban Renewal Area.
- To prevent or eliminate slum or conditions of blight, the remedying of which will attract capital investment in the Urban Renewal Area and assist in strengthening the City’s tax base.
- To contribute to the economic stability of the City.
- To promote a development pattern compatible with the surrounding neighborhood through a balanced mix of residential and commercial land uses.
- To implement the Comprehensive Plan, the 8th and 9th Street Neighborhood Plan and other related City plans.
- To provide utility and transportation infrastructure to serve development.
- To provide public improvements such as including streetscape amenities, trail connections, and parking.
- To improve pedestrian and vehicular circulation and safety.
- To provide a range of financing mechanisms for improvements.
- To facilitate public-private partnerships.
4. **Urban Renewal Activities**

It is the intent of the Authority to eliminate or prevent conditions of slum or blight by stimulating private sector development in and around the Urban Renewal Area. The Authority works in collaboration with elected officials, City administrators, private developers, and financing sources, as well as the community. The combination of public and private investment will assist in implementing activities consistent with the objectives of this Plan. The implementation of this Plan shall be the responsibility of the Authority. The Authority shall have all the powers set forth, enumerated, or reasonably necessary to carry out the Plan, as such powers may be provided in this Plan and in the Urban Renewal Law as it may be amended from time to time.

4.1 **Authorized Urban Renewal Techniques**

In undertaking urban renewal activities within the Urban Renewal Area, the Authority is authorized to utilize any of the following renewal techniques and activities, pursuant to the Urban Renewal Law, and as deemed appropriate for the elimination or prevention of slum or blighted areas. Nothing in this section shall be deemed a limitation on the use of any other power provided in the Plan or under the Urban Renewal Law unless specifically stated herein.

A. **Demolition**

The Authority may provide for the demolition and clearance of buildings, structures and other improvements in the Urban Renewal Area.

B. **Public Improvements**

The Authority may cause, finance or facilitate the design, installation, construction and reconstruction of any public improvements, insofar as such improvements enhance the success of the Urban Renewal Area and respond to community needs and deliver benefits.

C. **Property Acquisition**

In the event the Authority determines it is necessary to acquire any real property to implement this Plan, the Authority may do so by any means available by law, including the lawful exercise of eminent domain pursuant to the Urban Renewal Statute and other Colorado law. This Plan hereby authorizes the use of eminent domain and by approval of this Plan, the City Council finds that the requirements of Section 105.5(5)(a) and 107(3)(b) of the Urban Renewal Law with respect to
the same are met. However, the following limitations apply to the ability of the Authority to exercise the power of eminent domain under this Plan:

1. This Urban Renewal Plan does not authorize the use of eminent domain in order to facilitate the urban renewal project known to the City as Case Number PC 12-28, approved by the Golden Planning Commission on November 7th, 2012, to be developed by Confluence Development LLC.

2. Prior to any exercise of eminent domain by the Authority, the Authority must first obtain approval for the same with respect to the specific parcel(s) of property and urban renewal project from the City Council, at which time the City Council shall also determine whether the requirements of the Urban Renewal Law relative to the exercise of eminent domain, other than those set forth in Section 105.5(5)(a) and 107(3)(b), are met.

D. Owner Participation Agreements
The Authority may enter into ownership participation agreements with property owners or developers in the Urban Renewal Area for the development or redevelopment of their property. The agreements are intended to facilitate participation and assistance that the Authority may choose to provide to such owners and developers.

Owner participation and other agreements of this nature will contain at a minimum, provisions requiring:

- Compliance with the Renewal Plan and all applicable City ordinances and regulations;
- Covenants to begin and complete development, construction, or rehabilitation of both public and private improvements within a period of time considered to be appropriate by the Authority; and
- The financial commitment(s) of each party.
Nothing in an owner Participation Agreement shall be construed to require the Authority to exercise, or refrain from exercising, a power in violation of the law.

E. Renewal and Rehabilitation
Appropriate activities may include such undertakings and activities authorized by the Urban Renewal Law or this Plan, including those renewal techniques identified in this section determined to be necessary or desirable.

F. Property Management
It may be necessary from time to time, for the Authority to acquire property and maintain it until such time when the property can be integrated into a larger assemblage of land to complete a redevelopment project, or otherwise transferred to a private property owner. During the period that the Authority owns this acquired property; such property will be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

G. Relocation Assistance & Payments
The activities of the Authority in carrying out this Plan may displace persons, families, or businesses. To the extent that in the future the Authority may acquire property that displaces any person, family, or business, it shall develop a relocation program to assist any such party in finding another location under such terms and conditions as it may determine are consistent with the requirements of applicable law.

H. Demolition, Clearance & Site Preparation
The Authority may demolish and clear buildings, structures, and other improvements from any property it acquires in accordance with this Plan.

I. Property Disposition
The Authority may dispose of property it acquires by means of a reasonable competitive bidding process or by any other reasonable means established by the Authority in accordance with the Urban Renewal Law and pursuant to
redevelopment agreements between the Authority and such purchasers. All such agreements shall conform to the requirements of the Urban Renewal Law.

J. Cooperative Agreements
For the purposes of planning and implementing this Plan, the Authority may enter into one or more cooperative agreements with the City or other public entities. Such agreements may include provisions regarding project financing and implementation; design, location and construction of public improvements; and any other matters required to implement this Plan.

K. Other Plan Undertakings & Activities
The Urban Renewal Law authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the urban renewal area. For purposes of implementing this Plan, GURA shall defer governance of the aforementioned activities to the applicable standards, ordinances, codes and regulations of the City of Golden. It is recognized that as development occurs in the Urban Renewal Area, it shall conform to the Comprehensive Plan and relevant subarea plan(s); the Building and Zoning Code; and any other rules, regulations, and policies such as 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.

5. Redevelopment Opportunities

The project area is currently underutilized and redevelopment would greatly benefit the citizens of the City by remedying a blighted area, and improving the quality of life in the City. A public-private partnership to facilitate redevelopment of the Urban Renewal Area, along with other improvements, would prove substantially beneficial to the City by eliminating or preventing occurrence or reoccurrence of conditions of slum, blight, or blighting conditions.

5.1 Catalyst and Enhancement Projects

Rehabilitation and redevelopment of the properties in close proximity to the Urban Renewal Area will continue to foster cleanup, preservation and redevelopment of nearby properties. Additional
public infrastructure, not limited to pedestrian amenities, enhanced landscaping, public transportation improvements, public utilities, or public art and architectural features as well as access to services, meeting facilities and shopping options may also further redevelopment of the Urban Renewal Area.

6. Project Financing

Development of the permitted land uses on the properties within the Urban Renewal Area will likely require GURA participation in financing various types of costs either directly or through cost-sharing arrangements with other public entities such as the City of Golden and/or with one or more developers. A prior section of this document -- Section 4.0 Urban Renewal Activities -- describes the purposes for which financing may be required. The Authority is expressly authorized to finance projects permitted under this Plan by any method authorized by the Urban Renewal Law or any other applicable law, including without limitations, appropriations, loans or advances from the City; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; property tax increments; loans, advances and grants from any other available source.

Any and all financing methods legally available to the City, the Authority, and any district, private developer, redeveloper or owner may be used to finance in whole or part any and all costs, including without limitation, the cost of public improvements described or anticipated in this Plan or in any manner related or incidental to development of the Urban Renewal Area. Such methods may be combined to finance all or any part of said project. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Urban Renewal Law, may be used to pay the principal of and any interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City to finance development of the Parfet Property / Briarwood Parcel in whole or in part.

The Authority is authorized to issue notes, bonds, or any other financing instruments or documents in amounts sufficient to finance, directly or indirectly, all or part of the development within the Plan Area. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest and any premiums due on or in connection with
such indebtedness may be paid for by tax increments or any other funds available to the Authority.

Notwithstanding the foregoing, this Urban Renewal Plan does not authorize bonding or borrowing of any kind to catalyze the specific redevelopment project known to the City as case number PC 12-28, approved by the Golden Planning Commission on November 7th, 2012, to be developed by Confluence Development LLC.

6.1 **Tax Increment Financing**

6.1.1 **Property Tax Increment**

Tax Increment Financing (TIF) using property taxes is one method through which GURA can generate revenue within the Urban Renewal Area, and is hereby authorized for this Plan. Under the TIF financing method for this area, the property taxes levied after the effective date of the approval of this Plan upon taxable property in the Urban Renewal Area each year by or for the benefit of any public body shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision, as further described in this section. The foregoing notwithstanding, it is the City's intention that property tax increment under this Plan be authorized for only the time necessary to support identified Project(s) pursuant to the Act and this Plan, and that once all outstanding obligations of the Authority for such Project(s) has been paid, property tax increment is no longer authorized.

A. **Base Amount.** That portion of property taxes which are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to any area later added to the Urban Renewal Area, the effective date of the modification of the Plan shall be paid into the funds of each public body as are all other taxes collected by or for said public body. Such funds shall constitute the "Base."

B. **Increment Amount.** That portion of said property taxes within the Urban Renewal Area, in excess of such Base amount shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the
interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by (whether funded, refunded, assumed or otherwise) the Authority for financing or refinancing, in whole or part, the development of the Parfet Property / Briarwood Parcel.

Unless and until the total valuation for assessment of the taxable property in the Urban Renewal Area exceeds the Base valuation for assessment of the taxable property in the Urban Renewal Area, all of the taxes levied upon taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies. Nothing in this Plan shall be deemed to be a pledge of any portion of the municipal sales tax of the City of Golden.

C. Irrevocable Pledge of TIF Revenue. The increment portion of the taxes, as described in this Section 6.1, may be irrevocably pledged by the Authority for the payment of principal of, the interest on, and any premiums due in connection with the issuance of bonds, loans, advances and other indebtedness incurred by the Authority to finance development within the Plan Area.

6.1.2 Sales Tax Increment

A. Base Amount. For purposes of calculating sales tax increment, the base is 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.

B. Increment Amount. The incremental sales taxes are all sales taxes generated within the boundaries of the Area in excess of the base.

C. Agreement. The use of sales tax increment pursuant to the statute is hereby authorized by this Plan. While the Plan anticipates that the primary source of revenue for eligible projects in the Area will be property tax increment, a need may exist to use sales tax increment in order to catalyze desirable Urban Renewal Projects within the Plan Area. In such instances, the Authority will prepare, in cooperation with the applicant, a financing plan and agreement outlining the
proposed amounts and purposes for which the municipal sales tax increments are to be used. This financing plan and agreement will be submitted to the Golden City Council for consideration. Upon City Council approval, the sales tax increment will be allocated and distributed in accordance with the financing plan and agreement, and with 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.

6.2 Bonding

When urban renewal authorities choose to utilize TIF, it is most often for the purpose of issuing revenue bonds. This is because bonding would allow GURA to receive up-front funding to assist with the redevelopment, while then retiring the debt over time (e.g., typically the standard 20 or 25-year term on the bonds or sooner if pre-payment is allowed) with the property tax increment.

The size and interest rate of the bond issue (i.e., the amount GURA could borrow and at what cost) would be based on multiple factors including: a) the projected amount of tax increment from the site available to pay debt service; b) the prevailing interest rates in the credit markets at the time of the bond issue; c) standard debt underwriting procedures employed by the investment bank(s) chosen by GURA to market the debt; d) the presence and quality of bond insurance; and e) the rating obtained by the bond issue from the chosen rating agency. To the extent permitted in the Urban Renewal Law, the power of the Authority to issue bonds is expressly authorized.

Except for other ongoing urban renewal activities and undertakings as noted below, when such bonds have been paid (or other loans, advances and indebtedness if any and including interest thereon and any premiums due in connection therewith) all taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds of the respective bodies in the Urban Renewal Area shall be paid into the funds of the City. However, when there are ongoing urban renewal undertakings of the Authority during the remaining portion of the TIF period, such funds shall continue to be separately collected and paid to the Authority to fund these undertakings.
Notwithstanding the foregoing, this Urban Renewal Plan does not authorize bonding or borrowing of any kind to catalyze the specific redevelopment project known to the City of Golden as case number PC 12-28 approved by the Golden Planning Commission on November 7th, 2012, by Confluence Development LLC.

6.3 **Other Financing Options**

Urban renewal authorities can choose to augment TIF-backed bonds with other sources of project financing such as a) direct support from agency reserves, b) direct appropriations from local governments which will benefit from the redevelopment, and c) State or Federal revenue sharing, grants, and bond sales proceeds. While GURA currently has no plans to employ these sources in the Urban Renewal Area, it reserves the right to do so as the need for and availability of funding warrants. Such other funding options, whether specified herein or otherwise permitted by law, are expressly authorized, except where expressly constrained.

7. **Development Standards and Procedures**

Development of the permitted land uses on the properties within the Urban Renewal Area shall be in accordance with the City’s Code and/or specific standards and procedures established in connection with the City’s zoning, land use, and design approvals for such properties, all as now exist or as hereafter amended. Nothing in this Plan shall be deemed an approval of any currently pending use, or any proposed future use.

8. **Modification of the Plan**

This Plan may be modified or amended pursuant to requirements and procedures set forth in the Urban Renewal Law governing such modifications or amendments to the extent such modifications or amendments do not conflict with the Agreements. Nothing herein shall be construed to require the Authority to first obtain the permission of any party to an Agreement prior to amending or modifying this Plan.

The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation beyond the intent or purpose of the Plan.
9. Effective Date of the Plan

This Plan shall be effective upon its final approval by the Golden City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan, unless the Authority deems, to the extent consistent with the terms in the Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.
8th and 9th Street Neighborhood Plan
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All photos and graphics are provided by the City of Golden unless otherwise noted.
RESOLUTION NO. 1798

A RESOLUTION OF THE GOLDEN CITY COUNCIL
APPROVING THE 8TH AND 9TH STREET NEIGHBORHOOD
PLAN AND INCORPORATING THE PLAN IN REFERENCE AS
PART OF THE GOLDEN COMPREHENSIVE PLAN

WHEREAS, by Resolution No. 1432, adopted on October 23, 2003, the City of Golden
adopted the City of Golden Comprehensive Plan; and

WHEREAS, the 8th and 9th Street Neighborhood Plan has been prepared to supplement portions
of the Comprehensive Plan; and

WHEREAS, the Golden Planning Commission has completed a study of the proposed plan and
held public hearings on August 15, 2007 and September 5, 2007 relative to the adoption of the plan; and

WHEREAS, the Golden Planning Commission unanimously adopted the 8th and 9th Street
Neighborhood Plan on September 5, 2007 and recommended that City Council approve said plan.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN,
COLORADO:

Section 1. The 8th and 9th Street Neighborhood Plan as adopted by Planning Commission
Resolution No. PC07-40 is hereby approved in reference as part of the City of Golden Comprehensive
Plan.

Section 2. In approving said 8th and 9th Street Neighborhood Plan, city council recognizes
that said plan is a working and living document that must grow and remain flexible to meet the needs of
the City of Golden. Therefore, said plan is approved with the understanding that Planning Commission
and City Council will continue to review, analyze and amend the same as the needs of the community
dictate and as based on good and proper planning considerations.

Adopted this 27th day of September, 2007.

Charles J. Baroch
Mayor

ATTEST:

Susan M. Brooks, MMC
City Clerk
Resolution No. 1798
Page 2

APPROVED AS TO FORM:

James A. Windholz
City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a rescheduled regular meeting thereof held on the 27th day of September, A.D., 2007.

(SEAL)

ATTEST: Susan M. Brooks, City Clerk of the City of Golden, Colorado
Chapter 1
WELCOME TO THE 8TH AND 9TH STREET NEIGHBORHOOD

INTRODUCTION

The 8th and 9th Street Neighborhood Plan is intended to supplement the existing City of Golden Comprehensive Plan and to assist elected and appointed officials in their decision making. The plan is intended to identify the major issues facing the Neighborhood, formulate action plans to address these issues and promote implementation of these action plans.

This new Neighborhood Plan was created with significant public input from the residents of the 8th and 9th Street Neighborhood. The process began in early 2006 with a public open house meeting held by the City of Golden Planning Commission. At the meeting, residents also completed a photo preference survey and short questionnaire. The photo preference survey attempted to gain resident’s opinions on architectural preferences. The questionnaire also contained the following questions:

- If you were king or queen of your neighborhood, what would be your first priority?
- How do you see your Neighborhood 20 years from now? What will it look like?
- What do you see as the most significant problems impacting your Neighborhood?

Following the open house, Planning Commission compiled citizen comments and drafted the recommendations outlined in this plan.

CONTEXT OF THE NEIGHBORHOOD

The 8th and 9th Street Neighborhood is located in the City of Golden, Colorado, west of Denver. The Neighborhood is situated close to downtown Golden and is bordered on the south by Clear Creek, on the north by State Highway 58, on the east by Washington Avenue, and on the west by U.S. Highway 6.
The 1871 photo view (right) overlooking the northwest area of Golden shows the beginnings of urban settlement within this Neighborhood. Downtown, Clear Creek and Washington Avenue can be seen in the foreground creating the south and east limits of the Neighborhood. At a distance, the Black Diamond Coal Mine can be seen at the base of the foothills. The Colorado Central Mountain Division Railroad had just finished constructing a rail line along Wall (8th) Street through the north area of the Neighborhood and up Clear Creek Canyon to Blackhawk.

While Clear Creek itself contributed to local industry, it also divided the town geographically and socially. As the town began to grow, rivalry and competition started between the Boston Company (north of Clear Creek) and W.H. Loveland (south of Clear Creek). The competition was based on who would be the first to finish the first major downtown building. Loveland won only because he borrowed roof shingles from the competitor. This rivalry between people north and south of Clear Creek for downtown’s focus continued until the 1920s when the Golden High School was built at the corner of Washington Avenue and 10th Street. The new school location encouraged more “Northside” Neighborhood residential development.

The “Northside” Neighborhood area was a major part of the city’s industrial and residential development during the late 1800s and the early 1900s. The Neighborhood was formed by the homes west of Washington Avenue clustered along Garrison Street (9th Street), Platt Street (10th Street), Russell Street (Arapahoe Street) and Camp Street (Cheyenne Street). Many of the homes were constructed of wood frame or brick in a simple architectural style. The mining, milling and railroading industries relied on employees that lived in this Neighborhood.

After the Civil War, industrial development along Wall Street (8th Street) began to grow. Northside Neighborhood development contributed strong
support to Golden’s economy. During 1865, W.H. Loveland organized the Colorado and Clear Creek Railroad Company later known as the Colorado Central and Pacific Railroad Company. During January 1868, construction began on a railroad line east of the Golden depot station and was completed in Denver by September 1870. The Colorado Central’s “Mountain Division” railroad line west was completed to Blackhawk in 1872 and continued to Silver Plume in 1884. This was followed by the first regular passenger train from Denver through Golden to Silver Plume. Over the following years, sections of the Mountain Division railroad line were abandoned after several changes in ownership. During 1931, the last regularly scheduled train to operate in Clear Creek Canyon returned from Idaho Springs and Blackhawk to Golden.

THE NEIGHBORHOOD TODAY

Development of the Neighborhood continued as described above until three events in the mid-20th Century affected the future of the Neighborhood. In the early 1950s, 8th Street and the road up Clear Creek Canyon were both paved, significantly improving access up the canyon and increasing traffic. Shortly after that event, City Council approved a large-scale rezoning of the residential portion of the Neighborhood from single-family to multi-family zoning. This regulatory change led to the start of an ongoing infill and redevelopment phase that continues today.

The third big event was the construction of State Highway 58. The construction of this road had two main effects on the Neighborhood. The new highway eliminated the role of 8th Street as a major transportation route to Clear Creek Canyon, and created a major barrier from the rest of the “Northside” Neighborhoods.

For purposes of this study, the Neighborhood is defined as extending from State Highway 58 on the north, Washington Avenue on the east, 10th Street on the south, and approximately U.S. Highway 6 on the west, but excluding the City owned area west of the Community Center, which will be addressed separately.

Architecture And Housing Styles: The 8th and 9th Street Neighborhood has a wide variety of housing styles, but today the 8th and 9th Street Neighborhood is a unique and eclectic mix of land uses and housing types and styles. The most prevalent examples of architectural style of single-family homes include Gothic Revival, Folk Victorian, Queen Anne, Foursquare, and Bungalow. Although considered small by contemporary standards, these historic examples within the 8th and 9th Street Neighborhood reflect the construction technology of Golden’s early mining era. Many of the homes retain historic architectural details such as porches, bay windows and trim features. Multi-family developments appeared later in the mid 20th Century and include a variety of larger housing structures. Commercial buildings and uses are found mainly in the east end.
of the Neighborhood, closer to Washington Avenue, although several older single-family homes have also been converted into offices in the Neighborhood. The current mix of land uses and environments is shown on the Land Use Map, Zoning Map, and the Opportunities and Preservation Map.

**Streetscape, Trees and Landscaping:** In the 8th and 9th Street Neighborhood, the typical street section is a 66-foot right-of-way with 36 feet of paved roadway. The exception is Washington Avenue, which has 80 feet of right-of-way. North-south alleys are typically 10 feet and east-west alleys are 20 feet.

All properties, with the exception of those at 1010 9th Street and the undeveloped properties on 8th Street, have sidewalks in front of their buildings. The landscaped areas between the curb and the sidewalk throughout the Neighborhood feature mature Street trees and Street lighting. Per the Golden Municipal Code, property owners are required to maintain the landscape area between the curb and sidewalk.

The 8th and 9th Street Neighborhood is home to many large, old trees dating back to the early 1900s. Inventories of trees adjacent to the Street in this Neighborhood were done in 1998 and 2000 in conjunction with the Colorado State Forest Service. More than 700 trees were identified in the inventory and recommendations were made based on their appearance and condition. The City is working toward an ongoing maintenance and inventory program for all Street trees within the city rights-of-way. The City Forester is committed to timely response of Street trees that require necessary maintenance. In the next several years, the City will be attempting to fill spaces within the city rights-of-way that can benefit from additional shade trees.

**Traffic and Transportation:** The main east-west Streets in this Neighborhood can only be accessed off of Washington Avenue or off of the State Highway 58 exit to 8th Street State Highway 58 and U.S. Highway 6 run to the west and north of the Neighborhood. Due to the close proximity of these high volume roads, there are issues with traffic noise.

In terms of public transportation, the Regional Transportation District (RTD) has routes to Boulder and downtown Denver that make stops on the east and west sides of Washington Avenue.

**Private Property Maintenance:** As a community ages, older elements of its housing stock become worn and need replacement. Maintaining the historic elements of the 8th and 9th Street Neighborhood is critical to keeping the traditional character of the Neighborhood. The residents of the Neighborhood value the responsibility and upkeep of their properties.

**Public Works:** Maintenance of the public rights-of-way in the 8th and 9th Street Neighborhood is the responsibility of the Department of Public Works. Overall street repair is scheduled year-to-year by the City’s Pavement Management Plan. In general, the streets within the 8th and 9th Street Neighborhood are in very good condition and only require periodic cracksealing and asphalt patching, as necessary. Specific streets that are planned for more significant repair in the next few years include the northern portions of Illinois Street and all of Cheyenne Street and 7th Street. 7th Street will be planned for milling and a new overlay of asphalt while Cheyenne Street and the northern portion of Illinois Street will be scheduled for a more comprehensive reconstruction.
The Public Works department is also responsible for a variety of duties including snow plowing, asphalt repair, striping and street sweeping. Other duties include inspection, cleaning and repair of all public sanitary sewer components, public storm sewer facilities, and water mains. Private companies provide trash collection, electrical, gas and cable TV services.

**Public Services:** The City of Golden and Jefferson County provide a wide variety of public services to the entire City. City of Golden residents can send their children to the Neighborhood elementary school, Mitchell Elementary, or any one of the highly-regarded Jefferson County R-1 District schools. Bell Middle School and Golden High School are nearby, but outside the Neighborhood. The full-time Police Department is located at City Hall, 911 10th Street as is the volunteer Fire Department. Both provide quick response times with their convenient location within the Neighborhood. Other amenities such as the Jefferson County Library, City of Golden Community Center and Lions Park are available to the public.

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<td>1990</td>
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<tr>
<td>2004</td>
<td>2.34</td>
<td>17,708</td>
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**Demographics:** The 2000 U.S. Census data and Jefferson County Assessor information provide an accurate count of the 8th & 9th Street Neighborhood. In 2007, there were approximately 350 people living in the 8th and 9th Street Neighborhood. Table 1 provides more detailed information.

**EXISTING LAND USES**

**Residential Uses:** The Neighborhood is predominantly single-family homes and multi-family developments.
There are also approximately 65 multi-family projects and three apartment buildings.

**Commercial Uses:** The majority of commercial uses are small offices located along 8th Street. Certain additional offices along the north side of 10th Street are currently legal, non-conforming uses.

**Industrial and Warehouse Uses:** Parcels within the Parfet PUD at the northwest end of the Neighborhood are permitted for industrial uses, however, at the current time, much of the land within this PUD is vacant.

**Institutional Uses:** Typical institutional uses in the Neighborhood include public uses, such as City Hall, the Police and Fire Stations, the Jefferson County Public Library and the Golden Community Center. Private institutional uses include the Montessori school on 8th Street.

**Parkland:**
The 8th and 9th Street Neighborhood is bordered on the south by Clear Creek and Lions Park. This park provides Neighborhood residents with numerous recreational opportunities, including bicycling, baseball, fishing, kayaking, picnic areas, and tennis.

**Vacant Land:** There is very little vacant private land in the Neighborhood. The primary vacant private lands consist of the Parfet family holdings along the north side of 8th Street and west of the Briarwood Commons Subdivision. There is a substantial amount of publicly-owned land at the west end of 8th Street that may have a change of use with the relocation of the city maintenance shops. The process to determine future land uses and configurations in this area will be an important part of the future of the Neighborhood.

**ZONING**
The Neighborhood is comprised of 19 separate subdivisions totalling 100 acres. The first phase of the subdivisions in the Neighborhood was the North Golden Subdivision in 1859 followed by the Barber’s Second Addition to Golden Subdivision in 1874. The portions east of Arapahoe Gulch were platted as part of the north Golden subdivision. Commercial uses appeared in the 8th Street Neighborhood beginning around 1867.
Within the 8th & 9th Street Neighborhood there are two mapped floodplains. The Clear Creek floodplain is documented on Federal Emergency Management Agency (FEMA) maps which are free through FEMA website (www.fema.gov). The Arapahoe Gulch floodplain was mapped by the City and is available through documents at the City offices. Any renovations or additions to properties within the floodplain areas may be subject to additional building code requirements. To determine your property’s flood hazard, the City Public Works department can provide assistance with regards to information about flood zones, depth of flooding, etc. The Public Works department can also help with selecting an architect, engineer or contractor to assist with floodproofing your property.

If requested, the Public Works Department will review flood information on file and produce a written Floodplain Determination for a property. A free Floodplain Determination may be requested by:

- Logging on to the City’s website at www.cityofgolden.net.
- Call the Golden info line at 303-215-8882, and request item number 2903.
- Visit or call the City Engineer at 303-384-8156.
The City of Golden recognizes the important Neighborhood contribution that is provided by historic homes and buildings. As part of that recognition, the City has defined certain areas as historic districts and has adopted and codified specific requirements for development within those districts. All of the City’s historic districts are unique in their own way. In an attempt to distinguish specific buildings within districts, the City has identified certain structures as “contributing.” A “contributing” structure is a structure or building located within a designated historic district, which exists in comparatively original condition, or has been appropriately restored and clearly contributes to the historical significance of the historic districts. While other buildings in or out of the districts may be historically unique or interesting, they may not meet the specific definition of “contributing” as defined above.

Currently, the City of Golden has three historic districts – the 12th Street Historic District, the East Street Historic District and, of course, the 8th and 9th Street Historic District. The 8th and 9th Street Historic District encompasses a substantial percentage of the residential area as defined in this Neighborhood plan. As such, the district should play a vital function in the Neighborhood planning process.
In 2006, the 8th and 9th Street Neighborhood is an area of change, with an opportunity to become one of the premier Neighborhoods in Golden. The intimate pedestrian scale and walkability of the Neighborhood combined with the proximity to desired community amenities and services, and the mature, stable feel of the Neighborhood landscape all serve to define the area’s character. At the same time, there are many areas of improvement and measurable land use pressures that should be addressed now. While the later chapters in this Neighborhood plan address specific policies and strategies, this chapter presents the overall goals and vision of the Neighborhood. The Vision Statement below is the same statement as is included in the 2003 City of Golden Comprehensive Plan. The Goals are specific to this Neighborhood.

THE VISION

Golden is a unique and distinctive place that takes advantage of its natural and cultural resources. The city preserves its independent small-town character and friendly atmosphere.

Golden is a pleasant place to live, work and visit. The city is a community that blends old and new in a manner that respects and maintains a timeless character based on its rich past.

The city has a variety of land uses, distinguishable Neighborhoods, housing, job opportunities and recreation options, making it possible for people of various backgrounds and incomes to live, work, shop, get services, be educated and recreate here. The city’s economy is strong and positioned to remain that way into the future. Land uses are arranged to be convenient and accessible for residents. Travel in the city and to the surrounding region is comfortable and convenient for pedestrians, cyclists, transit users and auto drivers. The city has an intimate pedestrian atmosphere and a walkable environment. Most additional development in the city takes the form of infill and redevelopment. Change takes place in a compatible and positive manner, so that the city’s attractive qualities are maintained. Neighborhood connectivity is maintained.

The city has an infrastructure that provides quality and cost-effective public services, leads the way with a commitment to continual reinvestment in the city, and creates a public realm that inspires and generates pride.

Preservation and improvement of the natural environment, including the surrounding mountains, is vitally important to Golden’s character. Environmental impacts associated with transportation, growth and development are minimized and mitigated to protect existing and future residents and workers of Golden.

Informal social interaction and formal associations are both important aspects of life in Golden. Residents feel they are part of Golden as a whole, and at the same time are free to pursue their own social contacts as members of smaller formal and informal groups.

OVERALL NEIGHBORHOOD GOALS AND POLICIES

The overall goals for this Neighborhood can also be found in the 2003 City of Golden Comprehensive Plan:

- Encourage a full range of citizen participation in the planning process, involving seniors, youth and other identifiable groups.
- Establish partnerships and networks with Neighborhood and community associations, local agencies, property owners, developers, business people and other groups in implementing community development projects.
- Encourage infill that is compatible to the surrounding Neighborhood.
- Ensure that change takes place in a compatible and positive manner.
- Preserve and improve the city’s natural, historical, scenic and cultural resources.
- Provide a variety of housing types, prices, densities, sizes, architectural variety and lot sizes in the city. The mix of housing should be distributed throughout the City.
- Ensure redevelopment provides an intimate pedestrian atmosphere and walkable environment.
- Provide a variety of modes of travel to access a diverse range of services and activities.
• Create a public realm that inspires and generates pride.
• Make a commitment to continual reinvestment in the city.

NEIGHBORHOOD SPECIFIC GOALS FOR THE 8TH AND 9TH STREET NEIGHBORHOOD

From the above overall direction, the following specific goals can be applied to the 8th and 9th Street Neighborhood:

• The 8th and 9th Street Neighborhood already has the diversity of land uses and housing types and styles recommended by the 2003 City of Golden Comprehensive Plan. For this Neighborhood, the primary goal is to maintain and enhance the existing mix and housing diversity, and to assure that future land use changes and construction complies with reasonable compatibility standards and guidelines.

• The diversity of uses within and adjacent to the Neighborhood results in traffic patterns different than standard residential areas. The primary transportation goals include considering and accommodating pedestrian, bicycle and vehicular traffic modes in a safe, Neighborhood-oriented manner.

• With a significant part of the Neighborhood a designated historic district, the Neighborhood enjoys a character and feel that typifies Golden’s development and evolution. Substantial efforts should be made to maintain and enhance the historic character of the Neighborhood.

NEIGHBORHOOD ISSUES FROM OPEN HOUSE

Neighborhood Topic #1: Infill Development Issues:
• How much more growth can our Neighborhood handle?
• Concerns about consolidation of lots to scrape off existing buildings and replace with larger, bulkier structures.
• Compatibility of new developments with existing architecture and scale.

Neighborhood Topic #2: Home Ownership and Rentals Issues:
• The Neighborhood contains a high amount of rentals that serve the needs of the Colorado School of Mines. Rentals often have more cars and absentee owners who may not keep up the property in terms of repairs and landscaping.
• By permitting more condominium development, many of the units will become rentals.

Neighborhood Topic #3: Traffic Issues:
• Perceived difficulty for pedestrians to cross 10th Street at the former Transcript building.
• Traffic speeding is a perceived problem for 9th and 10th Streets.
• School crossing zone signs are needed for the Montessori School on 8th Street.
• A public sidewalk is needed for the former Transcript and 1010 9th Street properties.
The prior chapter listed overall community goals for Golden’s Neighborhoods, as well as specific long-term goals for this Neighborhood. This chapter translates these specific goals into very specific, direct policies and strategies to achieve and maintain Neighborhood goals and quality of life. These policies and strategies are grouped in the same chapters as the 2003 City of Golden Comprehensive Plan.

I. Character
- Complete a consolidated design review handbook for Golden’s residential historic districts to improve the quality and completeness of design review assistance and suggestions for all structures within the 8th and 9th Street historic district.
- Enact improvements to the site development standards in Chapter 18.40 of the Municipal Code to increase the authority of Planning Commission to address the compatibility of new development, both in terms of design and bulk.
- Enact infill regulations related to the mass and scale of additions and new single family dwelling construction, including setback adjustments, bulk limitations on accessory buildings and lot coverage standards.
- Implement programs to encourage home ownership and investment opportunities in the Neighborhood, including first time homebuyer programs.
- The Neighborhood should form an association to increase communication and Neighborhood participation. Neighborhood associations can be influential in amending this Plan. Planning Commission welcomes Neighborhood input in making land development decisions.
- Research a form-based policy for zoning regulations, rather than a zoning policy that relies on density.
- Provide assistance to property owners who agree to covenant their properties for the purposes of restricting further increases in residential density.
- Consider an adjustment to the R-3 zone district such that the minimum lot size for higher density multi-family would be increased from the existing 10,500 square feet. For parcels under a specific size, the permitted residential uses would be based upon the R-2 development standards.
- For the existing commercial uses, encourage small scale commercial uses that will serve the Neighborhood.

II. Land Use
- Working with the Neighborhood and property owners, review the commercial zoning on 8th Street west of Washington and make a recommendation regarding maintaining or adjusting the current zoning pattern for the commercially zoned area.
- Promote residential rehabilitation loan programs through the Jeffco Housing Authority for eligible owner-occupied dwellings for seniors and low- and moderate-income households.
- Research a housing program that would encourage home ownership and could include down payment assistance and/or deed restrictions for affordability.

III. Housing
- Perform a traffic (speed) study for 8th Street by the Public Works Department to determine if additional enforcement, street signs or traffic-calming improvements are needed.
- A road connection or bypass from 8th Street through the old city shops site to 10th Street should be considered. The City should critically analyze this area for possibilities of road connections to alleviate traffic congestion on 10th Street and to reduce traffic in residential areas. This option is also identified in the City of Golden Downtown Character Plan.

IV. Transportation
- Support continued commercial and mixed uses in the commercially zoned parts of the Neighborhood; redevelopment should be
in conformance with the Site Development Standards (Chapter 18.40 of the Golden Municipal Code).

- Encourage smaller scale commercial uses that provide services to the surrounding residents.

VI. Public Investment

- Improve pedestrian connections to the north via the Washington Avenue bridge over State Highway 58, as well as an additional ramp from the Neighborhood to the pedestrian bridge over State Highway 58 at New Loveland Mine Park.
- Construct missing sidewalks and connections in the Neighborhood, including 8th Street, and a needed connection from 8th Street to 10th Street east of the Community Center.
- Improve pedestrian safety within the Neighborhood, looking at crosswalks on 10th Street, safe crossings for children at the intersection of the Montessori school, and installing walks that are adequate in width.

- Complete Arapahoe Gulch drainage improvements as approved by City Council in 2004 and 2005.
- Design gateway improvements at State Highway 58 and Washington Avenue that complement the surrounding Neighborhoods, as well as welcoming community visitors.
- Continue with Clear Creek Corridor investment and improvements.

VII. Environment

- Consider a comprehensive program to address the health and canopy benefits of public and private trees.
- Ensure that storm water quality standards are met with all new construction and consider requiring infill development to design detention to mimic predevelopment hydrology, even for building additions.
I. Neighborhood Values for Consideration in Land Use Cases

- The existing balance and mix of land uses is important. Does the proposed rezoning preserve the existing mix of uses? Does the proposal endanger the balance through too intensive land uses?
- Recognize the impacts of public uses and activities in land uses cases. For example, impacts from summer events already affect residents. Will the proposed rezoning increase the impact?
- Rezoning and most Special Use Permit cases should always provide a site plan for review.
- Given the existing and potential future mix of uses, the scale, character, or impacts of the project can be more important than the proposed use. Is the scale and form of the proposal appropriate for the Neighborhood?
- In cases where PUD zoning is proposed, the maximum building height should not be above what the existing zoning would have allowed.
- Connectivity through this Neighborhood from adjacent areas of the City is important.

II. Criteria for Evaluating Land Use Cases

Health
- Preservation of an environment conducive to healthy living
- Overcrowding of land
- Provide for adequate recreation, either within the project or close to the project
- Walkability - provide continuity, eliminate barriers and missing links

Safety
- Lessen congestion and traffic
- Avoid floodplain zones - Arapahoe Gulch floodplain affects many existing properties and will affect the height of future redevelopment projects.

Welfare
- Aesthetics
- Preservation of Neighborhood character
- Zoning to ensure adequate Neighborhood commercial services
- Zoning to conserve natural resources

Specific to the 8th and 9th Street Neighborhood
- Impacts from commercial uses
- Balance of mix of uses
- Preserve the existing mix of uses within the Neighborhood
- Recognize the impacts of public uses and activities
- Recognize the impacts from Arapahoe Gulch
Central Neighborhood Urban Renewal Area Goals

Commonalities between the Central Neighborhoods Plan and the Central Neighborhoods Urban Renewal Plan

Introduction:
The Central Neighborhoods Plan was adopted by City Council in 2012 as a guide to direct growth in that area consistent to the City’s comprehensive plan. 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.

The Central Neighborhoods Urban Renewal Area has been identified as an areas of significant change and is situated within the larger area defined by the Central Neighborhoods Plan.

The values, goals, strategies, and findings outlined in the Central Neighborhoods Plan that support urban renewal activities in the Central Neighborhoods Urban Renewal Area are as follows:

Overall Central Neighborhoods Plan Recommendations

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

Parks and Open Space
- Acquire property within the Central Neighborhoods Plan area to use for a neighborhood park.
- Include both passive and active park features for residents and users of all ages.
- Enhance trail connections for walkability and bikeability through the Central Neighborhoods Plan area.

Areas of Significant Change Goals:

Sidewalks and Edge Treatments
- 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
- 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.

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”
- 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**
- Landscaping is an important part of what makes a place feel comfortable and inviting. 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**
- 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.

Central Neighborhoods Implementation Strategies

Character
- Promote establishment of neighborhood groups or organizations to empower area residents and provide a communication network for ideas and concerns.

Economic Vitality
- Develop an inclusive process to engage the community in an investigation of available economic development tools to help achieve Neighborhood Plan and Golden Vision 2030 goals and values.
- 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 this plan in designated areas of expected change.

Public Investment
- The City should continue to pursue the acquisition and future development of a neighborhood park site to serve the eastern portion of the neighborhoods.
- Include implementation of enhanced neighborhood amenities as determined annually with City Council’s approval of the budget and update of the 10 year Capital Improvement Program. Continuation of interim phase (restriping) bike lane improvements along South Golden
- Road from the high school roundabout to Johnson Road should be a high priority.

Environment
- Parks, trees and trail connections are important components of this plan, and will be addressed in decisions on zoning, urban renewal and development applications.

Projects to Date:

Natural Grocers
- Redevelopment and reimbursement agreement with Equity Ventures
- Maximum reimbursement $1.10 million
- Developer agreed to façade lease for a mural, construction of a community garden, and other eligible improvements listed in Exhibit B of the agreement
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Appendix D: Urban Renewal Area Legal Description
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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 Rickerl Cunningham, 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
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.


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.

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.


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;
(k) 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:

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<td>(a)</td>
<td>Slum, deteriorated, or deteriorating structures</td>
<td>improvements to buildings and other structures including fascias, fences and other structures; funding resource that makes redevelopment financially advantageous</td>
</tr>
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<td>(b)</td>
<td>Predominance of defective or inadequate street layout</td>
<td>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</td>
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<tr>
<td>(c)</td>
<td>Faulty lot layout in relation to size, adequacy, accessibility, or usefulness</td>
<td>access to and within properties; and, assistance with property assemblages (if necessary)</td>
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<td>(d)</td>
<td>Unsanitary or unsafe conditions</td>
<td>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</td>
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<tr>
<td>(e)</td>
<td>Deterioration of site or other improvements</td>
<td>a signage program that identifies the neighborhood and discourages traffic on neighborhood streets; enhanced landscaping; and, roadway surface improvements</td>
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<tr>
<td>(f)</td>
<td>Unusual topography or inadequate public improvements or utilities</td>
<td>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</td>
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<td>(h)</td>
<td>The existence of conditions that endanger life or property by fire or other causes</td>
<td>fire protection improvements to buildings where deficient for appropriate life safety</td>
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<td>(i)</td>
<td>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</td>
<td>funding for the clean-up of contaminated properties; structural improvements to existing buildings; and, items listed under (h) above</td>
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<td>(j)</td>
<td>Environmental contamination of buildings or property</td>
<td>items listed under (h and i) above</td>
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<td>(k5)</td>
<td>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</td>
<td>property development and redevelopment</td>
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</table>
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 may 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 (10th) and twentieth (20th) 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 PLAN

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<td>City Council Resolution No. 2179</td>
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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 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

The community values that came out of 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 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 microcosms of the 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 Comprehensive Plan and the section “Creating Sense of Place and Making Connections” when beginning discussions on the “Areas of Change.”
1.2  The Values

The results of the Golden Vision 2030 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 Comprehensive Plan.
The neighborhood plan was created with significant public input from the residents of the Central Neighborhoods area. The project was initially kicked off on June 18, 2008 with a neighborhood meeting, but with a smaller neighborhood area. The neighborhood plan was then postponed while the City embarked on the Golden Vision 2030 community planning effort. Upon completion and adoption of Golden Vision 2030 in late 2010, the neighborhood planning efforts were reignited with a base of core values produced from Golden Vision 2030 as well as a broader neighborhood planning area.

A new kick off open house meeting was held on April 27, 2011, using the open house format where participants were invited to view exhibits and provide their comments directly on posters or in the form of a short survey which was also presented at the June 18, 2008 neighborhood meeting.

At both neighborhood meetings, participants were given a short questionnaire that included the following questions:

1. If you were king/queen of your neighborhood, what would be your first priority?
2. How do you see your neighborhood 20 years from now? What will it look like?
3. What do you see as the most significant problem(s) impacting your neighborhood?

Responses received from both neighborhood meetings were consistent and themes emerged. The comments received and the conversations with neighbors have become the basis for the recommendations for the Central Neighborhoods Plan. The responses have been compiled and included as Appendix A.
CURRENT CONDITIONS

2.1 Neighborhood Location

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.

2.2 The Neighborhoods Today

The Central Neighborhoods are characterized by some of the most striking historic and geographic features in the community and tell a varied story of Golden. The northern areas along Ford and East Street are part of the 1860's Kinney’s Addition subdivision, one of the early expansions of the original town. The eastern edge of the neighborhoods is defined by the now abandoned Welch Ditch irrigation feature which winds along South Table Mountain below Castle Rock. The original Colorado School of Mines campus was located on the site of the current Lookout Mountain Youth Services Center, and helped shape the growth of the community in this direction. Following World War II, the area south of the current CSM campus became the primary area of new housing and neighborhood retail, until growth pushed north and westerly into Beverly Heights in the 1960’s. Some of the most significant individual historic homes are located along 18th and 19th Streets near campus, and in the area now defined as the East Street Historic District.

The housing stock includes an eclectic mix of original homes and early subdivisions and newer construction. Residential uses are a mixture of single family homes, multi-family homes, (owner occupied units and rentals), and the unique Harmony Village Cohousing development.

While the area is predominately residential, there are commercial uses along parts of Jackson and Ford Streets as well as the area just east of Golden High School. This area currently contains a variety of uses from a bowling alley to neighborhood retail, and a specialty bicycle shop. This area has been designated in the comprehensive plan as an “Area of Significant Change” and will be the primary focus for recommendations. The remaining area is considered stable and looks to have limited overall change. A more thorough discussion has been included for this area with specific recommendations.

2.3 Architecture and Housing Styles

The Central Neighborhoods have a variety of architectural styles. From the historic homes along East Street, to the post World War II bungalows, to the multi-story homes that line Fossil Trace Golf Course, the neighborhood boasts an eclectic mix of styles and sizes. The existing zoning designations are shown on Exhibit 2. The area is fully built out with little to no vacant land. Residential development in the neighborhood would primarily consist of redevelopment of existing residences. Commercially zoned properties have a higher probability of more significant change, which will be discussed in further detail in Chapter 3 of this plan.

2.4 Parks, Recreation and Open Space

One of the values that came out of the Golden Vision 2030 process was “Active outdoors and the environment.” The City as a whole values the variety of parks, trails and open space areas located throughout the City. Currently, within the...
Residents surveyed within the neighborhood use the parks in Golden on a regular basis, with about half of those surveyed walking to the parks, and the other half indicating the parks were too far to walk to. The two parks located within the bounds of this neighborhood plan are located along the western perimeter, leaving a majority of the neighborhood without a park within short walking distance. The Parks and Recreation Master Plan adopted in January 2008 cites a deficiency of neighborhood park space for this area.

Exhibit 3 shows all the parks within the City of Golden, with the neighborhoods plan area outlined in yellow. There are two City parks located along the western perimeter of the neighborhoods boundary, but there are no other park spaces

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<th>NEIGHBORHOOD LOCATION</th>
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**Plan Boundary**
- There are two parks, Discovery Park and Illinois Street Park South. Additionally, South Table Mountain is adjacent to the Central Neighborhoods plan area and is a part of Jefferson County Open Space.

**Recommendations**
- The Parks and Recreation Master Plan adopted in January 2008 cites a deficiency of neighborhood park space for this area.

**Implementation**
- Exhibit 3 shows all the parks within the City of Golden, with the neighborhoods plan area outlined in yellow. There are two City parks located along the western perimeter of the neighborhoods boundary, but there are no other park spaces.
within the remaining plan area. A neighborhood park is something the entire neighborhood will benefit from, helping to create a central informal gathering place.

2.5 Commercial and Retail Spaces

Commercial and retail uses are situated along much of South Golden Road and Jackson and Ford Streets, which are designated as arterials in the City’s transportation plans. For the area between 20th and 24th Streets however, the mix of residential and non-residential uses and structures is nearly equal. These streets bisect the neighborhood with residential and commercial/retail uses immediately adjacent to the streets, but with strictly residential uses beyond. These streets are an important part of the neighborhood fabric and experience as well as to the City as a whole. Current commercial and retail uses in this area include a bowling alley, coffee shop, informal dining, a bicycle shop, fencing studio, and a variety of professional offices. There are opportunities for the commercial properties southeast of 24th Street to be redeveloped and the use intensified. This will be the majority of the discussion in Chapter 3.

2.6 Streets and Transportation

In 2008, the Walkability Task Force was created and tasked to identify remaining walkability barriers, identify the major opportunities for enhancing walkability within the community and provide recommendations to City Council and staff that will make it safer and easier for citizens of all ages to walk to services, schools
The final Walkability Task Force plan recommended significant improvements along Jackson Street stretching from 13th to 24th Street. As a major north-south corridor for Golden and for access to Golden High School, the infrastructure was not meeting the demands and needs of motorists, bicyclists or pedestrians. The Task Force recommended several changes to improve conditions for all modes of transportation along the Jackson Street corridor. Many of the suggested improvements were completed in 2010.

Throughout a majority of the residential areas within the Central Neighborhoods, there are wide right-of-ways, typically with narrow or no sidewalks. The City Council has adopted the “Complete Streets” resolution (Appendix B) which reinforces the policy that over time, the City should upgrade such pedestrian routes, starting with high priority connections, and recognizing that low volume streets will likely remain as is for many years.
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 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

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

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 Neighborhood Plan Area and include, but are not limited to:

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 Ave, S. Golden Rd.
• 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
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.

3.1.2 Residential

The Central Neighborhoods area is comprised of several smaller neighborhoods all with their own character and style. While large-scale change is not expected within single family residential areas, there is potential for change within the multi-family zones in the area.

A. Single Family Residential

With single family residential development mostly complete within the Central Neighborhood, the main form of single family development will either be remodels or whole lot redevelopment. In these cases the Central Neighborhood plan recommends the following:

- Remodel or redevelopment of single family lots must adhere to the guidelines and restrictions listed within the City of Golden zoning code located in Title 18 of the Municipal Code.
- Remodels and redevelopment of homes should take into account the neighborhood character and style and any historic character or designation during the design of the home.
- For the portion of the neighborhoods located within the East Street Historic District, new construction and alterations are subject to an advisory review by the City’s Historic Preservation Board.

B. Multi-family Residential

Infill multi-family residential remodels or redevelopment are subject to Chapter 18.40 of the Municipal Code, and are required to be presented to the Planning Commission for public hearing and approval. Additionally, because multi-family projects are subject to Chapter 18.40, they will be required to complete the “Comprehensive Plan Compliance” questionnaire that is a part of the application process for approval.

3.1.3 Parks and Open Space

While Golden has many parks and access to open space along the City’s perimeter, the Central Neighborhoods Plan area lacks a neighborhood park within walking distance of a majority of the residents. The City of Golden Parks and Recreation Master Plan indicates this area is in need of a neighborhood park. The City has been working for several years...
to acquire property suitable for a neighborhood park, and these efforts continue today. The recommendation for parks and open space for the Central Neighborhoods Plan area includes, but is not limited to:

- Acquire property within the Central Neighborhoods Plan area to use for a neighborhood park.
- Include both passive and active park features for residents and users of all ages.
- Enhance trail connections for walkability and bikeability through the Central Neighborhoods Plan area.

3.2 Areas of Change

Beginning with the Golden Vision 2030 effort and finalized in the 2011 Comprehensive Plan update, the “Areas of Change” were established throughout the City. One of these areas is located within the Central Neighborhoods plan area. These “Areas of Change” are identified as areas where the property may be intensified or redeveloped for a better use of the space. These areas are generally already developed but can benefit from a complete redesign or merely intensification or re-arrangement of use. In this neighborhood plan, the exact boundaries of the areas of change are being refined as discussed below.

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.

Additionally, there are areas designated as “Areas of Incremental Change,” between the “Area of Significant Change” and the north edge of the neighborhood where change is anticipated but to a lesser degree than the “Areas of Significant Change.” In these areas, the use, bulk and function of the development may not change significantly, but redevelopment opportunities can benefit from the same design features discussed below for the primary area of change.

3.2.1 Public Input

Planning Staff held two public neighborhood meetings; the first meeting was an open house on April 27, 2011 to introduce the residents to the planning process and gather some initial ideas. A second meeting was held on June 22, 2011 as a workshop, where participants were asked more detailed questions regarding the form and function for the “Area of Change.” The responses received from these two meetings are what form the basis of the recommendations for the Central Neighborhoods Plan. The participants brought many great ideas on how to make the area more inviting and safe, as well as provide public spaces for neighbors to connect. This input will help to define future development as a place that serves neighborhood needs, is sustainable and brings the community together.
3.2.2 Area of Incremental Change

The “Area of Incremental Change,” is designated on Exhibit 4. Within the Central Neighborhood plan, the Ford/Jackson corridor area from 18th Street to 23rd Street is considered an “Area of Incremental Change,” where change is likely but the form and function of the use of the site may not differ significantly with redevelopment. One of the main entrances into the heart of Golden runs right through this area. The 19th Street intersection across Ford and Jackson acts as a gateway towards Downtown Golden in one direction and towards the Central and South neighborhoods in the other. In addition, the Ford/Jackson corridor is the spine of the neighborhood and provides neighborhood services and housing in a more urban design than the surrounding areas. Because of the more prominent visibility of the corridor, the recommendations for this area will mainly be directed toward the creation of an identity and the promotion of placemaking on a neighborhood scale.

A. Character and Land Use

Current uses include office, a few retail businesses multi-family, and single family residential. Future uses between 18th and 20th Street should emphasize community gateway design and mixed use retail, service, office and multi-family.

Future uses in the area between 20th and 23rd Streets should emphasize the office, service, multi-family, and live-work style mixed uses. Retail uses are only appropriate in a carefully designed mixed use building. Auto oriented retail uses, and drive-up or drive-thru uses should be avoided. Parcels will likely be redeveloped on an individual basis, each addressing design and urban form recommendations separately.

B. Amenities and Streetscape

With this area acting as a gateway into Golden, but also surrounded by mainly residential uses, the scale of uses and changes to the area are anticipated to be less and on a smaller scale than the “Areas of Significant Change.” The following recommendations for amenities and streetscape for the “Area of Incremental Change” include, but are not limited to:

- Provide attractive, functional and safe bus amenities including benches, shelters, trash cans and lighting.
- Consistent lighting that adheres to the lighting standards in Chapter 18.34 of the City of Golden Municipal Code.
- Consistently spaced street trees.
- Street furniture such as benches, planters and trash/recycling receptacles.
- Detached sidewalk with street trees and other landscaping that will give pedestrians a sense of protection from vehicles, as well as create an identifiable look and atmosphere for the area.
- Install a consistent street corner design to the intersection of 19th Street and Jackson Street to create an identity for the area as well as a gateway into Golden.

C. Building and Site Design

The scale and bulk of the buildings in this area are not likely to change significantly, however in the event that redevelopment of the site occurs, recommendations for buildings and sites include:

- Site buildings so they are closer to sidewalks, allowing parking
areas to be located at the rear of the building, shielded from view from public right-of-ways.

- Maintain a comfortable pedestrian scale with upper level setbacks and extended overhangs such as awnings and porticos.
- In the event of redevelopment of larger parcels or full blocks, balance the scale and siting of buildings with the feeling of scale and bulk.
- While not as urban as the downtown area, avoid drive-thru uses and balance neighborhood oriented retail and services with “gateway” land uses and form.

3.2.3 Area of Significant Change

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 bikeability, 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.

Example of an Effective Public Space
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

Neighborhood plans are intended as a component of the comprehensive plan and should be referenced when considering a public or private project within that neighborhood’s boundaries. The Central Neighborhoods Plan aims to provide guidelines and recommendations for future changes, while keeping in mind the wishes of the community.

As shown in the Exhibit 6, the neighborhood plans are a part of the comprehensive plan, and therefore should be taken into account when planning a project within the neighborhood’s boundary. Proposed land use projects will be evaluated using the “Comprehensive Plan Compliance” form and reviewed with the comprehensive plan and neighborhood plan recommendations, strategies and goals in mind.

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 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.
Character

1. The City should enact zoning style regulatory tools for the Areas of Change to reflect community values and neighborhood plan goals. This may include use of a form based code or overlay district(s), or further enhancement of the City's site development standards and guidelines to achieve the pedestrian oriented design approach described in the values, and to pay special attention to transitions and the edges between redevelopment and existing residential properties.

2. Promote establishment of neighborhood groups or organizations to empower area residents and provide a communication network for ideas and concerns.

Land Use

1. The City should consider regulatory changes to allow a vibrant mix of uses in Areas of Change to serve neighborhood needs, but also balance the desire for quiet residential streets surrounding these areas.

2. The City should evaluate the existing C-1 zoning between 21st and 23rd Streets and determine whether to pursue a rezoning to the RC or similar zone district.

Housing

1. The City should promote residential rehabilitation loan programs through Jeffco Housing Authority and other neighborhood investment mechanisms for eligible owner occupied dwellings for seniors and low and moderate income households.

Transportation

1. Plan for transit infrastructure for the existing RTD bus lines, as well as the planned circulator bus, which will serve the area. Amenities should enhance safety for riders and include bus shelters, seating, trash/recycling containers, bike parking, lighting and landscaping.
Economic Vitality

1. Develop an inclusive process to engage the community in an investigation of available economic development tools to help achieve Neighborhood 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 this plan in designated areas of expected change.

Public Investment

1. The City should continue to pursue the acquisition and future development of a neighborhood park site to serve the eastern portion of the neighborhoods.

2. Include implementation of enhanced neighborhood amenities as determined annually with City Council’s approval of the budget and update of the 10 year Capital Improvement Program. Continuation of interim phase (restriping) bike lane improvements along South Golden Road from the high school roundabout to Johnson Road should be a high priority.

Environment

1. Parks, trees and trail connections are important components of this plan, and will be addressed in decisions on zoning, urban renewal and development applications.

2. Ensure that storm water quality standards are met with all new construction and consider requiring infill development to design storm water detention to mimic predevelopment hydrology, even for building additions. Opportunities for innovative porous landscape detention geared for urban areas should be explored, such as curb cuts for landscaping along streetscape and in parking islands and the use of bioswales to provide infiltration and water quality.
West Colfax Urban Renewal Area Goals

Commonalities between the South Neighborhood Plan and the West Colfax Urban Renewal Plan

Introduction:
The South Neighborhoods area lies on the south side of US 6, generally from the C-470 off-ramps west to the foothill slopes. This area of distinct neighborhoods comprises approximately 15% of the overall land area of the City and approximately 30% of the population of the community, and includes various types of land uses, topography, community perspectives and issues.

While the South Neighborhoods Plan Area does not completely overlap with the West Colfax Urban Renewal Area, the goals mentioned in the South Neighborhoods plan could help guide projects GURA administers in the urban renewal area.

Urban Renewal Plan Objectives

- To prevent or eliminate slum or conditions of blight, which in turn will attract capital investment to the Urban Renewal Area and assist in strengthening the City’s tax base.
- To prevent physical and economic deterioration or the spread of blight within or near the Urban Renewal Area.
- To eliminate the conditions of blight which exist in the Urban Renewal Area, which impair or arrest the sound growth of the municipality.
- To contribute to the economic stability of the City.
- To promote a development pattern designed to serve the community and region through a balanced mix of employment, retail and service businesses.
- To improve pedestrian and vehicular circulation and safety
- To implement the Comprehensive Plan and other related City plans
- To encourage new development that is compatible in scale and design with the existing character of the Urban Renewal Area
- To encourage development in the area consistent with the Corporate Center Business Park, and the City’s development goals.

Overall South Neighborhood Plan Recommendations

Transportation and Streets

- Construct a bike path and trail parallel to Colfax Avenue from Z eta Street west through the Bachman open space parcel and under Heritage Road connecting to Apex Open Space Park.
- Improve West Colfax from Zeta Street east to US 6 as a complete street, with strong emphasis on pedestrian and bicycle modes of travel.
- The final design should strive to accommodate the various sizes and types of vehicles using the roadway, but also seek to lessen the speeds especially for eastbound traffic coming from the rural style highway to the southwest.
- If phasing of the project is necessary, pedestrian improvements and connections into the neighborhood areas should occur first.
- Consider a bike path and trail on the south side of US 6 from Heritage Road east to the C-470 trail (near Johnson Road) and another section west to the Kinney Run Trail
- Improve the rural section of US 40 southwest of Heritage Road to accommodate all users and slow traffic in transition to the community corridor beginning at Zeta Street.
- Add bicycle and pedestrian facilities along the “rural” section of US 40 from Heritage Road south to I-70.
• Add a sidewalk on the west side of Rooney Road from US 40 to the Rooney Road Sports Complex
• Subject to environmental clearances from Jefferson County, add an open space trail connection along the northern edge of the Rooney Road
• Sports Complex property to provide an alternate neighborhood connection from Rooney Road west to the area near US 40 and Heritage Road

Enhance the safe, clean, quiet South Neighborhoods by means of the following:
• Seek solutions to the regional transportation corridors adjacent to (and near) the neighborhoods (US 6, C-470, and I-70) that enhance neighborhood stability while providing appropriate access.
• Tailor zoning and infill development regulations to assure the compatibility of the limited redevelopment expected in the South Neighborhoods areas of stability. Infill parcels should respect both the existing topography and the scale and character of nearby uses.
• Include clear, well defined environmental, noise, and lighting considerations for development in the areas of change.

Enhance local business activity in the South Neighborhoods by means of the following:
• Encourage and permit neighborhood scale businesses (maximum 20,000 square foot individual uses) in the Eagle Ridge, Golden Ridge, and Colfax Avenue areas of change.
• Seek to improve direct pedestrian connections from existing residential areas to mixed use and neighborhood commercial uses.

Areas of Change
Land Uses
• Goods and services oriented to the large employment and residential base such as consumer goods, convenience goods, grocery, prepared food, restaurants, etc.
• Additional lodging and visitor oriented uses.
• Office and service uses.
• Light industrial uses in the larger depth parcels on the south side of Colfax, but typically not at the street frontage.
• In some locations, residential and mixed use residential uses may help to create the feeling of community that West Colfax Avenue currently lacks.
• Preserve both the larger and secondary hogbacks on the south side of US Highway 40, and protect them for future generations to enjoy the natural topography.

Public Spaces
• Publicly accessible spaces should be easily visible and accessible from the street and sidewalk, and ideally located at a crossroads, where walking paths intersect
• Use public spaces to provide attractive pedestrian connections back into adjacent residential and employment uses.
• Public spaces should be smaller scale, and designers should avoid creating too large of plazas, in order to provide a more intimate space for people to connect.
• 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.
• Benches and/or chairs in small groupings 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.

Subarea Recommendations

Subarea 1: Interplaza
• Community/regional big box retail center
• New buildings should continue to be oriented towards the internal road with increased emphasis on pedestrian connections and circulations, public spaces and plazas, and quality design
• Portions of this subarea could be developed for mixed use or residential uses might be considered to support smaller scale retail
• Pedestrian connections to the employment opportunities to Corporate Center development should be constructed
• A sidewalk along the south side of Colfax should connect Interplaza to the neighborhood on the west

Subarea 2: North Side of US 40, East of I-70
• Currently light industrial land uses and contains the end of the West Line light rail station
• This area might be the most suitable area for mixed use development
• Immediate infrastructure needs relate to the lack of sidewalk on the north side of Colfax

Subarea 3: South Side of US 40 west of Interplaza and both sides west of C-470
• Contains a wide variety of commercial uses and vacant land
• The properties on the north side of Colfax should be remain one to two story neighborhood and retail service areas
• The URA plan anticipates the retention of the residential rental uses at 17250 West Colfax. URA assistance for a project that eliminates most or all of the residential units is not anticipated

Subarea 4: Hayden PUD Light Industrial Property
• This area includes the MIE site
• Large employment zoned property

Subarea 5: Heritage Square
• The City will work with the land owner regarding any incremental additions or redevelopment of the property within the existing zoning, based upon City codes and regulations.
• In the event that the Heritage Square property owner at some point seeks to redevelop all or a portion of the property in a manner requiring rezoning, the City will require an inclusive community process and potentially, an amendment of the South Neighborhoods Plan to define appropriate land use, character, transportation, and design elements, and to address impacts on existing residents.
Subarea 6: Gateway Village

- The highway oriented nature of the existing plan lessened anticipated traffic impacts on Heritage Road, and US 40 to the north. The City should continue to support site development plans featuring I-70 oriented retail uses as a fiscal benefit to the City with little impact.
- Alternate uses that may be appropriate in combination with a reasonable percentage of highway oriented retail include office, medical office, and light industrial space, all of which have lesser traffic impacts per equal square footage, and would continue to benefit the City with little impact.
- Given the quarry industrial operation and I-70 traffic impacts, as well as concerns about non-compatibility with Golden Vision and Comprehensive Plan values, residential uses should not be considered for the site.
- The City should plan to investigate public/private partnerships that could spur appropriate commercial and/or employment use development on this parcel. South Neighborhoods Plan

Implementation

Character and Land Use

- The City should enact zoning style regulatory tools for the Areas of Change to reflect community values and neighborhood plan goals. This may include use of a form based code or further enhancement of the City’s site development standards and guidelines to achieve the pedestrian oriented design approach described in the values.
- The City should reevaluate options for bulk and character regulations for single family neighborhoods city-wide to address redevelopment changes over time.

Economic Vitality

- In order to achieve the character, land uses, and community values recommended by this plan, 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 in the designated areas of change supportive of this plan and Golden Vision 2030 goals and values.
- This evaluation may lead to different approaches for the West Colfax and Golden Ridge/Eagle Ridge areas based upon the nature of existing uses and eligibility criteria.
- Evaluation of possible mixed use and residential uses in mixed use areas city-wide is indicating that the current value-neutral provisions of the City’s 1% growth system are not assisting in the Golden Vision 2030 value to promote the encouragement of housing. The City should consider refinements to the 1% growth system to encourage Golden Vision 2030-supportive housing, without affecting the overall amount of development allowed by the system

Public Investment

- As funding becomes available, the City should continue to pursue the future development of the Bachman acquisition neighborhood park site, including a possible open space use of the parcel in the interim

Projects to Date

Pedestrian Connections

- Sidewalk from Rooney to Violet
• Other areas for sidewalks are being considered

150 Capital Drive
• Public finance and redevelopment agreement with MIE
• Proposed project is a 110,000 square foot light industrial flex space, office, and service oriented development

Gateway Village
• Cooperation agreement with Dinosaur Ridge Metropolitan District to give the district a portion of the tax increment revenue on all real property
• Public finance and redevelopment agreement with Dinosaur Ridge Metropolitan District and Gateway Land Investments LLC
• Gateway Village will most likely include retail and service oriented businesses
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1.0 Preface and Background

The West Colfax Avenue Urban Renewal Plan ("Plan") is an urban renewal plan prepared for the Golden Urban Renewal Authority ("Authority") and the City of Golden ("the City") pursuant to the provisions of the Urban Renewal Law, Colorado Revised Statutes §§ 31-25-101 et seq. ("Urban Renewal Law").

Pursuant to Urban Renewal Law, one or more urban renewal areas may exist within the boundaries of the municipality. The Authority is currently responsible for three ongoing urban renewal plan areas:

1. The Downtown Golden Urban Renewal Area and Project was established in December 1989 and the Tax Increment Financing (TIF) collection period will expire at the end of 2014.
2. The Central Neighborhoods Urban Renewal Area and Project was established in May 2013 and the TIF collection period will expire at the end of 2038.
3. The Parfet/Briarwood Urban Renewal Area and Project was established in May 2013 and the TIF collection period will expire at the end of 2038.

This Plan is for the proposed West Colfax Avenue Urban Renewal Area (hereafter, the "Urban Renewal Area") situated generally on both sides of West Colfax Avenue (US 40) between the eastern end of the property known as the Interplaza retail development and I-70 Exit 259 located approximately 2.3 miles west. The Urban Renewal Area is legally described in a Legal Description, included as Appendix A, and depicted on the Proposed Urban Renewal Area Map, included as Appendix B.1.

This Plan describes the framework for certain public undertakings constituting urban renewal projects and other authorized activities under the Urban Renewal Law in the Urban Renewal Area. Terms used in the Plan have the same meaning as in the Urban Renewal Law unless otherwise defined in the Plan.

The administration of urban renewal projects and the implementation and enforcement of the Plan, including, without limitation, the preparation and execution of any implementing documents, shall be performed in accordance with one or more agreements to be executed by the Authority, the City, and the proposed developer of various projects within the Urban Renewal Area, as deemed necessary ("the Agreements").

In executing this Plan, the Authority is focusing on furthering the community values and goals described in Golden Vision 2030 report approved by City Council on December 9, 2010, the current City Comprehensive Plan, and the South Neighborhoods Plan as updated and amended. Completion of urban renewal project(s) within the Urban Renewal Area is anticipated to occur over a time period of up to 25 years.
2.0 Findings

2.1 Finding of Blight

The West Colfax Avenue Blight Study (dated January 9th, 2014) (hereafter, the “Blight Study”) noted conditions that would support a finding that the Urban Renewal Area is “blighted” as defined by the Urban Renewal Law (Appendix D). In accordance with Colorado Urban Renewal Law, at least four (4) blight factors must be present within the area to be considered a blighted area, and at least (5) factors must be present if eminent domain is to be used. The following five (5) factors were found to be substantially present in the initial survey area as a whole:

(b) Predominance of defective or inadequate street layout;
(d) Unsanitary or unsafe conditions;
(e) Deterioration of site or other improvements;
(f) Unusual topography or inadequate public improvements or utilities;
(k.3) 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.

The City may adopt an urban renewal plan if it finds that, by reason of the factors identified as present in the Blight Study, Survey Area as a whole impairs or arrests the sound growth of the City of Golden, 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 of the Golden Community per Colorado Revised Statute 31-25-103(2).

2.2 Preparation of this Urban Renewal Plan

The findings and recommendations contained herein were formulated, in part, from information collected from site inspections of the Urban Renewal Area, and review of public documents including the Golden Municipal Code and Golden Comprehensive Plan 2011 Update. The Blight Study is incorporated herein by this reference.

2.3 Urban Renewal Plan Area Authorization

Based on the evidence of blight, the Urban Renewal Area is appropriate for undertakings and activities of the Authority pursuant to the Urban Renewal Law. The intent of the Authority is to facilitate the construction, installation, operation, and maintenance of quality development and improvements permitted by the Urban Renewal Law.
3.0 Conformance

3.1 Urban Renewal Law

This Plan is in conformity with the applicable statutory requirements of the Urban Renewal Law.

3.2 City of Golden Regulatory Documents

3.2.1 Comprehensive Plan

In June 2011, the City adopted its current Comprehensive Plan Update. The Comprehensive Plan includes the goals and policies of the community that help guide development and growth, including areas contained within the City’s designated urban renewal areas. The South Neighborhoods Plan was then adopted by City Council in the Fall of 2012. Applicable development standards and goals for the West Colfax area in the South Neighborhoods Plan can be found in Appendix C of this document.

3.2.2 Zoning Code

The properties within the Urban Renewal Area are contained within the zoning categories of C-1 (limited commercial), C-2 (general commercial), M-2 (general industrial), and the Heritage Square II PUD, Knight and Cunningham PUD, McNeil Bullock PUD, Creekside PUD, Interstates Denver West PUD, 6th Avenue Place PUD, Hayden Property PUD, and Interplaza West PUD Official Development Plans. Land uses and development standards for properties within the Urban Renewal Area are subject to the terms and conditions of the City of Golden Municipal Code and this Plan.

3.3 Urban Renewal Plan Objectives

The objectives of this Plan are as follows:

- To prevent or eliminate slum or conditions of blight, which in turn will attract capital investment in the Urban Renewal Area and assist in strengthening the City’s tax base.
- To prevent physical and economic deterioration or the spread of blight within or near the Urban Renewal Area.
- To eliminate conditions of blight which exist in the Urban Renewal Area, which impair or arrest the sound growth of the municipality.
- To contribute to the economic stability of the City.
- To promote a development pattern designed to serve the community and region through a balanced mix of employment, retail and service businesses.
- To improve pedestrian and vehicular circulation and safety.
- To implement the Comprehensive Plan and other related City plans.
- To encourage new development that is compatible in scale and design with the existing character of the Urban Renewal Area.
- To encourage development in the area consistent with the Corporate Center Business Park and the City’s development goals.
4.0 Urban Renewal Activities

It is the intent of the Authority to eliminate or prevent conditions of slum or blight by stimulating private sector development in and around the Urban Renewal Area. The Authority works in collaboration with elected officials, City administrators, private developers, financing sources, as well as the community. The combination of public and private investment will assist in implementing activities consistent with the objectives of this Plan. The implementation of this Plan shall be the responsibility of the Authority. The Authority shall have all the powers set forth, enumerated, or reasonably necessary to carry out the Plan, as such powers may be provided in this Plan and in C.R.S. 31-24-101, et seq., and in particular, but not by limitation, C.R.S. 31-23-105, et seq.

4.1 Authorized Urban Renewal Techniques

In undertaking urban renewal activities within the Urban Renewal Area, the Authority is authorized to utilize any of the following renewal techniques and activities, pursuant to the Urban Renewal Law, and as deemed appropriate for the elimination or prevention of slum or blighted areas. Nothing in this section shall be deemed a limitation on the use of any other power provided in the Plan or under the Urban Renewal Law unless specifically stated herein.

A. Demolition
The Authority may provide for the demolition and clearance of buildings, structures and other improvements in the Urban Renewal Area.

B. Public Improvements
The Authority may cause, finance or facilitate the design, installation, construction and reconstruction of any public improvements in the Urban Renewal Area, insofar as such improvements enhance the success of the Urban Renewal Area and respond to community needs and deliver benefits, and subject to specific approval of the public improvements by the City.

C. Property Acquisition
In the event the Authority determines it is necessary to acquire any real property to implement this Plan, the Authority may do so by any authorized means except eminent domain. This Plan also authorizes the use of eminent domain pursuant to the Urban Renewal Law, but the Authority is not authorized to initiate eminent domain proceedings without first obtaining the approval of the City Council, by majority vote on a resolution so authorizing, at a public hearing.

D. Owner Participation Agreements
The Authority may enter into ownership participation agreements with property owners or developers in the Urban Renewal Area for the development or redevelopment of their property. The agreements are intended to facilitate participation and assistance that the Authority may choose to provide to such owners and developers. Owner participation and other agreements of this nature will contain, at a minimum, provisions requiring:

- Compliance with the West Colfax Avenue Urban Renewal Plan and all applicable City ordinances and regulations;
- Covenants to begin and complete development, construction, or rehabilitation of both public and private improvements within a period of time considered to be appropriate by the Authority; and
- The financial commitment(s) of each party.
Nothing in an owner Participation Agreement shall be construed to require the Authority to exercise, or refrain from exercising, a power in violation of the law.

E. Renewal and Rehabilitation
Appropriate activities may include such undertakings and activities authorized by the Urban Renewal Law or this Plan, including but not limited to those techniques identified in this section determined to be necessary or desirable.

F. Property Management
It may be necessary from time to time, for the Authority to acquire property and maintain it until such time when the property can be integrated into a larger assemblage of land to complete a redevelopment project, or otherwise transferred to a private property owner. During the period that the Authority owns this acquired property; such property will be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

G. Demolition, Clearance & Site Preparation
The Authority may demolish and clear buildings, structures, and other improvements from any property it acquires in accordance with this Plan.

H. Property Disposition
The Authority may dispose of property it acquires by means of a reasonable competitive bidding process or by any other reasonable means established by the Authority in accordance with the Urban Renewal Law and pursuant to redevelopment agreements between the Authority and such purchasers. All such agreements shall conform to the requirements of the Urban Renewal Law.

I. Cooperative Agreements
For the purposes of planning and implementing this Plan, the Authority may enter into one or more cooperative agreements with the City or other public entities. Such agreements may include provisions regarding project financing and implementation; design, location and construction of public improvements; and any other matters required to implement this Plan.
5.0 Redevelopment Opportunities and Design Goals

The real property within the Urban Renewal Area plays a unique role in the ongoing and future success of the city’s largest commercial corridor (West Colfax Avenue), and largest concentration of multi-tenant light industrial commercial space (Corporate Center Business Park). The Urban Renewal Area has the opportunity to complement and support the primary job creation and expansion activities that occur in Corporate Center and to facilitate desirable commercial, retail, and mixed use projects within the corridor. The Urban Renewal Area also creates the opportunity to create a substantial step toward the community’s goals for the Colfax Corridor. In its current blighted state, the Urban Renewal Area is not achieving any of these community goals.

One or more public-private partnerships to facilitate redevelopment of the Urban Renewal Area, along with other improvements, would prove substantially beneficial to the City by eliminating or preventing occurrence or reoccurrence of conditions of slum, blight, or blighting conditions.

5.1 Land Use Goals

The City’s goals for the Colfax Corridor include the strengthening of the area as a mix of land uses appropriate to its role as a commercial and employment corridor. The current zoning on the property within the Urban Renewal Area allows many of the desired uses. However, mixed residential and non-residential uses for most of the area would require rezoning or PUD amendment, subject to the urban form requirements detailed in this section and Appendix C.

5.2 Urban Form Goals

In order to begin the evolution of the Colfax Corridor into a more desirable urban form in support of the goals and values of the City of Golden, Golden Vision 2030 Project, Golden Comprehensive Plan, and the South Neighborhoods Plan, development and redevelopment projects within the plan area will be expected to comply with the following design standards:

5.2.1 Overall Approach

In keeping with Golden Vision 2030 values and the South Neighborhoods Plan, the three main design themes of public and private investment assisted by the Authority will be safety, aesthetics, and convenience. All three of these themes are lacking to some degree in the area.

The safety of neighbors, employees, visitors and customers will be addressed by the complete streets improvements described below, as well as other connections described in Exhibit C. Enhanced aesthetics will be achieved by designing streetscape and other infrastructure with a balance of design quality and function. While the area is not intended to include the level of design detail of the downtown Golden area, the Authority's investment will be in place for generations and should reflect high quality, conscientious design. The above themes and the enhancement of commercial opportunities of all types will improve convenience, especially for residents, employees, and visitors.

The unique role of Colfax (US 40) as a continuous street throughout the Denver metropolitan area adds to the character to be maintained and enhanced. As the primary transportation route in South Golden, the
Colfax corridor also serves as a major recreational gateway. Infrastructure improvements should also recognize these users and their needs.

5.2.2 Subarea Recommendations

The Plan area has been divided into the Subareas depicted on the map attached as Exhibit B-2 for purposes of describing urban design goals and requirements.

Subarea 1. Interplaza

The Interplaza Development is a community/regional “big box” retail center that will likely retain this land use character throughout the period of this plan.

  a. Because the development is adjacent to two limited access roadways (US 6 and I-70) and a unique stretch of US 40, existing buildings in Subarea 1 have been oriented internally along a private vehicular road. New buildings should continue to be oriented towards the internal road with increased emphasis on pedestrian circulation and connections, public spaces and plazas, and quality design.
  b. In the portion of Subarea 1 west of the main entrance to the development, residential or mixed uses may be considered to support the smaller scale retail uses in this section.
  c. At least one additional pedestrian connection to the employment opportunities to the south Corporate Center development should be constructed.
  d. A generous sidewalk on this side of Colfax should connect Interplaza to nearby uses and the neighborhood to the west.
  e. If the intersection of US 6 and US 40 (West Colfax Avenue) is reconstructed as a grade separated interchange in the future, pedestrian and bike connections to the east may become more feasible.

Subarea 2. North Side of US 40, East of C-470

Subarea 2 currently contains two light industrial complexes and a CDOT maintenance facility, and these uses are not likely to change in the immediate or mid-term futures. However, the new light rail facility and end of line station may influence future redevelopment proposals.

  a. If a desirable direct pedestrian connection to the north side of US 6 at the light rail station can be achieved, this may be the most suitable area for a mid-rise mixed-use (commercial/office/residential) transit supportive redevelopment project. Such a connection may take different forms, but should be considered an absolute necessity for any substantial redevelopment.
  b. The design of any mid-rise buildings should be carefully approached, and limited to no more than six stories.
  c. Over time, Golden should encourage and try to facilitate the relocation of the CDOT maintenance facility.
  d. The immediate infrastructure needs relate to the lack of a sidewalk on the north side of Colfax, the awkward transit connections, and the current state of the pedestrian street crossing east of Rooney Road.
  e. The very preliminary discussions about a statewide high-speed rail system have included the idea of a west metropolitan Denver station in the immediate areas of Colfax east of C-470. If such discussions proceed, planning for land use and infrastructure changes in Subarea 2 will be more critical.
Subarea 3. South Side of US 40 west of Interplaza, and both sides west of C-470

Subarea 3 currently contains a wide variety of commercial uses and vacant land. There are three vacant parcels, one notable underutilized parcel at the entrance to Corporate Center, and several neighborhood oriented businesses that should be encouraged to expand and reinvest in their properties. Subarea 3 currently functions as an auto-oriented suburban to rural commercial strip with unconsolidated vehicular access and little consideration for alternative transportation modes. The primary uses facing Colfax tend to focus on neighborhood services and tourism based lodging. Both of these are viable directions for existing and new businesses.

a. New principal buildings should be located in direct proximity to and oriented toward the Colfax frontage with no parking or vehicular circulation between the building and the street right of way line.

b. In order to maintain neighborhood scale, the properties on the north side of Colfax should remain one or two story neighborhood retail and service uses.

c. Along the south side of Colfax, buildings can vary up to four stories in height with respect to natural viewsheds, with the first floor incorporating storefront design. Upper level uses may include any use permitted by zoning, with primary emphasis on building form and design.

d. For the properties with 150 feet or greater frontage along Colfax, the site plan should incorporate two buildings addressing the Colfax frontage, with a pedestrian scale plaza between each structure.

e. For large acreage properties with multiple buildings, structures located to the rear of the site should be designed and oriented to support the Colfax frontage and internal spaces.

f. The Colfax Corridor streetscape design will incorporate a strip no less than 25 feet in width (as measured from the existing or planned curb line) and no more than 50 feet in width in compliance with Chapter 18.40 of the Municipal Code.

g. The plan anticipates and supports the retention of the residential rental uses at 17250 W. Colfax Avenue. URA assistance for a project that eliminates most or all of the residential units is not anticipated.

Subarea 4. Hayden PUD Light Industrial Property

As one of the few larger employment zoned properties, it is important to facilitate a positive use of Subarea 4. Given its location at the south end of the business park, the urban form and design controls of the PUD zoning and Chapter 18.40 of the Municipal Code appropriately address such concerns.

Subarea 5. Heritage Square

Heritage Square represents a unique place in the South Neighborhoods Plan and the entire community. In its current state, it operates rather quietly and unobtrusively, having been owned by the owners of the adjacent gravel quarry since the early 1990’s as somewhat of a buffer parcel. By authorizing the assistance made possible by the URA plan (if warranted) the community’s ability to influence any future changes to this large property will be greater than those regulatory controls provided in the City Municipal Code.
West Colfax Avenue Urban Renewal Plan: Golden Urban Renewal Authority: City of Golden

In addition to the requirement of the South Neighborhoods Plan that any modification to the property requiring a zoning change be preceded by a formal neighborhood plan amendment; URA redevelopment assistance should be conditioned upon findings of furtherance of both community character and development goals in the City Comprehensive Plan. Such emphasis on the careful approach to the future of Heritage Square results from its undeniable potential impact on the entire corridor, and the lack of any current indication of potential change. Based upon its scale and location, any significant change to this property can affect the overall character of the entire South Neighborhood. At the same time, its size and scale demonstrate that future use and design should not be addressed solely from a general policy perspective.

Subarea 6. Gateway Village

As noted in the South Neighborhoods Plan, Subarea 6 of the URA is a highway oriented commercial project, primarily planned as retail and service uses for the greater area and specific I-70 corridor. As such, its internally focused design and somewhat suburban retail character is appropriate. Inclusion in the URA plan area could help with the extension of water, sewer, and pedestrian infrastructure desired by the community, and help facilitate the overall complete streets improvement for Colfax Avenue. URA participation will be determined by demonstrated need, with design guidance provided by Chapter 18.40 of the Municipal Code.

5.3 Public Infrastructure Projects

The most immediate infrastructure needs for the Urban Renewal Area include the installation of pedestrian, transit accessibility, and streetscape improvements on both sides of West Colfax Avenue from Heritage Road to the entrance of the Interplaza Development. There is also substantial need to improve the intersection of Colfax Avenue and Heritage Road, and install improvements from Heritage Road to I-70 in order to transition from a rural high-speed roadway to a City complete street. Such improvements will likely be phased. Additional storm drainage improvements and utility undergrounding are also anticipated.

- There is a substantial opportunity to immediately benefit existing neighborhood residents and businesses by designing and installing a pedestrian and bike infrastructure, streetscape improvement, and signage project for the north side of West Colfax from Zeta Street to C-470 (just east of Rooney Road).

- Connection along the south side of West Colfax Avenue from Rooney Road to at least Violette Street should be established to better connect the area retail, employment opportunities, and the charter school (located in the Corporate Center development).

- A third potential early connection improvement to be investigated relates to bike/pedestrian connections to the light rail station. Although not physically located within the URA Plan area, providing safe and enhanced connections either to the US-6 and Johnson Road intersection or directly to the US-6 pedestrian bridge would significantly benefit residents and area employees.
West Colfax Avenue Urban Renewal Plan: Golden Urban Renewal Authority: City of Golden

- The largest infrastructure project anticipated for the West Colfax corridor will be the complete streets transformation from US-6 to I-70. This major project will require significant design and will be an investment that neither the City nor the URA project will be able to fund immediately. Cooperatively, GURA and the City should look for ways to fund the project, with a long-term repayment by the future funds of the URA project.

- Large-scale streetscape infrastructure improvements funded by the URA project will be subject to a design character review to ensure compliance with current community visions regarding the appearance and function of the future West Colfax corridor.
6.0 Project Financing

Development of the permitted land uses on the properties within the Urban Renewal Area will likely require GURA participation in financing various types of costs either directly or through cost-sharing arrangements with other public entities such as the City of Golden, and/or with one or more developers. A prior section of this document -- Section 4.0 Urban Renewal Activities -- describes the purposes for which financing may be required. The Authority is expressly authorized to finance projects permitted under the Colorado Urban Renewal Law and this Plan by any method authorized by the Urban Renewal Law and specific Agreement with the City of Golden, when required.

6.1 Tax Increment Financing

Tax Increment Financing (TIF) is one method through which GURA can generate revenue within the Urban Renewal Area. Under the TIF financing method, the property taxes levied after the effective date of the approval of this Plan upon taxable property in the Urban Renewal Area each year by or for the benefit of any public body, or all or a portion of municipal sales taxes collected with the Urban Renewal Area, or both such taxes, shall be divided for a period not to exceed twenty-five (25) years according to this section and any further separate agreement between the Authority and the City. This Plan intends to authorize, and hereby does authorize, the use of both property tax increment and sales tax increment for urban renewal projects within the Plan Area. This Plan imposes limitations on the use of sales tax increment, as described below.

6.1.1. Property Tax Base Amount. That portion of the taxes which are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to any area later added to the Urban Renewal Area, the effective date of the modification of the Plan shall be paid into the funds of each public body as are all other taxes collected by or for said public body. Such funds shall constitute the “Base.”

6.1.2. Property Tax Increment Amount. That portion of said property taxes, in excess of such Base amount shall be allocated to and, when collected, paid into a special fund of the Authority to be used for purposes anticipated by this Urban Renewal Plan as further limited in Section 6.1.4 below.

6.1.3. Use of Sales Tax Increment. This Plan provides the required authority for the use of sales tax increment for urban renewal projects within the Plan Area. However, until a specific project is proposed, all incremental sales tax revenues shall continue to be paid into the general fund of the City. In the event that the Authority desires to use incremental sales tax revenues for a specific urban renewal project, it shall request authorization from the City, which may be provided, at the City’s discretion, by means of a separate agreement between the Authority and City Council. The amount of incremental sales taxes which may be used by the Authority for a specific urban renewal project shall be as set forth in such separate agreement.

6.1.4. Use of Increment. Notwithstanding the provisions of Section 4 and 4.1 above, the use of such incremental property taxes described above shall be limited to the following, unless specifically authorized by a separate agreement with City Council:
a. Ownership participation agreements with property owners or developers in the Urban Renewal Area for the development or redevelopment of their property.

b. Construction of public improvements as specifically approved by the City.

c. Reimbursement to the Authority of reasonable direct costs for legal or consultant review associated with authorized projects.

d. Reasonable administrative costs of the authority.

6.2 Other Financing Options

The Authority may from time to time employ other financing mechanisms as permitted by law, including but not limited to those described herein.

6.2.1 Loans from the City or other URA Plan Special Funds. With the substantial emphasis on infrastructure investments, it is likely that the Authority will seek to employ loans from either the City or another URA Plan Special Fund to begin such investments as soon as fiscally responsible. Such loans shall be negotiated with specific mutually acceptable terms and provisions.

6.2.2 External Loans and Bonding. 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 recognized that it is imperative that solutions and resources be put in place that are comprehensive, flexible, and creative.
7.0 Development Standards and Procedures

Development of the permitted land uses on the properties within the Urban Renewal Area shall be in accordance with the City’s Code and/or specific standards and procedures established in connection with the City’s zoning, land use, and design approvals for such properties, all as now exist or as hereafter amended. Nothing in this Plan shall be deemed an approval of any currently pending use, or any proposed future use.

8.0 Modification of the Plan

This Plan may be modified or amended pursuant to requirements and procedures set forth in C.R.S. 31-25-107 of the Urban Renewal Law governing such modifications or amendments to the extent such modifications or amendments do not conflict with the Agreements. Nothing herein shall be construed to require the Authority to first obtain the permission of any party to an Agreement prior to amending or modifying this Plan. The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation beyond the intent or purpose of the Plan.

9.0 Severability

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

10.0 Effective Date of the Plan

This Plan shall be effective upon its final approval by the Golden City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan or a separate Increment Agreement with the city, whichever is later, unless the Authority deems, to the extent consistent with the terms in the Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.
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APPENDICES
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The neighborhood planning process fits into a system where the Golden Vision and Golden Comprehensive Plan both set the framework and vision for the subsequent plans.

At the neighborhood level, the plans are focused on the specifics to that neighborhood, and are pointed enough to address these issues.

The North and 8th and 9th Street Neighborhood Plans were adopted before the Golden Vision surveys, which helped to cast a vision for Golden into the year 2030. Since Golden Vision 2030, the City has updated the Comprehensive Plan and adopted the Central Neighborhoods Plan. The South Neighborhoods Plan was adopted by Council in late 2012.

The neighborhood planning process is intended to give the community the opportunity to come out and see if the Golden Vision 2030 goals and Comprehensive Plan goals are being achieved. After gathering public input, the South Neighborhoods Plan will be ready to be considered for adoption.
SOUTH NEIGHBORHOODS PLAN

WELCOME TO THE SOUTH NEIGHBORHOODS

The South Neighborhoods Plan is a component of the City of Golden Comprehensive Plan to help implement the Value Themes, which were created by the residents of Golden through the Golden Vision 2030 Plan. The Plan focuses on the concerns of the South Neighborhoods area and establishes parameters for public investment, building, and site design that will guide future redevelopment.

1.1 The Vision

The community values that came out of 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 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
- Use it to evaluate regulations and processes employed daily by the City
- Include measurable goals and strategies to ensure implementation

Neighborhood plans are components of the Comprehensive Plan that get more specific in how the community values apply on the ground in specific areas. Neighborhood plans function as microcosms of the comprehensive plan 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 plan 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 Comprehensive Plan and the section “Creating Sense of Place and Making Connections” when beginning discussions on the “Areas of Change.”
1.2 The Values
The results of the Golden Vision 2030 project provided community values that the citizens of Golden feel are 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 Comprehensive Plan.
1.3 Project History and Neighborhood Outreach

The neighborhood plan was created with significant public input from the residents of the South Neighborhoods area. The project was initially kicked off in early 2008 with a series of neighborhood open houses. After a significant amount of early input, the neighborhood plan was then postponed while the City embarked on the Golden Vision 2030 community planning effort. Upon completion and adoption of Golden Vision 2030 in late 2010, the neighborhood planning efforts were reignited with a base of core values produced from Golden Vision 2030 as well as a broader neighborhood planning area.

A status update was mailed to all households in the South Neighborhoods area in May 2011, detailing the earlier process, and discussing the results of the initial conversation. The input received through the various initial meetings and discussions is very consistent with GV 2030 community goals. The early input indicated strong support for the following:

1. In spite of the overall size of the area, the residents describe it as a "close knit, small, friendly, fun, safe area, with pride of ownership, open beautiful areas for families to play, hike, run, enjoy the wildlife, and just love our neighborhood."

2. Residents also describe the area in terms of clean air, quiet evenings, a safe feeling walking at night, with a variety of housing options. Residents indicate a sense of ownership in the area and an appreciation of good neighbors, open space, bike trails, parks, creek, safety, and good schools. The residents mostly appreciate each other and the unpretentiousness of it, and also report a lot of neighborhood pride.

3. The most consistent request for public investment is for pedestrian and bike improvements throughout the area, and for improvements to West Colfax and Heritage Road to provide pedestrian and bike facilities and safety and convenience for all users. The other area of requested investment relates to Heritage Dells Park amenities, and a suggested additional south area neighborhood park.

4. From a transportation point of view, there is a consistent level of concern about a few facilities that should be addressed over time, as follows:

a. Concern about the future of the US 6/SH 93 corridor and the impacts of changes that may be proposed by Golden or the region.

b. Concerns about Heritage Road related to current and future use and impacts.

c. Concerns about US 40 (West Colfax Avenue) and potential land use, pedestrian, and bicycle improvements.

1.4 Major Changes between the 2008 Meetings and 2011 Project Resumption

Even though the neighborhood planning process was on hold during the GV 2030 process, several of the neighborhood recommendations were accomplished or secured funding during that time period.

Kimball Street Sidewalk Reconstruction. In 2009, based in part on the Walkability Task Force recommendations, the City reconstructed Kimball Street west of Heritage Road to slow vehicle traffic and install detached sidewalks.

West Corridor Light Rail Station Pedestrian Bridge and Circulator Bus. In early 2011, the City was awarded grant funds to help complete construction of a pedestrian bridge from the Golden Ridge office park to the end of line light rail station, and for a three year start-up project for a local circulator bus. The pedestrian bridge funding is a partnership with RTD, and the bus is a partnership with RTD and CSM. Both should be operational when the light rail line opens in 2013.
Bachman open space purchase. In late 2010, Golden and Jefferson County purchased approximately 14 acres of the vacant 17 acre Bachman family parcel at the southeast corner of West 4th Avenue and Heritage Road. This parcel was recommended as the site of a potential neighborhood park in both the Parks and Recreation Master Plan, and also in the neighborhood planning meetings.

Exhibit 2: Bachman Open Space Annexation

Exhibit 3: Eagle Ridge Hogback Open Space Purchase

Eagle Ridge hogback open space purchase. In early 2011, the City of Golden purchased 8 acres of the 14 acre commercially zoned vacant parcel at the southwest corner of Heritage Road and US 6. Preservation of the “hogback” geologic feature portion of this parcel has been discussed for years, and was a neighborhood recommendation in 2008.
1.5 Community Discussion

Following the May 2011 status mailer, sent to all households in the South Neighborhoods planning area, a new kick-off workshop meeting was held on October 4, 2011, using a combination focus group and open house format where participants were invited to view exhibits and provide their comments directly on posters, and specific discussions were facilitated about the Colfax corridor part of the planning area.

The main focus of the October 4, 2011 meeting was the two main “Areas of Change” as identified in the Comprehensive Plan. These two areas include the Colfax Avenue corridor, and the vacant commercial portions of Eagle Ridge and Golden Ridge, across from the West Corridor light rail end of line station. See Exhibits 4A and 4B.

For the weeks prior to and after the scheduled meeting, Planning staff encouraged residents to partake in an online survey that addressed some of the same questions that were used during the neighborhood workshop. The questions used in the online survey as well as during the neighborhood workshop are as follows:
Colfax Area of Change Questions

1. In the context of the value themes, how should this area feel when you are walking or biking down the street? Conversely, how should it not feel?

2. What should this area look like to compliment the surrounding neighborhoods and fulfill the community values?

3. Can you name and describe other places you've been in Colorado that might be an inspiration for how this area should change over time?

4. How could this area be designed to enhance connections between neighbors and improve the sense of community?

5. Describe the kind of public spaces, such as plazas and play areas, which would entice you to linger in the area and connect with your friends and neighbors.

The participants brought many great ideas on how to make the area more inviting and safe, as well as provide public spaces for neighbors to connect. This input will help to define future development as a place that serves neighborhood needs, is sustainable and brings the community together.

Golden Ridge/ Eagle Ridge Area of Change Questions  Note that this area includes only the commercial portions of the Eagle Ridge and Golden Ridge PUD developments. No existing residential units or buildings are included.

This exercise is designed to test preferences for different types of uses and designs for the Golden Ridge area that is immediately across the planned pedestrian bridge from the new light rail station. With the light rail station and pedestrian bridge in mind, please pick your preference for each choice:

1. Mix of office, retail, restaurant and housing to create continuous pedestrian activity and services for surrounding residents OR office use only with associated traffic spikes

2. Pedestrian oriented building and site design OR auto-oriented design with buildings surrounded by more convenient parking

Responses received from the on-line survey, focus group discussions, and prior neighborhood meetings were consistent and themes emerged. The comments received and the conversations with neighbors have become the basis for the recommendations for the South Neighborhoods Plan.
CURRENT CONDITIONS

2.1 Neighborhood Location

The South Neighborhoods area lies on the south side of US 6, generally from the C-470 off-ramps west to the foothill slopes. This area of distinct neighborhoods comprises approximately 15% of the overall land area of the City and approximately 30% of the population of the community, and includes various types of land uses, topography, community perspectives and issues.

2.2 The Neighborhoods Yesterday and Today

Although the South Neighborhoods area seems more modern than other areas of Golden, it contains some of the oldest and most notable historic features of the Golden community. Native remains dating as far back as 5,500 years, including the Magic Mountain archaeological site, exist in this area. Gold rushers blazed today’s Heritage Road and Colfax Avenue in 1859, and in 1861 their junction became the focal point of the town of Apex, a nebulous village with permanent buildings at the junction and tents running up the slope through today’s Heritage Square.

After Apex faded by the 1870s, this area became ranches, with the Bachman family using the final building of the Apex townsitese as part of their spread in the southwest part of the neighborhood, while the Tripp family ranched the northwest part. The Cambria company mined and kilned lime around the northern ridge in 1879-90s and the Parfet family mined clay at its southern end in the 1890s-early 1900s.

In 1937 the Colfax connection was built to the east connecting Colfax in Lakewood to the mountains which ultimately led to the roadway’s far western development. The East Tincup western theme park was built and operated in the area between Zeta Street and LaVeta Pass Avenue in 1960-1963, followed by more traditional Colfax development of restaurants, service stations and retail stores. Golden suburban residential expansion arrived with Golden Ridge (1970s), Heritage Dells and Eagle Ridge (1980s), Tripp Ranch (1990s), and other developments, leading to the area’s character as it is today.
2.3 Architecture and Housing Styles

Within the South Neighborhoods, the residential architectural styles are typically a modern suburban style of housing but are still characteristic of the size and construction of the era. The exceptions to this condition are the Golden Ridge and Heritage Village multi-family structures, the three sections of the Golden Terrace mobile home community, and the multi-family area south of West Fourth Avenue, immediately west of Zeta Street.

The residential areas have little to no vacant land. The few small vacant or underutilized residential parcels are quite visible, and will require careful design and planning, and should not alter the character and feel of their surroundings. Future residential development within the neighborhoods would primarily consist of redevelopment of existing residences.

2.4 Parks, Recreation and Open Space

One of the values that came out of the Golden Vision 2030 process was “Active outdoors and the environment.” The City as a whole values the variety of parks, trails and open space areas located throughout the City. Currently, within the plan boundary, there are major open space areas and connections, one developed neighborhood park (Heritage Dells) and a future neighborhood park site within the “Bachman” open space acquisition accomplished in 2010. The neighborhoods enjoy the Kinney Run trail connection to the US 6 regional trail and downtown Golden, as well as the substantial foothills open space and the Apex Park open space area above Heritage Square.

Exhibit 6 shows the one improved park (Heritage Dells) and extensive open space within this part of the City, with the neighborhoods plan area outlined in red.
2.5 Commercial and Retail Spaces

Commercial and retail uses are situated along West Colfax Avenue and in the northern portions of the Eagle Ridge and Golden Ridge areas. West Colfax Avenue in this area is a mix of convenience retail uses, self storage, an RV campground and Heritage Square. The portion of West Colfax Avenue directly east of the South Neighborhoods area has many similarities, and would also benefit from the recommendations contained later in this plan.

The non-residential portions of Eagle Ridge and Golden Ridge, along the US 6 frontage and the northern end of Heritage Road have a different character with existing and planned office uses in Golden Ridge, and neighborhood commercial uses existing along Heritage Road. As noted in the city-wide Comprehensive Plan, both the West Colfax corridor and the non-residential portions of Eagle Ridge and Golden Ridge are seen as areas of change. Discussion and recommendations for these areas constitute the majority of Chapter 3 of this plan.

2.6 Transportation, Streetscape and Sidewalks

In 2008, the Walkability Task Force was created and tasked to identify remaining walkability barriers, identify the major opportunities for enhancing walkability within the community and provide recommendations to City Council and staff that will make it safer and easier for citizens of all ages to walk to services, schools and recreation. The final Walkability Task Force plan recommended several areas of improvement within the South Neighborhoods, specifically addressing Heritage Road, West Colfax Avenue, the proposed pedestrian bridge access to the light rail station, Rooney Road, and various neighborhood connections. Current recommendations and suggested priorities are detailed in the next chapter.
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 pressure in the future and to provide more specific direction or establish redevelopment standards. It is also important to keep the citizens’ 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 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 complete streets and neighborhood park investments.

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

A majority of the area within the South Neighborhoods Plan is considered stable, 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. This section will establish parameters and general recommendations for the neighborhood (referred to on Exhibit 7 as “Areas of Stability”).
### DIFFERENCES BETWEEN AREAS OF STABILITY, INCREMENTAL CHANGE AND SIGNIFICANT CHANGE (Golden Vision 2030)

**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 Ave, S. Golden Rd.
- 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

### 3.1.1 Transportation and Streets

In 2010, City Council adopted a 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 South Neighborhoods, Heritage Road and West Colfax Avenue have been designated on the “Priority Complete Streets Corridors” map as priority streets by City Council for complete streets design.

Based upon the complete streets policy and neighborhood input, the City should pursue the following in order to enhance the South Neighborhood’s ability to be walkable, bikable, and accessible to all:
**Near Term**

a. Complete the pedestrian bridge from the Golden Ridge commercial area to the light rail end of line station, as well as improved connections into nearby neighborhoods by the start of service in April 2013.

b. Complete an interim Heritage Road “shoulder improvement” project to add northbound bike lanes to the east side of Heritage Road and to improve pedestrian connections.

c. Implement the local circulator bus service to include most or all of the South Neighborhoods by the light rail opening in April 2013.

**Mid to Longer Term**

a. Construct a bikepath and trail parallel to Colfax Avenue from Zeta Street west through the Bachman open space parcel and under Heritage Road, connecting to Apex Open Space Park.

b. Improve West Colfax from Zeta Street east to US 6 as a complete street, with strong emphasis on pedestrian and bicycle modes of travel. The final design should strive to accommodate the various sizes and types of vehicles using the roadway, but also seek to lessen the speeds especially for eastbound traffic coming from the rural style highway to the southwest. If phasing of the project is necessary, pedestrian improvements and connections into the neighborhood areas should occur first.

c. Improve Heritage Road from US 40 to US 6, including relocation or burial of the overhead utility lines. The final design of the Heritage Road improvements will be designed to accommodate current and future local traffic, but will not encourage additional regional traffic to and from I-70.

d. Consider a bikepath and trail on the south side of US 6 from Heritage Road east to the C-470 trail (near Johnson Road) and another section west to the Kinney Run Trail.

e. Improve the rural section of US 40 southwest of Heritage Road to accommodate all users and slow traffic in transition to the community corridor beginning at Zeta Street.

f. Add bicycle and pedestrian facilities along the “rural” section of US 40 from Heritage Road south to I-70.

g. Add a sidewalk on the west side of Rooney Road from US 40 to the Rooney Road Sports Complex.

h. Subject to environmental clearances from Jefferson County, add an open space trail connection along the northern edge of the Rooney Road Sports Complex property to provide an alternate neighborhood connection from Rooney Road west to the area near US 40 and Heritage Road.
3.1.2 **Golden Vision Value Driven Recommendations**

**A. Enhance the active outdoors/ environment in the South Neighborhoods by means of the following:**

Design and implement neighborhood park and open space improvements for the Bachman open space purchase completed in 2010. The park design process for this neighborhood park must include nearby and community stakeholders and should carefully address vehicular and pedestrian connections into and from the park.

Maintain and enhance improvements in the Heritage Dells Park and Kinney Run trail corridor.

Include provisions for gathering spots within private developments in the areas of change.

**B. Enhance the safe, clean, quiet South Neighborhoods by means of the following:**

Seek solutions to the regional transportation corridors adjacent to (and near) the neighborhoods (US 6, C-470, and I-70) that enhance neighborhood stability while providing appropriate access.

Tailor zoning and infill development regulations to assure the compatibility of the limited redevelopment expected in the South Neighborhoods areas of stability. Infill parcels should respect both the existing topography and the scale and character of nearby uses.

Include clear, well defined environmental, noise, and lighting considerations for development in the areas of change.

**C. Enhance local business activity in the South Neighborhoods by means of the following:**

Encourage and permit neighborhood scale businesses (maximum 20,000 square foot individual uses) in the Eagle Ridge, Golden Ridge, and Colfax Avenue areas of change.

Seek to improve direct pedestrian connections from existing residential areas to mixed use and neighborhood commercial uses.

3.1.3 **Residential Areas**

The South Neighborhoods area is comprised of several smaller neighborhoods all with their own character and style. While large-scale change is not expected within single family residential areas, there is potential for change within the multi-family and mobile home communities in the area.

**A. Single Family Residential.** With single family residential development mostly complete within the South Neighborhoods, the main form of single family development will either be additions, remodels, or whole lot redevelopment. Remodels and redevelopment of homes should take into account the neighborhood character and style.

**B. Multi-Family Residential**

Infill multi-family residential remodels or redevelopment are subject to Chapter 18.40 of the Municipal Code, and are required to be presented to the Planning Commission for neighborhood review and approval. Additionally, because multi-family projects are subject to Chapter 18.40 Design Standards and Guidelines, they will be required to complete the “Comprehensive Plan Compliance” questionnaire that is a part of the application process for approval. As noted in the areas of change discussion beginning later in this chapter, there is a possibility for the introduction of mixed use residential projects or single-use residential projects along West Colfax Avenue or in the Golden Ridge and Eagle Ridge areas. These opportunities, if they occur, will be governed primarily by the policies associated with those mixed use areas.
3.2 Areas of Stability

3.2.1 Golden Terrace Mobile Home Communities

The Golden Terrace mobile home community neighborhood is shown as an area of stability in the Golden Comprehensive Plan, since there is no known ownership, or real estate market force to indicate redevelopment would occur in the near future. In addition, there has been a marked increase in placement of new modular and mobile home units in the neighborhood, and the valuation of the new units seems to indicate increased owner investment.

At the same time, current and prior input received as part of the initial South Neighborhoods Plan open houses in 2008 and the Golden Vision process indicate that there is a feeling of uneasiness among neighborhood residents and the community as a whole that the area could experience rapid unexpected change if the corporate owners one day decide to sell the property for another use.

It would be irresponsible for the South Neighborhoods Plan to ignore the single ownership of the entire neighborhood, and the fact that the residents do not currently enjoy the same level of security about their future as other areas of stability throughout town. It is the recommendation of the South Neighborhoods planning effort that the City’s actions in this area be based upon the following principles:

- The Golden community values the Golden Terrace neighborhood as a significant contributor to the community. Neither the City nor the community is encouraging any level of change or redevelopment for the area.

- The City recognizes that the residents in this neighborhood face a different level of uncertainty about their future than traditional owner occupied or rental situations.

- The City is willing to work with the land owner to identify strategies to maintain and enhance the neighborhood and may be able to consider special improvement district financing for infrastructure investment, if desired.

- The City is willing to work with residents if a reasonable percentage of the neighborhood wish to pursue options to propose and implement cooperative ownership or management alternatives to increase their equity investment and control over future investment and changes.

- In the event that the Golden Terrace community property owner at some point seeks to redevelop all or a portion of the property, the City will require an inclusive community process and an amendment of the South Neighborhoods Plan to define appropriate land use, character, transportation, and design elements, and to address impacts on existing residents.
3.2.2 Heritage Square

Built in the 1950’s as an amusement park, Heritage Square was acquired in the 1990’s by the owner of the adjacent aggregate mining operation, and was owned by Lafarge North America, until its sale in late 2011 along with the adjacent aggregate quarry to Martin Marietta Materials, Inc. For this period, the owner’s stated purpose in owning the property has been to control land use, with the area acting as a buffer between the quarry operations and the neighborhood to the north. In recent years, both the City and Jefferson County have acquired open space parcels along the northern edge of the Heritage Square area, creating more separation between the Heritage Dells neighborhood and any future change that may occur at the property. Based upon conversations with the various owners, City staff is not aware of any plan or intention to significantly change or redevelop Heritage Square within the next few years.

The South Neighborhoods Plan recognizes the fact that the buildings and infrastructure of Heritage Square were built as a caricature of a Victorian Village and have already experienced deterioration, as well as the fact that the economic life of the existing improvements will at some point be exceeded. It is the recommendation of the South Neighborhoods planning effort that the City’s actions in this area be based upon the following principles:

- The Golden community values Heritage Square as a significant contributor to the community. It provides recreation and commercial services to the community in a manner with relatively little community impact. Neither the City nor the community is encouraging any level of change or redevelopment for the area.

- The City will work with the land owner regarding any incremental additions or redevelopment of the property within the existing zoning, based upon City codes and regulations.

- In the event that the Heritage Square property owner at some point seeks to redevelop all or a portion of the property in a manner requiring rezoning, the City will require an inclusive community process and potentially, an amendment of the South Neighborhoods Plan to define appropriate land use, character, transportation, and design elements, and to address impacts on existing residents.
3.2.3 Heritage Road and US 40 Intersection Character

Although challenging for pedestrians, bikes, and vehicular users as an intersection, the area near the intersection of Heritage Road and US 40 has the opportunity to define the character of the southern portions of the neighborhoods through preservation of a natural landscape corridor from about Zeta Street westward to the main entrance of Heritage Square and beyond. The south and easterly edge of Highway 40 west of Zeta Street abuts Jefferson County open space, and the hog back geologic feature. This area is, and will remain, natural. The area on the northerly side of Highway 40 from Zeta Street west to Heritage Road is City owned open space acquired as part of the Bachman open space purchase, and will also remain open and natural (with the associated bikepath).

In order to complete the natural character entry into the South Neighborhoods, the Heritage Square property should maintain and over time improve (with appropriate plantings) the right of way and private strip located between the Heritage Square” lower parking lot” and Highway 40. Vehicular access to any further redevelopment of the lower parking area of Heritage Square should continue to be from consolidated access points, with no direct access to individual parcels or projects.

Exhibit 10: Natural Landscape Corridor
3.2.4 I-70 Influence Area

Open Space Area

The area along both sides of US Highway 40 from the South Neighborhoods proper south to I-70 at Exit 259 is directly tied to the South Neighborhoods, but has different issues and probable future conditions. As noted above, the hog back geologic feature and county open space extending over to Rooney Road is a stable element. Any changes or further improvements will all be on the east side of the hog back, with access to Rooney Road. No further changes along the Highway 40 side of this parcel are anticipated.

The primary recommendation from the earlier discussions and the 2008 walkability and bike task forces is for improved connections and pedestrian /bike facilities along US 40, and into the nearby County open space areas. In addition, the challenge for US 40 itself is to accommodate current and anticipated truck and passenger vehicle traffic in a manner to allow free flowing traffic, but perhaps with more desirable speeds. This will be part of the transportation design process noted earlier in the plan.

Gravel Quarry Area

The “Specification Aggregates” gravel quarry and associated uses was initially established in 1977, and is expected to continue for a number of decades. As a result of a land trade with Jefferson County in 2002, that resulted in the conveyance of substantial acres of new open space both around this neighborhood but also north of Golden, the quarry owner is obligated to convey approximately 280 acres of the quarry pit, operating buffers, and slopes to Jefferson County at the conclusion of mining and reclamation, unless the County chooses not to accept the conveyance. Accordingly, the South Neighborhoods Plan considers this area to be an area of stability with continued aggregate mining and no measurable change during the life of this plan.
Gateway Village Area

Located south of the quarry property and immediately north of I-70 is a 21 acre parcel currently known as Gateway Village. The property was annexed to the City in 1970, and has remained vacant. In 2007 and 2008, the current owners developed a plan for a retail center to be anchored by a highway oriented hotel; gas, convenience and sporting goods uses; and a potential pet care and pet lodging facility. These uses would have covered about 1/3 of the project, leaving substantial land available for compatible retail, service, or office uses.

The owners received site plan and subdivision plat approval, invested substantial sums in site work, retaining walls, and utility installation, and were poised to start construction of the first buildings when financing problems associated with the recent recession halted the project. While the owners indicate that they continue to seek financing partners for the originally approved project, the City should be ready to consider other potential options, including:

- The highway oriented nature of the existing plan lessened anticipated traffic impacts on Heritage Road, and US 40 to the north. The City should continue to support site development plans featuring I-70 oriented retail uses as a fiscal benefit to the City with little impact.

- Alternate uses that may be appropriate in combination with a reasonable percentage of highway oriented retail include office, medical office, and light industrial space, all of which have lesser traffic impacts per equal square footage, and would continue to benefit the City with little impact.

- Given the quarry industrial operation and I-70 traffic impacts, as well as concerns about non-compatibility with Golden Vision and Comprehensive Plan values, residential uses should not be considered for the site.

- As noted in the implementation recommendations in Section 4 of this plan, the City should plan to investigate public/private partnerships that could spur appropriate commercial and/or employment use development on this parcel.
3.3 Areas of Change

Beginning with the Golden Vision 2030 effort and finalized in the 2011 Comprehensive Plan update, the “Areas of Change” were established throughout the City. Two of these areas are located within the South Neighborhoods plan area. These “Areas of Change” are identified as areas where the property 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.

The first “Area of Significant Change” to be addressed in the South Neighborhoods plan is the West Colfax corridor (Exhibit 4A). Within the City of Golden, West Colfax Avenue is a high speed arterial generally bounded with “strip commercial” land uses and inadequate pedestrian and bike facilities and neighborhood uses and connections. As noted below, neighborhood residents and employees would prefer a commercial corridor that is integrated into the neighborhood, and which can become more of a neighborhood focus.

The second major “Area of Significant Change” in this area contains the developed and undeveloped commercial sections of the Golden Ridge and Eagle Ridge developments near US 6 on both sides of Heritage Road (Exhibit 4B). These two areas are partially developed with very prominent vacant parcels, whose future use and design should be guided by the City’s comprehensive plan and this neighborhood plan. Because of their prominent location and the impacts of the new light rail end of line station to be completed at the Jefferson County Administration Building across US 6, the future land uses, character, and design of this area should be approached carefully.
3.3.1 Recommendations for West Colfax Avenue Area of Change

By far, the primary message communicated in any of the on-line responses and the face to face discussions about this area is that the vehicular speed and uninviting nature of West Colfax Avenue is the one major barrier to the evolution of this part of the South Neighborhoods as a true neighborhood and community asset. While the introduction of more neighborhood oriented land uses and building placement and design are desirable, they will not be successful with the current street layout and function.

Exhibit 13: West Colfax Existing Conditions Cross Section

West Colfax Existing Conditions

A. Colfax Avenue as a Complete Street

While the portion of West Colfax Avenue in the South Neighborhoods area extends eastward only to C-470 just east of Rooney Road, the complete streets analysis of Colfax extends eastward to the signalized entrance to the Interplaza retail development (Home Depot and Kohls). In this area, the current conditions include between 3 and 4 through lanes (2 in each direction at the east end) center left turn lanes, occasional right turn lanes, and no sidewalks or bike facilities. The travel lanes range up to 14 feet wide which is much wider than currently recommended for community arterials (11’ or 12’ is standard).

There are a number of potential options that would help with the effort to transform West Colfax into a complete street, however, the main point is that the current and future traffic volumes for all or most of the area only warrant one through lane in each direction, and the lanes should be configured with appropriate lane width, with sidewalks and bike facilities included. Exhibits 9 and 13 show the existing and potential cross section of West Colfax Avenue for the eastern area with the highest traffic volumes. As noted in Chapter 2 above, phased improvements of both Heritage Road and West Colfax Avenue will likely be necessary, and should be considered in the City-wide Capital Improvement Program discussion. A significant element of converting West Colfax Avenue to a complete street will be the burial or relocation of substantial overhead power lines along the street. The absolute first priority, however, should be safe pedestrian passage along and across the street.
B. Land Uses

The current zoning along the West Colfax Avenue corridor is a combination of C-1 commercial, and several commercial and light industrial PUD zones, with some M-2 manufacturing zoning along the west side of Rooney Road. The land uses vary from highway oriented convenience retail to restaurants, self storage and an RV park and campground. While many of these uses will remain in the near term, the City should encourage additional land uses including the following:

- Goods and services oriented to the large employment and residential base such as consumer goods, convenience goods, grocery, prepared food, restaurants, etc.
- Additional lodging and visitor oriented uses.
- Office and service uses.
- Light industrial uses in the larger depth parcels on the south side of Colfax, but typically not at the street frontage.
- In some locations, residential and mixed use residential uses may help to create the feeling of community that West Colfax Avenue currently lacks.
- Preserve both the larger and secondary hogbacks on the south side of US Highway 40, and protect them for future generations to enjoy the natural topography.

The introduction of new uses will be incremental and occur over time. The City’s encouragement of new or improved uses in conformance with the plan will include promotion of the ideas contained herein and matching of willing buyers and sellers. The City does not expect itself or any related economic development agencies to take on the role of land developer or assembler.
C. Building Placement

In order to create a more pedestrian friendly commercial corridor in support of the nearby residential and employment uses, new buildings should be situated closer to sidewalks. Unlike more developed urban complete streets, the change will not likely result in a solid row of buildings framing the street, however over time the street will become increasingly oriented to the neighborhood instead of passing highway traffic. Recommendations for building setback include:

- The building should be sited so it is relatively close behind the property line and adjacent to the proposed complete street 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 side or rear of the building or the interior of the overall site and screened 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 currently allowed maximum building height for C-1 zoned properties is 50 feet. At this point, the entire corridor consists of low one story buildings. The commercial highway nature of West Colfax will likely require that redevelopments be allowed to propose buildings of varied heights. However, the area represents both a gateway from the west as well as a transition into the residential part of the neighborhood on the north side of Colfax, and a transition to larger scale commercial projects to the east. In enacting form based zoning regulations for this area (anticipated to be under the Community Mixed Use zone district), Planning Commission should consider varied height zones to address view corridors of the hogback properties and foothills to the west, and to reflect the transitions into the neighborhood and transitions to the east. Additional design considerations to be added to regulatory tools implementing this plan include:

- Third (or third and fourth) story step backs should be required, to create less of an imposition on pedestrians on ground level.

- First floor areas of taller buildings facing the street should be used as retail/restaurant/service with the upper 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:

- 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.
• Building entries on street side and street corners.
• 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. Sidewalks and Edge Treatments
The complete streets treatment recommended for West Colfax will be the defining factor in the sidewalks and streetscape treatments for this area. Streetscape recommendations along West Colfax Avenue will need to balance vehicular needs with pedestrian safety. A consistent treatment across all properties will help to create a safe environment for pedestrians.

Chapter 18.40 of the municipal code requires a sidewalk and landscape area and that maintains an average of 25' in width and no less than 15 feet wide for Colfax, measured from the proposed curb location. For most properties, this treatment will be appropriate with an eight foot wide (minimum) detached sidewalk. Where the specific new building can accommodate public uses in a narrower streetscape width, Planning Commission and/or staff have the ability to adjust that width. The streetscape treatment may also vary from the suburban landscape style anticipated in Chapter 18.40 to a more urban, hardscape treatment in certain locations. The more important design feature will be the complete streets design of the roadway and the provision of safe and functional pedestrian and bike facilities.

G. Parking
In order to promote a community scale commercial area that is also neighborhood and 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.

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.

H. Public Spaces
As the Colfax corridor evolves over time, one very desirable feature will be the introduction of public spaces. A public space serves many purposes, but primarily helps to create a gathering spot for residents, employees and visitors where they can linger and connect with one another. The following recommendations for public spaces within the Area of Change should be considered:

Example of Effective Public Spaces
• Publicly accessible spaces should be easily visible and accessible from the street and sidewalk, and ideally located at a crossroads, where walking paths intersect.

• Use public spaces to provide attractive pedestrian connections back into adjacent residential and employment uses.

• Public spaces should be smaller scale, and designers should avoid creating too large of plazas, in order to provide a more intimate space for people to connect.

• 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.

• Benches and/or chairs in small groupings 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.
3.3.2 Recommendations for Golden Ridge/ Eagle Ridge Area of Change

Exhibit 4B (repeated): Golden Ridge/ Eagle Ridge Area of Change

The Golden Ridge and Eagle Ridge Area of Change is actually two distinct areas; 1) the current neighborhood retail and businesses focus along both sides of Heritage Road, and 2) the larger scale office or potentially mixed use area in the central and eastern portions of Golden Ridge that will be directly influenced by the presence of the light rail end of line station. At the October 2011 workshop, most conversation focused on the eastern end of Golden Ridge, where potentially larger scale development and redevelopment may occur. Within that conversation, there was strong support for the following general parameters:

- In different ways, the vacant Eagle Ridge parcel by the “hogback” and the vacant Golden Ridge parcels are significantly impacted and defined by the existing topography. Development of the Golden Ridge parcels must respect the impact of the current “plateau” substantially above US 6 by holding height and bulk down in proximity to their northern slope.

- The vacant Eagle Ridge parcel must be carefully designed to enhance its corner location and not detract from the “hogback” geologic feature.

- Despite some prior concerns about additional residential uses in Golden Ridge, the best future mix of land uses would be a mix of office, retail, restaurant and housing, to balance traffic impacts and peak hours, and to create continuous activity and vitality for the area.

- As much as possible, building and site designs should be pedestrian oriented rather than traditional suburban style buildings surrounded by parking.

- Overall housing in the area should encourage a mix of housing types and prices.

- New development should add to and improve sidewalk and road connections to and between the surrounding areas.

- The most critical connecting element within the vacant Golden Ridge area will be the recommended pedestrian plaza from Golden Ridge Road to the pedestrian bridge connection to the light rail station.
3.3.3 Specific Recommendations for Golden Ridge Business Park Area

A. Land Uses

The current zoning within the Golden Ridge Business Park area is a PUD that allows primarily office and light industrial uses. This zoning was approved in the mid-1990’s and may no longer reflect the best uses for the site. While there will be many design and coordination points to evaluate, the community should be willing to consider the addition of residential and neighborhood retail uses subject to the following criteria:

- Site design and building placement must respect the height and bulk limitations detailed below, to avoid a condition where new buildings “loom” over US 6.
- The character of the area should remain as mixed use.
- Site and project design must recognize that Golden is not a dense urban environment. Project design will not be as dense as downtown Golden mixed use areas and especially not as dense as transit supportive uses in Denver.

B. Building Placement

Unlike traditional complete streets and urban settings, building placement in Golden Ridge must address the relationship to the large slope and US 6, internal streets, and in some cases, the major pedestrian connection from the area to the light rail pedestrian bridge connection.

- New buildings should address US 6 architecturally, but be oriented toward the internal street and the major pedestrian connections and plazas. For lots impacted by the primary pedestrian plaza, buildings should be sited facing, and relatively close to the easement or lot line defining the plaza connection.
These buildings should have entrances and storefront design to take advantage of future opportunities for pedestrian scale uses as they become economically viable. Areas that are set aside for public space and/or outdoor seating or dining are strongly encouraged to add vitality to the pedestrian plaza connection.

The required parking for the building should be located within the interior of the overall site so that parking areas are not obviously visible to vehicular traffic or impede pedestrian access.

C. Building Height

The allowed maximum building height within the Golden Ridge Filing No. 2 PUD zoned properties is 60 feet, with a lower height within 100 feet of the property line adjacent to US Hwy 6. While these heights are consistent with the nearby condominiums and may be appropriate, a more sensitive height and bulk treatment is appropriate along the northern edges of the lots adjacent to US 6 to assure a compatible character of design. Some of the design considerations to be added to regulatory tools implementing this plan may include:

• Building height could be limited to two story and no more than thirty-five (35) feet high with seventy-five (75) feet of the top of slope along US 6 (to be specifically defined in the zoning tool.)

• Alternatively, a performance based regulation to achieve the desired relationship to the existing land forms could be pursued.

• It is appropriate to consider up to five stories and higher than the current maximum elevation above sea level for the southern parts of the property.

D. Public Spaces

The introduction to public spaces and the primary pedestrian plaza connection to the pedestrian bridge will be a crucial part of the success of the area. The following recommendations for public spaces within the Area of Change should be considered:

• The City should acquire by donation or purchase an easement or ownership of an approximate forty foot wide corridor between Golden Ridge Road and the location where the pedestrian bridge sidewalk connection reaches the top of slope, in order to assure that the desirable pedestrian plaza connection between the neighborhood uses and the light rail station is maintained. The design, ownership, and maintenance of this area should be determined with the approval of the first adjacent development.

• Publicly accessible spaces should be easily visible and accessible from the street and sidewalk, and ideally located at a crossroads, where walking paths intersect.

• Use public spaces to provide attractive pedestrian connections back into adjacent residential and employment uses.
• Public spaces can be smaller scale, and designers should avoid temptations to make them too large in order to provide a more intimate setting for people to connect.

• 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/or 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.
E. Sidewalks, Trails and Connections

In addition to the pedestrian connections to be achieved within the Golden Ridge Business Park area, the opportunities for additional short term and long term connections should be accommodated or preserved. These include the potential regional trail along the south side of US 6 from the C-470 trail west to Heritage Road or the Kinney Run trail, and connections into the Golden Ridge Condominium and Golden Terrace communities.

Exhibit 14: Golden Ridge and Light Rail Terminus Pedestrian Circulation
3.3.4 Specific Recommendations for the Heritage Road Commercial Uses and the Vacant Eagle Ridge Parcel

Exhibit 15: Eagle Ridge Vacant Parcel and Heritage Road

A. Land Uses

The current zoning within the affected portions of the Golden Ridge and Eagle Ridge PUDs allows primarily retail and office uses. The only question for this area is whether an urban village scenario for the vacant Eagle Ridge parcel would warrant consideration of residential or mixed use residential uses. This consideration should be subject to the following criteria:

• The character of the area should remain as a neighborhood retail center. Given its lack of connection to the rest of the residential neighborhood, residential uses should be approached very carefully, and not as the predominant use in any proposal.

B. Building Placement

Future building placement along Heritage Road should be treated similarly to West Colfax Avenue. Building placement in the vacant Eagle Ridge parcel must address the relationship to US 6, internal streets, and internal public spaces.

• New buildings should address US 6 architecturally, but also orient toward the internal street and public spaces.

• Buildings should have entrances and storefront design to take advantage of future opportunities for pedestrian scale uses as they become economically viable. Areas that are set aside for public space and/or outdoor seating or dining are strongly encouraged to add vitality to the pedestrian plaza connection.

• The required parking for the building should be located within the interior of the overall site so that parking areas are not obviously visible to vehicular traffic or impede pedestrian access.
C. Building Height

Current building height limitations of thirty-five (35) feet in Eagle Ridge and Golden Ridge should be maintained.

D. Public Spaces

The introduction of public spaces as key design elements of new development and redevelopment should be emphasized:

- Publicly accessible spaces should be easily visible and accessible from the street and sidewalk, and ideally located at a crossroads, where walking paths intersect.

- Use public spaces to provide attractive pedestrian connections back into adjacent residential and employment uses.

- Public spaces should be smaller scale, and designers should avoid creating spaces too large in order to provide a more intimate setting for people to connect.

- 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/or 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.

E. Sidewalks, Trails and Connections

In addition to the pedestrian connections to be achieved within the specific parcels, there are opportunities for additional short term and long term connections, shown in Exhibit 13.

The neighborhood plans are a part of the comprehensive plan, and therefore should be taken into account when planning a project within the neighborhood’s boundary. Proposed projects will be evaluated using the “Comprehensive Plan Compliance” form and reviewed with the comprehensive plan and neighborhood plan recommendations, strategies and goals in mind.
Neighborhood plans are intended as a component of the comprehensive plan and should be referenced when considering a project within that neighborhood’s boundaries. The South Neighborhoods Plan provides guidelines and recommendations for future changes, while keeping in mind the wishes of the community.

Proposed projects located within the “Areas of 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 Comprehensive Plan, and the recommendations listed in the neighborhood plan.

Character and Land Use

1. The City should enact zoning style regulatory tools for the Areas of Change to reflect community values and neighborhood plan goals. This may include use of a form based code or further enhancement of the City’s site development standards and guidelines to achieve the pedestrian oriented design approach described in the values.

2. The City should reevaluate options for bulk and character regulations for single family neighborhoods city-wide to address redevelopment changes over time.

Transportation

1. Secure the easement or right of way for the pedestrian plaza connection from Golden Ridge Road to the pedestrian bridge to the light rail end of line.

2. Complete the pedestrian bridge project and implement the planned circulator bus service by April 2013.

3. Seek to fund interim and longer term complete streets treatments for Heritage Road and West Colfax Avenue, as well as short and long term trail and neighborhood pedestrian connections.
Economic Vitality

1. In order to achieve the character, land uses, and community values recommended by this plan, 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 in the designated areas of change supportive of this plan and Golden Vision 2030 goals and values. This evaluation may lead to different approaches for the West Colfax and Golden Ridge/ Eagle Ridge areas based upon the nature of existing uses and eligibility criteria.

2. Evaluation of possible mixed use and residential uses in mixed use areas city-wide is indicating that the current value-neutral provisions of the City’s 1% growth system are not assisting in the Golden Vision 2030 value to promote the encouragement of housing. The City should consider refinements to the 1% growth system to encourage Golden Vision 2030-supportive housing, without affecting the overall amount of development allowed by the system.

Public Investment

1. As funding becomes available, the City should continue to pursue the future development of the Bachman acquisition neighborhood park site, including a possible open space use of the parcel in the interim.
Working with other Boards and Commissions

Provided below is a description of the various City of Golden boards and commissions that GURA may work with from time to time. During the retreat, staff will give examples as to how each board and/or commission could shape the implementation of specific GURA related projects.

The Citizens Budget Advisory Committee (CBAC) was created by the City Manager to advise City staff on the development, implementation, and evaluation of the annual City budget. Participation in CBAC is an opportunity not only to advise on the prioritization of how City tax dollars are spent, but also to advise our policymakers in their decision-making process.

Members review and discuss the quarterly financial reports and the current year’s revenue and expenditure projections. Many discussions involve philosophical and strategic issues which impact the budget. It is the role of CBAC members to take information learned in the meetings back into the community and to bring questions/concerns back for discussion.

Community Sustainability Advisory Board—In 2007, Golden City Council made sustainability its top priority. On December 6th, 2007, City Council adopted Ordinance No. 1789 forming the Community Sustainability Advisory Board. The primary purpose of the board is to assist the City in achieving the ten-year sustainability goals set by City Council in Resolution 1793 pdf icon and defined through specific metrics listed in Resolution 2047, as may be amended from time to time.

In order to facilitate achievement of these goals, the Board will lead, encourage, enable, and empower the citizens, visitors, and people who work in Golden, to live in a sustainable manner.

The Downtown Development Authority (DDA) was established in 2014, pursuant to the November 2013 vote authorizing its creation. The DDA is a special district entity authorized and directed by state statute to benefit the economic and community vitality of the downtown area. Beginning in mid 2014, the DDA began to take over downtown benefit programs from the Golden Urban Renewal Authority (GURA), which will begin to focus only on its other URA project areas. The DDA will also be authorized to provide tax increment economic incentives to eligible redevelopment projects, much like GURA was able to do in the past.

Funding for the DDA’s efforts will come from incremental sales and property taxes generated after 2014, a special 5 mill downtown property tax, and seed loans and grants from GURA and the City.

Economic Development Commission (EDComm) was established by Golden City Council in June of 1999. After applications were accepted for appointment to the Commission, candidates were interviewed by City Council and eight members were appointed in August of 1999. Each member has a broad base of professional and complementary expertise in the fields of finance, advertising, retail, and economic development.

The Commission’s duties include developing a structure and strategy for marketing/promoting the Golden community.
A community that includes high quality job opportunities, diverse housing, advanced transportation, superior educational opportunities, state-of-the-art infrastructure, natural environment protection, productive commercial and civic entities, fiscal health, cultural and recreational amenities, and preservation of its historic character are some of EDComm’s priorities. Golden will exhibit, in its policies and programs, consideration for future generations and recognition of the interdependence of its economy, social fabric, and environment.

**The Historic Preservation Board (HPB)** is comprised of seven members and one alternate. Chairperson and Vice Chairperson are selected from within the Board by its members.

**Board Responsibilities**

- Evaluate and determine the merits of sites for historic preservation designation.
- Conduct Certificate of Appropriateness Review for work on designated sites or districts.
- Preparing, or causing to be prepared, a comprehensive inventory of the essential structures, priority structures, and preservation areas within designated historic sites or districts.
- Increase public awareness of the value of historic, architectural and cultural preservation.
- Evaluate and comment on decisions by other public agencies affecting the physical development and land use patterns in or affecting designated historic sites.
- Make recommendation to the City Council regarding:
  - The utilization of grants from Federal and State agencies, private groups, and individuals to promote the preservation of historic or architecturally significant structures in Golden.
  - The acquisition of facade easements and the imposition of other restrictions for purposes of historic preservation.
  - Property contracts for the purpose of historic preservation where private preservation is not feasible.
  - Any other function which may be designated by resolution of the City Council.

**The Parks and Recreation Advisory Board** was created in 1982. Board members are appointed by City Council and represent Golden citizens. The Parks and Recreation Advisory Board, consisting of seven members and one alternate which serve four-year terms, makes suggestions about policies and procedures, fees and charges, acceptance of park land, design of parks, and other projects relating to the Parks and Recreation Department.

**Board Advisory Duties**

- The operation of all Divisions of the Parks and Recreation Department.
- Grant application efforts for specifically designated projects.
- Establishing department policy relating to fee structures and facilities usage and design. The Board shall provide a forum for citizen input regarding Parks and Recreation.
- The Board shall prepare a prioritized comprehensive Capital Improvement Plan that focuses on a 1 to 5 year program. The Board shall revise this program and priorities as required each fiscal year to reflect current citizen priorities and needs.
• The Board shall coordinate the long range plans of the City of Golden and the larger Metropolitan area with the Capital Improvements Plan and Parks Master Plan to include:
  • Trails shall be coordinated with the Colorado State Trail System and the Jefferson County Trail System.
  • The Board shall review and provide advice to the Planning Commission for PUD applications.
  • The Board shall periodically update Parks Master Plan as needed.

Capital Improvement Projects Priorities

In order to provide guidance to City Council in determining which parks and recreation projects can provide the biggest benefit, the Parks and Recreation Advisory Board has performed a complete review of the Clear Creek and Parks and Recreation Master Plans, wish list items and existing infrastructure maintenance requirements. Taken individually, it is difficult to assess which items are most impactful and to prioritize accordingly. Therefore, the Board has grouped projects into common areas throughout the system allowing for complementary projects to be grouped and ranked, maximizing impact for users, providing opportunities for marketing to the community and potential fundraising.

The Planning Commission, established in 1948, affords residents the opportunity to actively participate in the planning of the City and its welfare; to learn all facets of the regulations governing such functions; interact with a wide variety of citizens participating in the shaping of Golden’s future; and assume an active role in any regulation changes involving zoning and subdivision activity.

Responsibilities

The Commission shall have general supervision of all planning for the development, expansion and growth of the City and shall, from time to time, prepare comprehensive long term plans for the growth and development of the City. In the preparation of such plans, the Commission shall have the authority to conduct open, public hearings, conduct investigations, studies, surveys, prepare maps, charts, exhibits, and reports as shall be necessary; and to perform all other acts and duties necessary to the promotion of public interest and understanding of its programs and plans.

In an advisory capacity, Planning Commission makes recommendations to City Council regarding:

• Opening, closing, vacating and abandoning streets, alleys and other public ways; the location, character and use of public ways, grounds and spaces; the general location of major public buildings, structures, and facilities.
• The location, maintenance, and operation of public ways including freeways, highways, streets, alleys, boulevards, parkways, waterways, airways, airports, and other public transportation and transit facilities now or hereafter established.
• The general location, character, extent and use of parks, playgrounds, community centers, squares, public buildings and structures.
The location and extent of routes and rights-of-way of public utilities, whether publicly or privately owned.

The acquisition, extension, widening, removal, vacating, or abandoning of any of the foregoing ways, open spaces or buildings.

The study of a land use plan, showing the proposed general distribution, location and extent of residential area, industrial areas, and areas for recreation and education and other categories of public and private use of land.

Standards and regulations affecting land subdivision.

Regulations governing the use of land; the height, area, bulk and uses of public and private buildings and structures.

The adoption of traffic regulations.

The adoption of regulations and ordinances calculated to promote the healthful and convenient distribution of population in the City, for the promotion of public safety; for the promotion and development of attractive overall civic design and the development of natural resources of the City; for the promotion and development of metropolitan area planning, growth and expansion.

The Planning Commission is responsible to the City Council.

The Public Art Commission, established in 2013, affords residents the opportunity to actively participate in creating a vibrant and appealing atmosphere that contributes to the quality and identity of the City of Golden, through public art.

Responsibilities

The Commission shall have the responsibility of promoting, selecting, acquiring and maintaining public art in the fulfillment of the City’s Art in Public Places program. Commission members administer the provisions of the Public Art Commission and chapter 2.60 of the Golden Municipal Code pertaining to the Art in Public Places program, and to adopt policies and guidelines necessary for such administration.

The Commission expects to adopt procedures and guidelines:

- To identify suitable art projects for City buildings or property.
- To facilitate the preservation of art objects and artifacts that may be displayed in public places.
- To prescribe a method or methods for competitive selection of art objects for display.
- To prescribe procedures for the selection, acquisition, placement, display, rotation and deaccessioning of public art.
- To address safety and other precautions with respect to the selection, location and maintenance of public art.
- To address any other matter necessary for the administration of chapters 2.60 and 2.64 of the Golden Municipal Code and the City’s Art in Public Places program.
- The Public Art Commission is responsible to City Council.