

GOLDEN HEIGHTS/GOLDEN HILLS NEIGHBORHOODS PLAN



December 2014

Golden Heights/Hills Neighborhoods Plan

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GOLDEN HEIGHTS/HILLS NEIGHBORHOODS PLAN

WELCOME TO THE GOLDEN HEIGHTS/GOLDEN HILLS NEIGHBORHOODS

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 Neighbhoods

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.

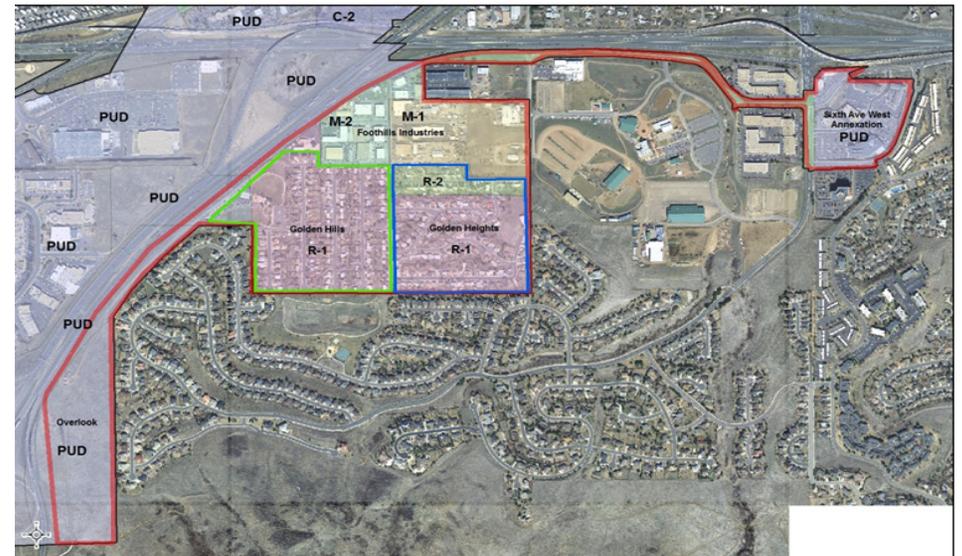
The residential portion of this neighborhood is to the south, abutting the industrial uses to the north. The Golden Heights neighborhood was annexed into the City of Golden in 1962 and was platted for homes in 1963. The Golden Hills neighborhood was annexed into the City in 1964 and was platted that 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.





GOLDEN HEIGHTS/HILLS NEIGHBORHOODS PLAN

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.”

1.1 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





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

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

- o 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.
- o 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.

1.3 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?

**HISTORIC OVERVIEW OF THE
NEIGHBORHOODS**

THE VISION

THE VALUES

**PROJECT HISTORY AND
NEIGHBORHOOD OUTREACH**

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.



**Neighborhood Input
Community Open House
October 29, 2013 & March 31, 2014**





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." Exhibit A shows the existing land uses today.



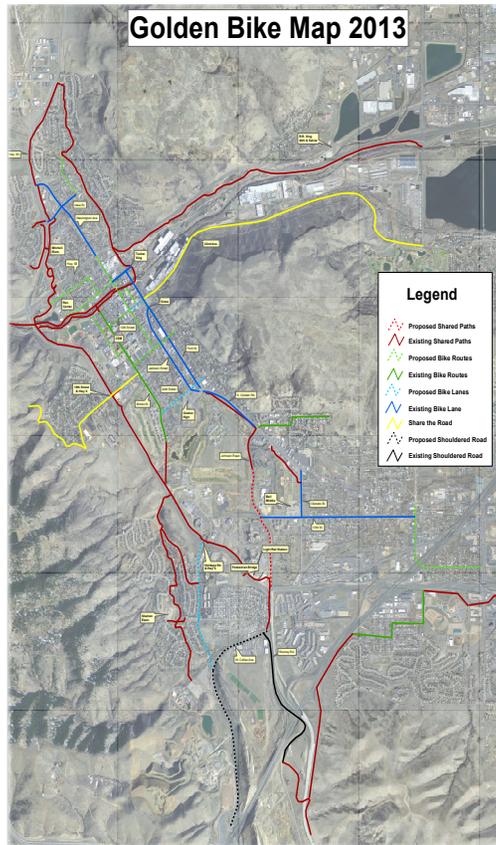
Exhibit A
Existing Land Uses

2.3 Architecture and Housing Styles

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 "B" as "Areas of Stability & Areas of Significant Change").

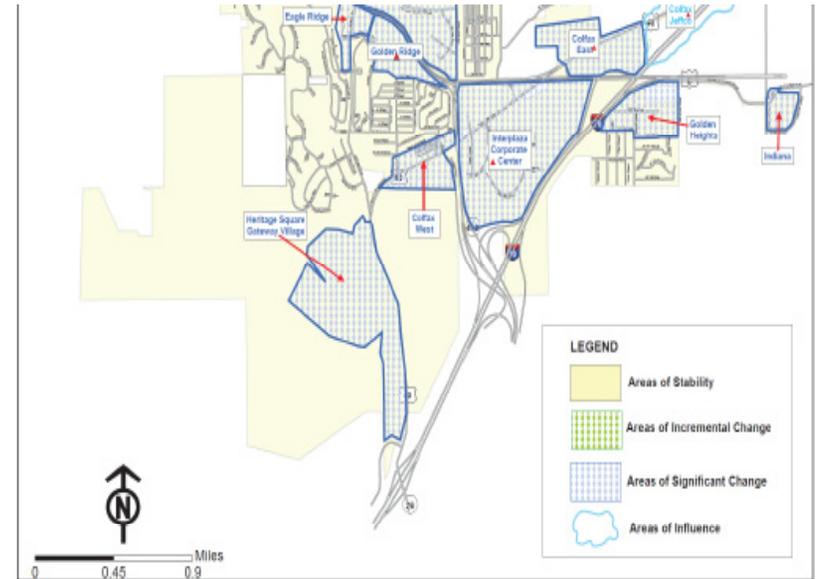


Exhibit B

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.

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 in the near term.

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.
• Work with CDOT during future overpass, underpass and highway replacement to provide bike and pedestrian connections from Golden Heights/Golden Hills to destinations north and west.
• 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 located in 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, remodels, 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.



DIFFERENCES BETWEEN AREAS OF STABILITY, INCREMENTAL CHANGE AND SIGNIFICANT CHANGE

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



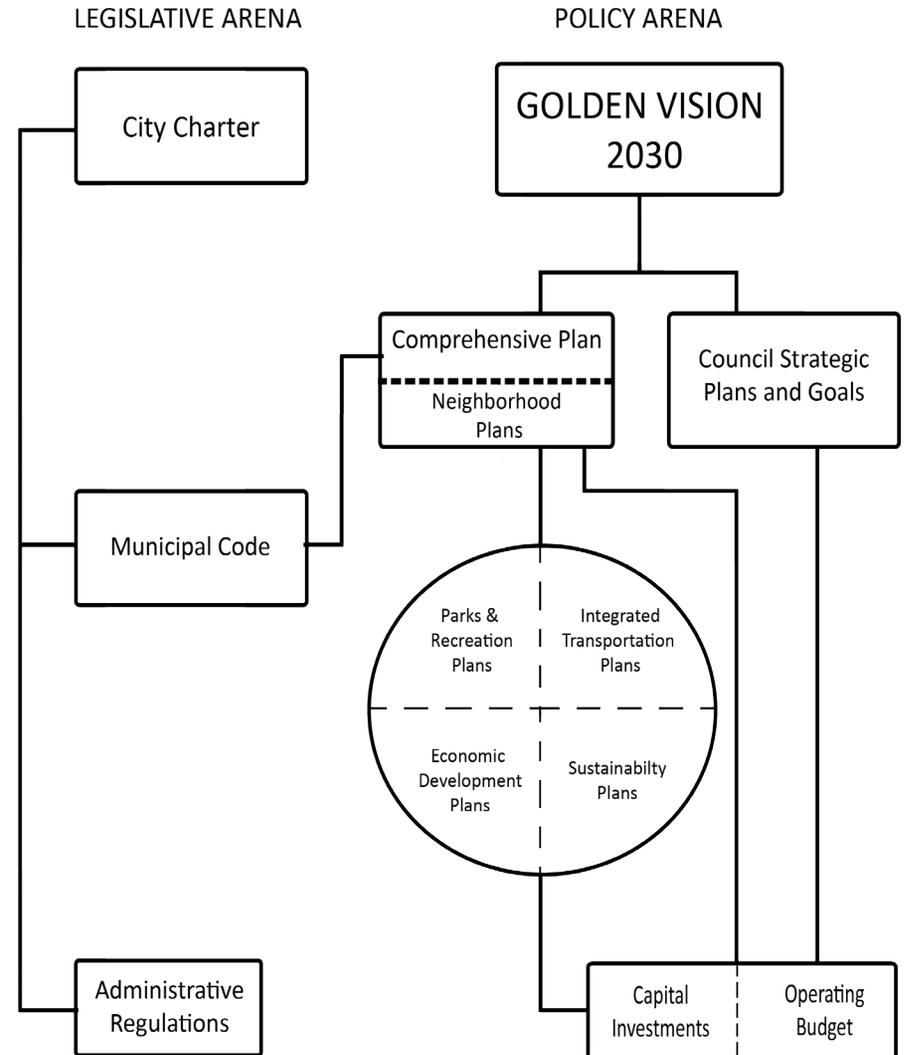
IMPLEMENTATION

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.

As shown in Exhibit C, 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.

EXHIBIT C HOW THESE PLANS ARE USED





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.

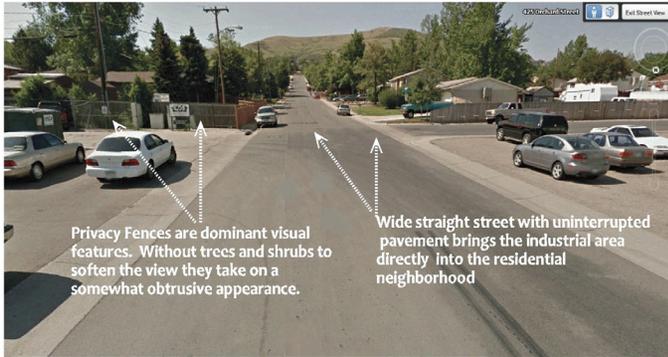
Ensure that storm water quality standards are met with all new construction and consider requiring infill development to design storm water detention to mimic predevelopment hydrology, even for building additions. Opportunities for innovative porous landscape detention geared for urban areas should be 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.

Entryway/Traffic Calming Concept from 3/31 Open House

EXISTING CONDITIONS



DRAFT





CONCEPT "C"



APPENDIX A

Open House Meeting
Comments &
MindMixer
Comments

From 10/29 and 3/31 Open
Houses

Answers to your questions/comments from 10/29/13 open house

Code Enforcement:

Q: Homes with too much junk stored in front and back yards.

A: Code Enforcement makes several trips a week to the Golden Heights/Hills neighborhood and has several open cases regarding junk in yards.

Q: 4th Avenue business traffic (mainly towing company) blocks the road.

A: Zoning allows tow trucks to be parked on north side of the 4th Ave., but not the south.

A: Loading and unloading is what blocks the street and Code Enforcement attempts to monitor that when they are in the area.

Q: Paint odors fill neighborhood for several blocks.

A: Code can initiate a complaint and potentially have State investigate. This is very subjective when odors cannot be a nuisance beyond the property line.

Q: Loud music from a lot of homes.

A: Code Enforcement receives numerous calls and is continually addressing music complaints.

Answers to your questions/comments from 10/29/13 open house

Parks:

Q: Community garden area at Golden Heights Park.

A: Could potentially set aside an area for this, but someone would need to be in charge of continually maintaining this area, which could be an issue.

Q: Update to skate park and playground:

A: Funding was budgeted for 2014 to make improvements to the Golden Heights Park playground. Input will be taken at the 3/31 Open House.

A: No plans right now to update the skate park.

Answers to your questions/comments from 10/29/13 open house

Public Works (Bikes & Orchard Entrance):

Q: Provide clearly marked bike lanes on roads with better connectivity throughout the neighborhood.

A: Route signs are posted and residential streets do not have enough bike traffic on them to have designated bike lanes.

Q: Post signs warning of “blind driveway” & “children at play” on the corner where Moss Street turns into W. 3rd Avenue.

A: This provides a false sense of security and actually creates a more dangerous situation.

Q: Provide bike lanes/paths and sidewalk along 6th Ave. frontage road between McIntyre & Orchard.

A: There are safer alternative routes via McIntyre.

A: Potentially a sidewalk on the south side of frontage road west of McIntyre.

Q: Get bikes off walking path in Golden Heights Park.

A: Could potentially widen the sidewalk to 10' or 12' and have shared routes

Q: Provide streetscape improvements such as; crosswalk at Orchard & W.2nd place, chicanes, benches, archway entering residential portion of the neighborhood.

A: Volume is too low for a crosswalk at Orchard & W. 2nd Place

A: Could provide some sort of entryway at Orchard & W. 2nd that also narrows the travel lanes to slow traffic and create shorter pedestrian crossing.

Q: Speed bumps or slow signs where 4th turns into service road along I-70.

A: Traffic calming will happen if the Overlook area gets developed.

Q: Expand where Orchard turns into frontage road.

A: Possible sidewalk along southern side.

Q: Second access into and out of the neighborhood.

A: Many comments during the 10/29 open house were for and against a second access. There was also a lot of early opposition for a second access when the 6th Ave. Estates development went in. There are no plans for a second access.

Q: Some type of cleaner fencing along 6th ave. frontage road and along I-70.

A: The City will need to contact CDOT to discuss maintenance and any possibilities for better fencing options. Options will also need to be affordable and be able to withstand strong winds in the area.

Total attendees for the 10/29/2013 Open House were 33.

What are areas of nuisance to you?

Dots:

Noise = 6

Code Enforcement in General = 9

Vehicles Parked on Street = 3

Residential Neighbor Issues = 2

Industrial Neighbor Issues = 6

Specific Comments:

- “Neighbors homes in absolute trashy condition for years and nothing ever done by Code Enforcement.”
- “Cut noise from I-70 to 6th”
- “No barrier in between industrial area & homes.” “Possibly install archway”
- “Chain link along 6th Avenue looks junky, not maintained.”
- “Dog from Bodacious Diesel roams & dog mess is left in yard. Have complained several times.”
- “Be consistent in applying laws from one neighbor to the next.”
- “Street lights on 4th Avenue.”
- “Towing company on 4th always blocks street & idles vehicles for long periods of time. Fumes are toxic.”
- “Replace light (over sidewalk) near corner of Moss St. & W. 3rd Ave. Current light used at this location is inappropriate & does not support light discipline. Light should illuminate sidewalk area only.”
- “Many homes appear to use their home and property as junkyard. It’s hazardous as a fire hazard brings down property values lowering tax revenue.”
- “Continual noise violations from residential neighbor reported, but no improvement from residence. Suggested fine for continual loud music to City of Golden with no response.”
- “Truck noise from I-70, especially the brake noise.”
- “Parking on W. 4th wrong direction, illegally parked, traffic congestion.”
- “Need to enforce weed laws.”
- “Paint odor from auto repair fills neighborhood for several blocks.”
- “Cats are allowed to roam everywhere!”
- “Need to enforce snow removal laws.”
- “Neighbor with work equipment in front yard & parked on street corner, Poppy & 4th.”
- “Business trash dumpsters not in a walled area.”
- “Need brick retain wall on frontage road and on ramp to Hwy 6.”
- “Keep industrial buildings cleaned.”
- “Would like to see I-70 noise wall.”
- “I-70 noise, please help.”

What public amenities are concerns or would you like to see?

Dots:

New Parks = 2

Park Improvements = 2

Parking = 1

Streetscape Improvements = 7

Traffic Calming = 5

Specific Comments:

- “No traffic calming please.”
- “Was a fire (house) in the neighborhood 2 years ago, took fire trucks 13 minutes to get here. Metro Fire 6 is 1 mile away but couldn’t come because Golden didn’t ask for help. 2 houses burned. Would be nice to have agreement to allow Metro 6 to come into area.”
- “Need Fire Districts IGA.”
- “Orchard & W. 2nd Pl. need crosswalks and intersection repair. Example....Murals, benches, gardens, pick your own berry patch, crosswalks, chicanes w/edible ecosystem gardens.”
- “Need a neighborhood assessment. How is everyone’s health, with all the pollution?”
- “Community garden & edible forest garden at Golden Heights Park (Out of the soccer fields).”
- “It would be nice to see improvements in Code Enforcement. The house that burned was littered with combustible objects that were not properly stored. This house was a hazard before the fire. Code Enforcement in the neighborhood should be enforced!”
- “Repave the road in front of tow truck business, very bad.”
- “2nd & Norse, yield sign on 2nd is ignored”.
- “4th Ave. traffic business blocking the road.”
- “An arrangement with West Metro to help with fires in our area.”
- “Sound barrier for highway traffic noise.” X 2
- “4th Ave. traffic problem with industrial businesses.”
- “New concrete features at the skate-park, “community built”.”
- “Build a bike park trail or two at Golden Heights Park.”
- “Traffic calming chicanes on Orchard St. that harvest water and grow fruit and nuts.”
- “Better fire dispatch options. West Metro should be able to service our area in an emergency to save lives.”
- “No more ego driven fire district B.S.”

What types of transportation improvements are needed?

Dots:

Bike = 7

Transit = 5

Vehicle Access = 5

Specific Comments:

- “Need public bus transportation in our neighborhood.”
- “Lack of public transit in our neighborhood.”
- “We need more RTD service in our neighborhood.”
- “Need more options to use alternative modes of mass transit. Upgrade RTD stop/build us a bridge.”
- “Neighborhood bus service to the RTD lines.”
- “Need bike lanes on the ground.”
- “Get the bikes off of the service road and onto the bike path.”
- “Post sign warning of “blind driveway” & “children at play”. We’ve already had several ‘near misses’ at that location.” Corner where Moss Street turns into W. 3rd Ave.
- “A second access/exit would only create more traffic, higher speeds. We don’t need this.”
- “Too much reliance on SOV and repair of SOV dominant in industrial parks.”
- “Sidewalk Indiana to Colfax. Bike path sidewalk. Something along 6th Ave. south side.”
- “Bike traffic not using bike route.”
- “Bikes do not obey traffic laws.”
- “Bikes on service road between McIntyre & Orchard are a big hazard. Also pedestrians walking to/from work in industrial area.”
- “Add second access from the Golden Hills division.”
- “Raise speed limit back up to 45 on service road into Golden Hills.”
- “Get bikes off walking path in Golden Heights Park.”
- “End of 4th Avenue, weekend so many cars and they are fast. Speed bump, reduce speed limits.”
- “Put the right turn lane back at S.B. Indiana to W.B. service road.”
- “There is no way to get from Golden Heights to downtown Golden by bike except traversing several dangerous intersections. Yet the north areas seem to get a new bridge every other year.”
- “I am for a second access route – end one way in/one way out.”
- “Expand corner at bottom of hill (where Orchard turns into frontage road). Wreck every winter, no room for bikes, walking, etc.”

If you were king/queen of your neighborhood, what would be your first priority?

Dots:

Nuisances/Code Enforcement issues = 9

Vehicular Transportation = 2

Pedestrian and Bike Amenities/Connectivity = 5

Land Use Changes = 4

Specific Comments:

- “A residential home is not a junkyard; it’s a fire hazard affecting my safety and well-being, lowers my property value and lowers Golden’s tax revenue.”
- “Remove Denver Wrecking!! Trucks block traffic flow and idle with fumes.”
- “Orchard/W. 2nd Place – Mural, crosswalks, archway, chicanes on Orchard & W. 2nd Place.”
- “Put solar panels on our roofs & help us go green. Incentivize our neighborhood.”
- “Study the air quality and get those businesses releasing toxic stuff into the air to stop or move or upgrade and/or time their releases to times when children are not at bus stop.”
- “Need extra entrance/exit.”
- “No extra entrance/exit.”
- “No extra entrance/exit.”
- “Remove industrial along 4th Avenue to create a space between residential & industrial.”
- “Industrial area at bottom of neighborhood (namely car body-shop) accident hazard.”
- “Put speed bumps on Orchard.”



Topic Name: Community Connectedness

Idea Title: We don't want to be more connected.

Idea Detail: We bought in the golden heights/hills community because it is off on its own, crime rates are low because access is limited. Honestly, I do not want to be more connected and I would say that most people living in this neighborhood would agree. It is quiet and secluded we know everyone in the neighborhood, why would we want to change that.

Idea Author: Stacy G

Number of Seconds 0

Number of Points 3

Number of Comments 1

Comment 1: Stacy G3 hit the nail on the head - that's exactly why we purchased here in the Golden Heights community! | By Denise D



Topic Name: Living in Your Neighborhood

Idea Title: Driving access, open space proximity, light rail 15 minute walk.

Idea Detail: Other benefits - I can mountain bike or road ride from my front door. Kinney Run access is awesome as well. The lights being removed and the round-robins going in on Heritage is fantastic

Idea Author: Jeremy H

Number of Seconds 0

Number of Points 4

Number of Comments 0

Idea Title: Continue to advocate for the harmony of nature & urban life.

Idea Detail: I love this neighbor hood because it has great views, is a cul-de-sac and Animal Control responds to rattlesnakes in the urban yard.

Idea Author: Marie G

Number of Seconds 0

Number of Points 3

Number of Comments 1

Comment 1: I agree completely we have the best of both worlds!!! We have the small community feel but can travel for just a few minutes and be in the city. I really don't want more access to our neighborhood because it brings in people that don't necessarily belong here. The fact that it is just one big cul-de-sac reduces crime because there is only one way in and one way out. I am perfectly happy with the way it is!!! | By Stacy G



Survey: King/Queen of Your Neighborhood

Question: If you were king/queen of your neighborhood, what would be your first priority?

Nuisances/Code Enforcement issues : 3

Vehicular Transportation : 0

Pedestrian and Bike Amenities/Connectivity : 4

Land Use Changes : 3

Comments

Number of Comments 3

Comment 1: It would be great if there were bike trails that led from my neighborhood to Colorado Mills area. | By Sandra L

Comment 2: I would put an actual trail up from Cascade Drive to Cressman Court; put a bridge over Tucker or Cressman Gulches so resides can easily get to the Tucker Trail; put community solar panels at the end of Cascade Drive; have the City Forester maintain the trees along Cressman & Tucker Gulches. | By Kris N

Comment 3: I would be an actual trail up from Cascade Drive to Cressman Court; put a bridge over Tucker or Cressman Gulchs so resides can easily get to the Tucker Trail; put community solar panels at the end of Cascade Drive; have the City Forester maintain the trees along Cressman Gulch. | By Kris N



Survey: Nuisances

Question: What are areas of nuisance to you?

Noise : 4

Code Enforcement in General : 3

Vehicles Parked on Streets : 1

Residential Neighbor Issues : 3

Industrial Neighbor Issues : 2

Comments

Number of Comments 3

Comment 1: Mines Student parties, especially during peak periods like E-Days have been drawing bigger and bigger crowds.

| By Rachel G

Comment 2: People do not realize how their voices travel up and down a creek. Nothing anyone can do except neighbors talking to neighbors. | By Kris N

Comment 3: Mostly trees that are too low.

Also, the noise at night from the parking lot of the Loaf N Jug is really ridiculous on Friday and Saturday nights. Based on the trash people there throw out their window and onto the street right there, it seems to be alcohol related. Would love to see the Golden Police stage there a little more often on Friday and Saturday nights. | By Jeremy H



Survey: Transportation Improvements

Question: What types of transportation improvements are needed?

Bike : 3

Transit : 6

Vehicle Access : 1

Comments

Number of Comments 3

Comment 1: Work with RTD to reopen the bus #17 route since there is currently no direct & easy way from Golden to access the areas served by that dropped route. Also increase the night & weekend hours for the shuttle from the Jeffco Light rail station into Golden since the light rail runs late but the shuttle shuts down early. Makes no sense - particularly to those of us who do not have automobiles. | By Gary L

Comment 2: Thank you for your comments, Gary. These topics are specifically related to the Golden Heights/Golden Hills neighborhood, located up by the Jeffco Fairgrounds. I will pass along your comments though. Thanks. | By Nick E

Comment 3: I can not believe RTD did provide good service to Golden after 8:00 pm. The primary time I go to downtown is to see a play or for dinner, so I wish we had better service after 8:00 pm. | By Kris N



Survey: Public Amenities

Question: What public amenities are concerns or would you like to see?

New Parks : 2

Park Improvements : 5

Parking : 2

Intersection Improvements : 2

Streetscape Improvements (Wider Sidewalks, Trees along sidewalks, Lighting, Public Art, etc.) : 10

Traffic Calming : 1

Comments

Number of Comments 5

Comment 1: There is a very narrow stretch of sidewalk along Ford, just below Idaho St (South of Idaho, on west side for Ford). The flower boxes in the middle of the road for speed control do not work, and push the vehicles towards these very narrow sidewalks. In the morning, when walking the children to school bus stop, there are many vehicles using Ford on their way to work. This is a dangerous situation. | By Timothy W

Comment 2: There are several projects in the Clear Creek Plan that really ought to be completed including the Skate park near the ball fields and the Band shell in Parfet park. Also the city should consider talking to the Foss Family about making a land swap with them the lot behind the Foss building for the location of the brown lawyer building and Foss employee lot at the Arapahoe and 12th/13th intersection. Then the city could put a parking structure on the west side of the Washington Shopping district. Allowing shopping parking along with Mines Event parking options. | By Rachel G

Comment 3: Yes Skatepark is a must! Why should our youth have to travel to other towns when we could build a better park here. | By Ronald C

Comment 4: Removing the neighborhood parking lot for North Table is one of the worst ideas I've heard. If you close that off, you force everyone who wants to use a local access to now DRIVE to the trailhead off of 93, or worse, walk along the highway to get to the parking lot.



Terrible idea. You want kids and dogs in the neighborhood to walk along the highway? Really? To what gain? Build another house there? Sell the lot? Collect a little bit of sales and property tax? Shame, shame, shame. | By Jeremy H

Comment 5: I was amazed that you wanted to remove two parks from my area. The parking lot for North Table gives you the ability to leave the area and turn left, which the one at the base of the mountain does not. Would like wider streets so it is easier to walk with people. Love trees - as many trees as possible to keep area cooler - shade is a marvelous thing in the summer. It is difficult to get the city to maintain trees on their property though. | By Kris N



Topic Name: Future of Your Neighborhood

Idea Title: Parking structure/ Foss lot from 12th-13th.

Idea Detail: I would like to see a parking structure in that area, with opening into the alley, on the north and south sides, retail shops, etc on first floor, flanking the parking of 4 floors, on the west side, and above the retail, I would have condo living, with access to their homes from the parking garage floors. Even a 3 floor parking with retain and condos would work in this space!

Idea Author: Karen O

Number of Seconds 0

Number of Points 11

Number of Comments 3

Comment 1: I certainly think another parking structure as described would be a benefit. I think the engineering/architecture would be a challenge in keeping with the vision of the area. Not to say it couldn't be done, but it would be a difficult bit of architecture, plus you would lose the parking and street parking there now while the building was being constructed. | By Jeremy H

Comment 2: Interesting! I was on the Downtown Ideas when I wrote it! I have such problems with this web site! Think I will opt out of the process! | By Karen O

Comment 3: Hi Karen, thank you for your comments and they will be passed along, but these topics are under the category of Golden Heights/Golden Hills Neighborhood Plan, which is specific to that neighborhood only (located by the Jeffco Fairgrounds). Thank you again for your comments. | By Nick E

Idea Title: Need better information about the US 6 changes first..

Idea Detail: If done well, the US 6 & 19th st grade separation could be a nice improvement. Connect the neighborhood with the rest of Golden. Add a light rail stop! Limit the free way expansion to 2 lanes.

Idea Author: Lawrence W

Number of Seconds 0



Number of Points 3

Number of Comments 1

Comment 1: I don't think the proposal showed any changes to the number of lanes. While I think a light rail stop would be great there, I find it extremely unlikely they will add to the terminal since it ends at JeffCo now. Folks will either have to walk to the station on the very nice concrete path, or take one of the RTD city green buses. | By Jeremy H

Public Works Comments from 3/31 Open House:

- *I like concepts A, B, and C. Go all the way up to 1st & beyond – Down 1st*
- *McIntyre Street needs sidewalk maintenance*
- *Concept C without pillars*
- *Orchard needs to be left alone as far as landscaping. Have better snow and ice removal.*
- *Our address is 340 Orion Street. We continually have issues with people parking in front of our house. I understand this is legal (if parked less than 24 hrs), the fact of the matter is we don't have a garage and only parking for us is in front of our house. It becomes a safety issue when cars/trucks are parked beyond stop sign – visibility is limited. Vehicles also continue to park along 4th (4th & Orion) on the corner. When we pull out it becomes another safety issue. We can't see if cars are coming. I'm looking for: Enforcement, solution, and businesses aware of where customers can park; proximity to stop sign on corner.*
- *Speed limit sign & children at play sign on 4th & Poppy. Soccer moms speeding going to the ball park now that they know that's quicker than going up to the park parking lot.*
- *Denver West Bodacious Diesel are parking south side of 4th Street, blocking my rear driveway for my camper. They are also leaving cars parked over weekends further to the west on 4th Street. I have put up "no parking" signs on my wooden fence and was told by the City to take them down. As soon as I did, the junk cars returned.*
- *We need speed bumps on Moss St. to slow cars coming down the steep road too fast, especially when road is icy. We have young kids and pets in the area and we've had cars that are parked on the streets hit and a neighbor's fence damaged by speeding drivers. Rhonda Bliss – 310 Moss St.*
- *We need a bike path to go from the corner of Johnson Rd.(SW corner) along 6th ave. on east bound side to connect to the new pedestrian bridge over 6th Avenue. The intersection at Johnson & 6th Ave. is extremely dangerous to cross at the lights with traffic & light rail to navigate. Cindy Adkins – 15862 W. 1st Dr.*
- *West end of 4th Ave. – Traffic is too fast (during weekend). Driving on the wrong side of the road and fast. Frontage road between McIntyre St. to Orchard. Sidewalk, not enough light, pedestrians are on the shoulder. Very hard for pedestrians early morning hours and evening.*
- *South side of W. 4th Ave., west of Orchard – Water doesn't drain and ice forms.*
- *Fence along I-70 at W. 4th is mostly down and needs repair.*

APPENDIX B

Resolution PC 13-39:
Golden
Heights/Golden Hills
Neighborhood Plan
Adoption

Planning Commission Public
Hearing: October 1, 2014

RESOLUTION NO. PC13- 39

**A RESOLUTION OF THE CITY OF GOLDEN PLANNING
COMMISSION ADOPTING THE GOLDEN HEIGHTS/GOLDEN
HILLS NEIGHBORHOODS PLAN**

WHEREAS, the City of Golden Planning Commission is charged by the Golden Municipal Code to plan for the future growth and development of the community; and

WHEREAS, Planning Commission, in conjunction with residents and landowners within the 6th Avenue West, Foothills Industries, Overlook, Golden Heights and Golden Hills Neighborhoods has prepared this plan through public workshops and meetings in October 2013 and March 2014, as well as in the Golden Vision 2030 Project; and

WHEREAS, Planning Commission finds that adoption of the Golden Heights/Golden Hills Neighborhoods Plan will promote the goals and objectives shared by the community, in conjunction with Golden Vision 2030 and the City's adopted Comprehensive Plan; and

WHEREAS, Planning Commission conducted a public hearing on the adoption of the Plan on October 1, 2014.

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

Section 1. The Golden Heights/Golden Hills Neighborhoods Plan is hereby ADOPTED as part of the City of Golden Comprehensive Plan by the City of Golden Planning Commission and recommended for APPROVAL to the Golden City Council.

Adopted this 1st day of October, 2014.

ATTEST:

Suzanne Stutzman, Chair

Stacy McClure, Secretary to
Planning Commission

APPENDIX C

Resolution 2384:
Golden
Heights/Golden Hills
Neighborhood Plan
Adoption

City Council Public Hearing:
December 11, 2014

RESOLUTION NO. 2384

**A RESOLUTION OF THE GOLDEN CITY COUNCIL
APPROVING THE GOLDEN HEIGHTS/GOLDEN HILLS
NEIGHBORHOODS PLAN AND INCORPORATING THE PLAN
AS PART OF THE GOLDEN COMPREHENSIVE PLAN**

WHEREAS, by Resolution No. 2133, adopted on June 16, 2011, the City of Golden adopted the City of Golden Comprehensive Plan; and

WHEREAS, the Golden Heights/Golden Hills Neighborhoods Plan has been prepared to supplement the Comprehensive Plan; and

WHEREAS, the Golden Planning Commission has completed a study of the proposed plan and held a public hearing on October 1st, 2014 relative to the adoption of the plan; and

WHEREAS, the Golden Planning Commission adopted the Golden Heights/Golden Hills Neighborhoods Plan on October 1, 2014 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 Golden Heights/Golden Hills Neighborhoods Plan as adopted by Planning Commission Resolution No. PC13-39 is hereby approved as part of the City of Golden Comprehensive Plan.

Section 2. In approving said Golden Heights/Golden Hills Neighborhoods 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 11th day of December 2014.

Marjorie N. Sloan
Mayor

ATTEST:

Susan M. Brooks, MMC
City Clerk

APPROVED AS TO FORM:

David S. Williamson
City Attorney