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Chapter 1 – Welcome to the Golden Heights/Golden Hills Neighborhood Plan

The Golden Heights/Golden Hills Neighborhood 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 Golden Heights/Golden Hills Neighborhoods area and establishes parameters for public investment, building, and site design that will guide future redevelopment.

1.1 Historic Overview of the Neighborhood

The area located at the southeast intersection of Interstate-70 and Highway 6 (See Boundary Map) has several neighborhoods that were annexed into the City of Golden as far back as the early 1960’s and as recently as the mid-1990’s. These neighborhoods include; Foothill Industries, Golden Heights, Golden Hills, the commercial portion of Sixth Avenue West, and Overlook.

The neighborhood referred to as Foothill Industries was the first in this area to be developed and is considered the industrial portion of the overall neighborhood. The area was platted for industrial uses in 1961 while it was still located in Unincorporated Jefferson County. Foothill Industries was eventually annexed into the City of Golden in 1966. This particular area is prime real estate for light industrial uses due to its high visibility from Interstate-70 and US Highway-6.
The residential portion of this neighborhood is to the south, abutting the industrial uses to the north. The Golden Heights neighborhood was annexed into the City of Golden in 1962 and was platted for homes in 1963. The Golden Hills neighborhood was annexed into the City in 1964 and was platted that same year for residential homes as well.

The Overlook area, which is located along Interstate-70 was annexed in 1979 and had originally planned to be developed to accommodate commercial uses. Due to constraints related to access and traffic that the site presents, this area was platted for 92 single family residential lots in 2008.

The last area that is a part of the neighborhood plan is Sixth Avenue West and is located at the southeast portion of Hwy-6 and Indiana Street. This commercial and office area was annexed, along with the frontage road along Hwy-6 that leads to the Golden Heights/Hills neighborhood in 1995. This area accommodates several commercial uses, including a medical use, hotel, and small retail space.

Sixth Avenue Estates is located just south, adjacent to the Golden Heights/Golden Hills neighborhoods and was developed as single family residential homes in the early 1990’s. The development is located in Unincorporated Jefferson County and is clearly separated from the Golden Heights/Hills area. Adjacent to the east is the Jefferson County Fairgrounds, which is also located in Unincorporated Jefferson County. Interstate 70 runs adjacent to the west and was constructed in the mid-1960’s and created further constraints and separation between Golden proper and the Golden Heights/Golden Hills neighborhood.

1.2 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.”

1.3 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
These two structural principles are the foundation upon which the Golden community intends to act and make decisions.

- Responsive Government
  - Our city government is responsive, approachable, good at listening, welcomes participation and involvement, is fair to all parts of the city and is accountable.
- Controlled and Directed Change
  - Our community values require that we direct and manage change, assure smart growth (transportation & development), affordable housing, and sustainability. As a community, we expect sustainability that preserves the small town look, feel and character.

Community values
The Heart & Soul values comprise a set of community elements that are consistently very important to Golden residents in most or all situations. These values are to be a substantial consideration in all major community decisions. Our community values include:

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

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. This model will be shown later in this plan, under Implementation.

1.4 Project History and Neighborhood Outreach
This new Neighborhood Plan was created with significant public input from the residents of the Golden Heights/Golden Hills area. The process began in October 2013, when over 400 property owners within the neighborhoods were invited to attend a public open house meeting held by City staff. At the meeting, residents were asked to provide comments and concerns to City staff and complete a questionnaire. The questionnaire contained the following questions:

- If you were king/queen of your neighborhood, what would be your first priority?  
- What are areas of nuisance to you?  
- What types of transportation improvements are needed?  
- What public amenities are concerns or would you like to see?
A second neighborhood meeting was held on March 31, 2014 and focused primarily on addressing issues and concerns that were raised during the first neighborhood meeting. In addition to City Planning staff, representatives from departments such as Public Works, Parks, and Code Enforcement were on hand to give feedback and display conceptual drawings regarding comments and ideas shared at the first meeting about improvements they would like to see, mainly in the industrial area, as well as some type of entryway along Orchard Street that lets you know you are leaving the industrial use area and entering the residential portion of the neighborhood.

For the weeks prior to and after the scheduled meetings, Planning staff encouraged residents to partake in an online survey that addressed some of the same questions that were used during the neighborhood meetings. The online surveys were through a site called MindMixer, which is a great tool to engage citizens and gather ideas about topics related to your community. Overall, the Golden Heights/Golden Hills Neighborhood Plan category had 66 interactions. The questions used in the online survey as well as during the neighborhood meetings are as follows:

- How do you see your neighborhood 20 years from now? What will it look like?
- How would you feel more connected as a community with the rest of Golden proper?
- What was the biggest factor that drew you to live in this particular neighborhood?
- If you were king/queen of your neighborhood, what would be your first priority?
- What are areas of nuisance to you?
- What types of transportation improvements are needed?
- What public amenities are concerns or would you like to see?

Many of the responses received from both neighborhood meetings and online were similar in nature and brought many ideas on how to improve the overall character of the neighborhood and deal with the
issue of feeling disconnected from the rest of Golden proper. The comments received and the conversations with neighbors have become the basis for the recommendations for the Golden Heights/Golden Hills Neighborhoods Plan. The responses have been compiled and included as Appendix A.

Current Conditions

2.1 Neighborhood Location

The Golden Heights/Golden Hills area lies on the south side of US 6 and directly east of I-70. The industrial area, Golden Heights/Hills neighborhoods, and Overlook are west of McIntyre Street and accessed only by the 6th Avenue frontage road. The Overlook area is accessed via 4th Avenue and runs directly parallel to I-70. The other area associated with this neighborhood plan is the 6th Avenue West development. This area is located at the southeast intersection of US 6 & Indiana Street. Gladiola Street borders to the east and turns into 4th Avenue to the south.

2.2 The Neighborhoods Today

The Golden Heights/Golden Hills neighborhoods are in a unique setting due to being divided by Interstate 70 to the west and Highway 6 to the north. The topography of these neighborhoods gives many residents great views of the rest of Golden proper to the north.

Overall, the neighborhoods have not gone through much transition since the area was annexed into Golden in the 1960’s and the land was developed. When first entering the neighborhood where the 6th Avenue frontage Road turns into Orchard Rd., there is a strong sense of industrial uses and some commercial. The majority of these uses are light industrial in nature but also include some heavy industrial uses, such as a towing service and auto body shops. This area has been designated in the comprehensive plan as an “Area of Significant Change.” The residential area begins on the south side of W. 4th Avenue and has remained residential since the area was annexed and platted in the early 1960’s, and remains an “Area of Stability.” The Overlook area located adjacent to I-70 and at the end of W. 4th Ave., was platted for 92 single-family residential dwellings in 2008, however still remains undeveloped. The Sixth Avenue West area located at the southeast corner of Indiana Street & US 6 consists of commercial uses, such as hotels, a medical center, and a small strip mall. This area has also been designated in the comprehensive plan as an “Area of Significant Change.” The below map shows the existing land uses today, with the neighborhoods plan area outlined in red.
2.3 Architecture and Housing Style

The Golden Heights/Golden Hills neighborhoods have a variety of architectural styles. These styles range from post World War II ranch homes, which were built in the mid-60’s, to multi-story homes built in the 80’s. These two neighborhoods have an eclectic mix of styles and sizes. The area is fully built out with no vacant land and any type of residential development would consist of redevelopment of existing residences. Industrial and commercial use properties have a higher probability of more significant change, which will be discussed in further detail in Chapter 3 of this plan. The vacant land, known as Overlook also has the potential to be developed, but faces many constraints, which will also be addressed in more detail in Chapter 3.

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 connections to Green Mountain trails, as well as bike route connectivity through the neighborhoods, past Golden Heights Park and through to Rooney Road, which then connects to the shared use path leading to the Golden light rail station and the Golden trail network. The connection through the end of the Overlook area, which leads to Rooney Road, also connects with the major bike/pedestrian trail that runs adjacent to C-470 and eventually leads to Douglas County to the south and beyond.
Golden Heights Park hosts many soccer tournaments throughout the summer months and provides residents with amenities such as basketball courts, a baseball diamond, and one of the City’s two skate parks. At the March 31st open house, residents were given the opportunity to provide input on several options for playground improvements. After receiving input at the open house and through other various methods, the Parks Department upgraded the playground in 2014 to a much needed, new and improved structure, seen below.
2.5 Commercial, Retail and Industrial Spaces

Commercial, retail and industrial uses are situated throughout all of the sixth Avenue West area and on the east and west sides of Orchard Street, in between the Sixth Ave. frontage Road and W. 4th Avenue. The Sixth Avenue West area located at the southeast intersection of US 6 and Indiana Street contains only commercial uses, mostly consisting of hotels, medical facilities, and retail space, which includes an Italian restaurant, a liquor store, and other neighborhood commercial uses. While this commercial and retail space is not directly adjacent to the Golden Heights/Golden Hills neighborhoods, many of these services provide important amenities to those neighborhoods.

The industrial area in between the Golden Heights/Golden Hills neighborhoods and the 6th Avenue frontage road provides a much different character to the area with services such as auto body shops, a towing yard, and other light and heavy industrial uses. The industrial area, as well as the Sixth Avenue West area is noted in the City's Comprehensive Plan as “Areas of Significant Change.” Discussion and recommendations, mainly for this industrial area, will constitute the majority of Chapter 3.

2.6 Transportation, Streetscape and Sidewalks

Throughout a majority of the residential areas within the Neighborhoods, there are wide right-of-ways, typically with narrow sidewalks and large expanses of asphalt. The City Council adopted the “Complete Streets” resolution (Appendix “X”), 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.

Connectivity to and from the Golden Heights/Hills neighborhoods and industrial area is unique in that there is only way in and one way out the neighborhood, via the 6th Avenue Frontage Road. Many residents expressed their dislike of this situation, but many residents expressed that they enjoy that there is not much through traffic in the neighborhood.
During the neighborhood outreach process, many citizens voiced their concerns regarding connectivity where Orchard turns into the 6th Avenue frontage road, as well as some type of streetscape along Orchard, which could be implemented to clearly distinguish a separation from industrial to residential. Both of these concerns will be addressed in the recommendations portion of this Plan.

Many residents also expressed their frustration with the lack of bus service within the neighborhood, since the 17 line was scaled back to terminate at the Red Rocks station. Unfortunately, RTD has stated that there is not enough demand at this time, due to the small population and isolated nature of the area, to justify providing Call-n-Ride bus service to the area.

**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. This chapter will address the recommendations for the “Areas of Change”, as well as address smaller scale changes and additions. This chapter will also address recommendations for public investments, such as streetscape improvements, neighborhood park investments, transit service and sidewalk and safety improvements.
3.1 General Neighborhood Recommendations

The residential area of the Neighborhood 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 family 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 “Areas of Significant Change” within the Neighborhood Plan, which may have potential changes over the years. This section will establish parameters and general recommendations for the neighborhood (referred to on Exhibit “X” as “Areas of Stability & Areas of Significant Change”).

3.2 Transportation and Streets

Based upon the neighborhood input received during the public outreach process, the City should pursue the following in order to enhance the Golden Heights/Hills Neighborhood’s ability to be walkable, bikable, and accessible to all:
Walkability/Traffic Calming

Many of the concerns raised during the two neighborhood meetings were in regards to residential separation from the industrial portion of the neighborhoods. A feeling of transition or entryway, dividing the two uses, especially along Orchard at W. 4th Avenue was mentioned by many residents. During the follow-up open house meeting, the Public Works Department displayed three different concepts to residents, which showed different entryways to help divide the industrial and residential uses at the intersection of Orchard Street and W. 4th Avenue. All of the concepts include streetscape features that soften the corners and create friendlier pedestrian connectivity at the corners. Bump outs would also be added to help narrow the traffic lanes and help slow down traffic entering the residential neighborhoods. Residents who attended the meeting were asked to choose which concept they liked the most. Concept “C” received the most votes and is attached at the end of this plan. These improvements will be considered in the mid to longer term due to costs and the need for traffic calming at this intersection.

Connectivity/Access

The Golden Heights/Golden Hills Neighborhoods, Foothill Industries, and Overlook area are all unique in that the 6th Avenue Frontage Road serves as the main access to and from these areas. The Overlook area is accessed by W. 4th Avenue which runs parallel to Interstate 70 and also is the access to some of the parking for Golden Heights Park.

Sixth Avenue Estates is a development located just south of the Golden Heights/Golden Hills neighborhoods and is located in Unincorporated Jefferson County. When these single family homes were developed, there was a lot of opposition from the residents of Golden Heights/Hills for a second access to connect the two developments. There were many comments received at the open house meetings about a second access serving the neighborhoods. At this time, there are no plans for any type of second access, and retrofitting a second access would be challenging.

Adequate connectivity for cyclists traveling through the neighborhood was also a concern brought up during the outreach process. Bike route signs are posted throughout the neighborhood to help navigate cyclists between McIntyre Street and Golden Heights Park. There were some concerns raised about the amount of cyclists on the sidewalk on the south side of the park, and the overall safety for pedestrians in this area. There is the potential to widen this portion of the sidewalk to 10’ or 12’ feet and have a shared route for walkers and riders. Cyclists will typically use this route to access the trail at the end of W. 4th venue, which links up with either trails on Green Mountain or Rooney Road.

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 Golden Heights/Hills area,
the West 6th Avenue Frontage Road and McIntyre Street have been designated as “completed projects” for bike and pedestrian improvements and within the 6th Avenue West area, an “existing trail system” is shown on the “Priority Complete Streets Corridors” map.

There were also concerns expressed about the lack of bicycle and pedestrian connectivity with the rest of Golden, due to the highway and arterial roads that act as barriers to non-motorized traffic. While there is currently a way for cyclists to get from the area to central Golden via bike paths and Rooney Road, it is not very direct. Short of large investments to build bridges or tunnels to circumvent these highways, it is difficult to see a solution to this issue.

Transit access is another difficulty in the area, due to the lack of connectivity, highway barriers and the small population that lives in Golden Heights and Golden Hills. RTD has limited resources and must give priority to where there is the greatest need, as well as the connectivity to make their scheduling and routing work within the surrounding service area. In addition to wanting service to central Golden and the light rail station, residents expressed the desire for transit service to the Colorado Mills area as well. While no solution is available at the time of writing, staff will continue to work with RTD to provide transit service to the neighborhoods in the future.

3.3 Golden Vision Value Driven Recommendations

Enhance safe and convenient access for pedestrians and cyclists by means of the following:

- Provide safe, convenient and well maintained biking and walking opportunities appropriate for all ages and ability levels.

- Commit to providing convenient and affordable public transportation and commuter options.

- Commit to fostering multi-modal opportunities (trails, paths, pedestrian bridges, roads) that enhance and maintain universal access, mobility and connectivity within and throughout the community.

- Commit to ongoing dialog regarding potential connectivity solutions to the South Neighborhoods.

Enhance the active outdoors/environment by means of the following:

- Design and implement neighborhood park improvements for Golden Heights Park. Funding was budgeted for 2014 to make improvements to the playground structure in Golden Heights Park and should be completed in 2014.
• The City will continue to look at ways to enhance improvements within the park. Many residents expressed interest in a community garden within the park. There is the potential to set aside an area for this; however, someone would need to be in charge of continually maintaining this area.

• For new development within the areas of change, there shall be provisions for gathering spots and other outdoor space.

Enhance safe, clean, quiet neighborhoods by means of the following:

• Seek solutions to the regional transportation corridors adjacent to (and near) the neighborhoods (US 6 and I-70) that enhance neighborhood stability while providing appropriate access. One key issue is noise along Interstate 70 and the potential for a sound wall. The City would need to work with the Colorado Department of Transportation, since any type of sound wall would be in their right-of-way.

• Tailor zoning and infill development regulations to assure the compatibility of the limited redevelopment expected in the 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.

• More enforcement for areas of stability to help mitigate nuisances within the neighborhood as well as the adjacent industrial areas.

Enhance local business activity in the Foothill Industries and Sixth Avenue West neighborhoods by means of the following:

• Encourage and permit neighborhood scale businesses in the Foothill Industries and Sixth Avenue West areas of change.

• Seek to improve direct pedestrian connections from existing residential areas to neighborhood commercial uses.

3.4 Residential Areas

With single family residential development mostly complete within the Golden Heights/Golden Hills Neighborhoods, the main form of single family development will either be additions, remolds, or whole lot redevelopment. Remodels and redevelopment of homes should take into account the neighborhood character and style.
3.5 Areas of Significant 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. These “Areas of Change” are identified as areas where the property may be redeveloped for a better use of space in coming years or even decades. These areas are generally already developed but can benefit from either a complete redesign or merely improvements over time. In this neighborhood plan, the exact boundaries of the areas of change are being refined as discussed below.

One “Area of Significant Change” in the Golden Heights/Golden Hills plan is located in the Sixth Avenue West area adjacent to Indiana Street and US 6 and consists of all commercially used properties, primarily hotels, a medical center and small retail stores. This area is completely built out with no changes expected in the near term.

The other “Area of Significant Change” within the Neighborhood Plan is Foothill Industries and is located adjacent to the Golden Heights/Golden Hills neighborhoods to the north and is at the southeast corner of US 6 and Interstate 70. This area primarily consists of industrial uses such as auto body shops, a towing yard, and other light and heavy industrial uses. This area is also completely built out with no changes likely for years to come.

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 Golden Heights/Golden Hills Neighborhoods Plan aims to provide guidelines and recommendations for future changes, while keeping in mind the wishes of the community.

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 “Areas 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 the neighborhood character and values are preserved and enhanced.
Character

The City should continue to enhance the residential character of the neighborhoods and work with residents to make all modes of travel safer and more accessible to all. The City should work with residents on the establishment of neighborhood groups or organizations to empower area residents and provide a communication network for ideas and concerns.

Land Use

The City should work with the community to provide appropriate transitions between different use areas and mitigate any impacts. The greatest potential for change in the area relates to the vacant land known as “Overlook,” which is adjacent to I70 and accessed via 4th Avenue. This has been platted for 92 single family homes for many years, though market forces have kept it undeveloped to date. It should be noted that the property needs no further public approval prior to development unless there is a request for a rezoning to another use or a replat to change the lot configuration. If single family homes continue to be unviable in this location, the owner may wish to propose another use, which would begin a public process with opportunities for neighborhood input that draws from Golden Vision values.

Housing

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

Continue to work with RTD on the establishment of transit service for the area, with potential connections to light rail, Colorado Mills, Lakewood and central Golden.

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 industrial development supportive of this plan in designated areas of expected change.

Public Investment

The City should continue to pursue the implementation of an enhanced streetscape along Orchard Street to provide a more pedestrian feel, slow down traffic, and help to create a feeling of separation between the industrial and residential uses.

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

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.

**Community Connectivity**

The City should look for ways to foster community events and get the neighborhoods more involved in activities that can create a feeling of connectedness with the Golden community. Examples might include community gardens, neighborhood block parties, farmers market, or joint initiatives with the nearby Jeffco Fairgrounds and Foothills Animal Shelter.

**Existing Conditions**
Concept A – Orchard & 4th Ave.

Landscape and wall edge extends 50 feet to the east and west of the intersection.

Island with small sign monument and widened sidewalks acts as a traffic calming feature.

Small center island with sign monument and enhanced pavement cross walk.
Concept B – Orchard & 4th Ave.

Bulb outs with landscape, walls and brick monuments
Concept C – Orchard & 4th Ave.

Brick monuments with bulb outs and landscape create a neighborhood gateway transition.

Brick walls with landscape space creates a more friendly elegant edge.

Bulb outs with landscape breakup the wide straight pavements and screen some of the parking.

Existing Conditions this area