

# Heritage Square and Bachman Property

## Heritage Square Recent History and Potential Development

Built in the 1950's as an amusement park, Heritage Square was acquired in the 1990's by the owner of the adjacent aggregate mining operation, and was owned by Lafarge North America, until its sale in late 2011 along with the adjacent aggregate quarry to Martin Marietta Materials, Inc. For this period, the owner's stated purpose in owning the property has been to control land use, with the area acting as a buffer between the quarry operations and the neighborhood to the north. In recent years, both the City and Jefferson County have acquired open space parcels along the northern edge of the Heritage Square area, creating more separation between the Heritage Dells neighborhood.

In recent months Martin Marietta Materials has been negotiating a land swap with Jefferson County Open Space for the Heritage Square property (Parcels 3, 4, and 5 below). If the deal is successful, Jefferson County Open Space will package the former amusement park land for development. However, before that occurs Jefferson County Open Space has agreed to work with the City of Golden on a visioning plan that would restrict the uses permitted in a redevelopment plan.

That's where you the community comes in. We need help determining the Golden community's preference

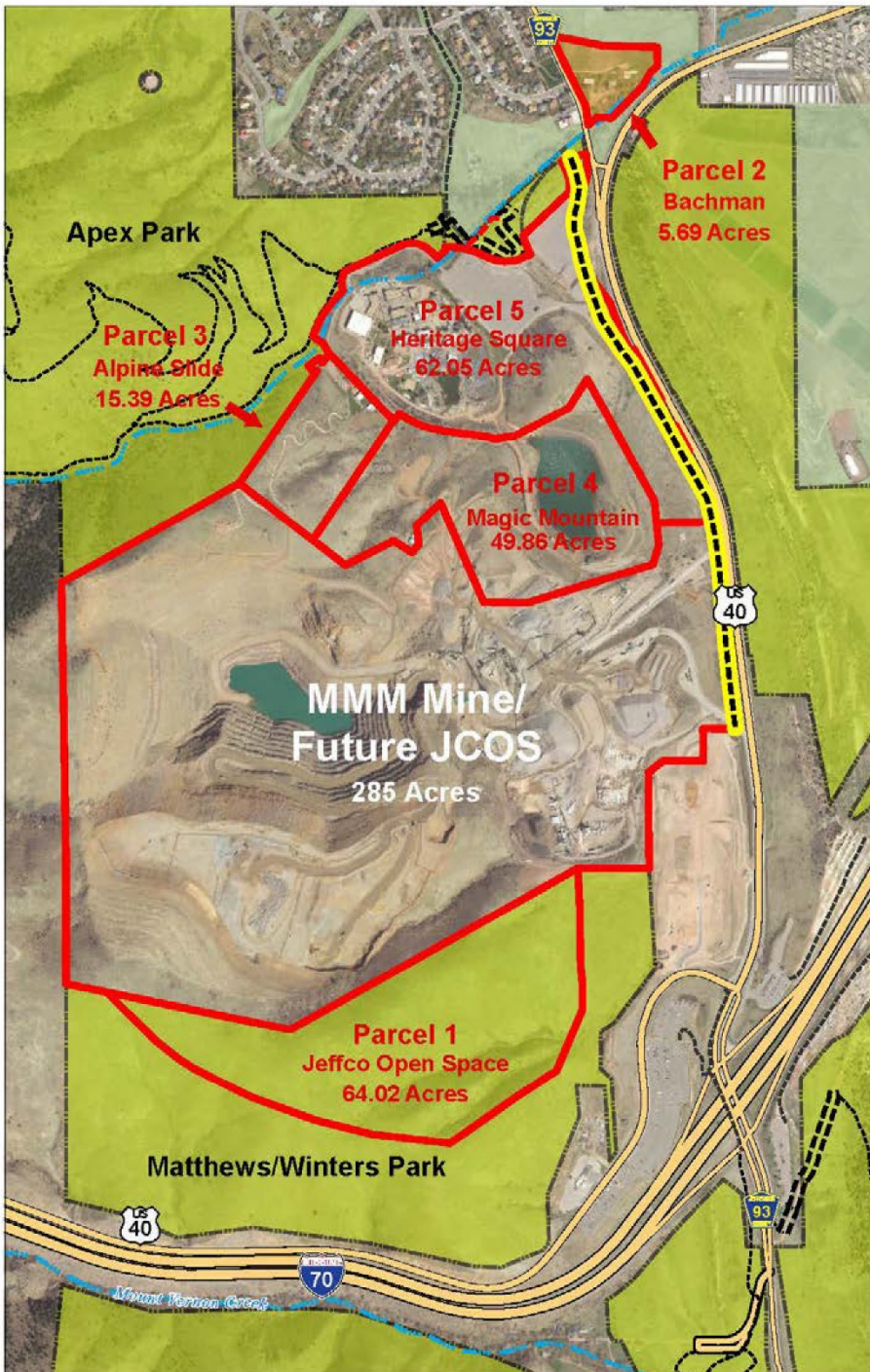
Heritage Square is located south of the Heritage Dells neighborhood along US Highway 40 (W. Colfax Avenue). The property consists of three main parcels and is governed by PUD zoning (Planned Unit Zoning). PUD zoning is a unique set of development regulations that is negotiated by the property owner and the local government entity (City of Golden). There are several PUDs in the South Golden area and, although some of them may be very similar, they are all unique and specific to the properties they govern. The existing Heritage Square PUD permits several uses including Business/Office Park, Retail Stores, Restaurants, and Outdoor Retail compatible with recreation.

Currently, the property is mostly vacant, aside from a warehouse that is leased to Yeti Cycles; however, most of the property's previous amusement park improvements have been removed. If the land exchange occurs, Parcel 3 on the map below is anticipated to become a permanent open space parcel associated with the Apex trail system. Development would most likely be located along W. Colfax Avenue (Parcel 5), as considerable reclamation from the mining operation (Parcel 4) will need to occur before large portions of the existing property could be developed.

## Bachman Farms Parcel

A small parcel of land identified as the Bachman Parcel (Parcel 2) would accompany the land exchange between Jefferson County Open Space and Martin Marietta Materials. This parcel of land is located within the current Bachman Open Space area but is technically not part of the City of Golden. Should the proposed land exchange occur, this parcel will likely be annexed into Golden and deeded from Jefferson County Open Space to the City for a municipal use. There are a number existing structures on the property, some of which may have historic value due to the parcel being the former town center for the community of Apex. Considerations for historic preservation could be considered in the future. Large-

scale development on the property will be difficult due to the fact that a majority of the parcel is located in a flood plain.



# FAQs

**1. Is the proposed land exchange a sure deal? When will we know if it will happen?**

Jefferson County Open Space will present the land exchange to the Board of County Commissioners on July 28<sup>th</sup> of 2020. Once that engagement occurs, the Open Space team will have a better understanding as to whether the land deal can move forward.

**2. What is the estimated timeline for the land exchange? When would the property potentially be put on the market by JeffCo Open Space?**

Assuming that the Exchange Agreement is approved by the Jefferson County Board of County Commissioners, the land deal will likely be completed between May and December 2021.

**3. What does the existing South Golden Neighborhood Plan offer for Heritage Square and the Bachman parcel?**

Currently, the South Golden Neighborhoods Plan has no specific visioning plan for the Heritage Square Parcel. The plan indicates that if the property is ever to be redeveloped or packaged for redevelopment, a visioning plan must occur first. This process as currently outlined satisfies the stipulation identified in the South Golden Neighborhoods Plan.

Regarding the Bachman parcel, the City is likely to maintain ownership for the parcel in the future, in which case the City will promote the parcel as either an open space or park type use, or historic preservation use if historic significance can be found. However, the City will work to accommodate community desires and needs for the parcel in the future.

**4. Will the property be rezoned prior to Jefferson County Open Space reselling the property for development?**

Potentially – If Golden’s public engagement process results in similar land use desires from the public to those that are already permitted, there may not be a need to rezone. However, if the community wishes to promote specific uses and development considerations that do not fall within the current PUD standards, a rezoning may be in order. Furthermore, it is important to note that the current land owners, Martin Marietta Materials, do not want residential uses in close proximity to their mining operation. It may be that they place restrictions on the property to prevent the development of residential structures prior to the sale of the Heritage Square property.

**5. What about the historic preservation of the Heritage Square amusement park? Are there developments on the property that need to be protected? What about Bachman Farms?**

The Heritage Square amusement park is mostly demolished, however a few buildings remain on the property. Further investigation is needed to determine if they are of historic significance and if tax credits, public funds or other incentives can help with any preservation of the old amusement park.

The Bachman parcel contains structures from the original town center for the community of Apex. Much like the Heritage Square property, further investigation is required to determine the

level of historic significance remains and what preservation incentives are available for the property. However, if the property falls under City of Golden ownership as planned, the City will work to preserve the open presence of this property in the future.

**6. Is the Heritage Square Property within the Golden Urban Renewal Authority boundary?**

Yes, this means that there is evidence of blighted properties within the Heritage Square property and special funding may be available to help the property redevelop. More information about the Urban Renewal area can be found here:

<https://www.cityofgolden.net/government/boards-commissions/gura/>

**7. Doesn't YETI Cycles have a facility on the Heritage Square property?**

Yes – Martin Marietta Minerals currently leases a warehouse to Yeti Cycling LLC. If the lease remains in effect at the time of the land exchange, MMM will assign the lease to JCOS at closing.