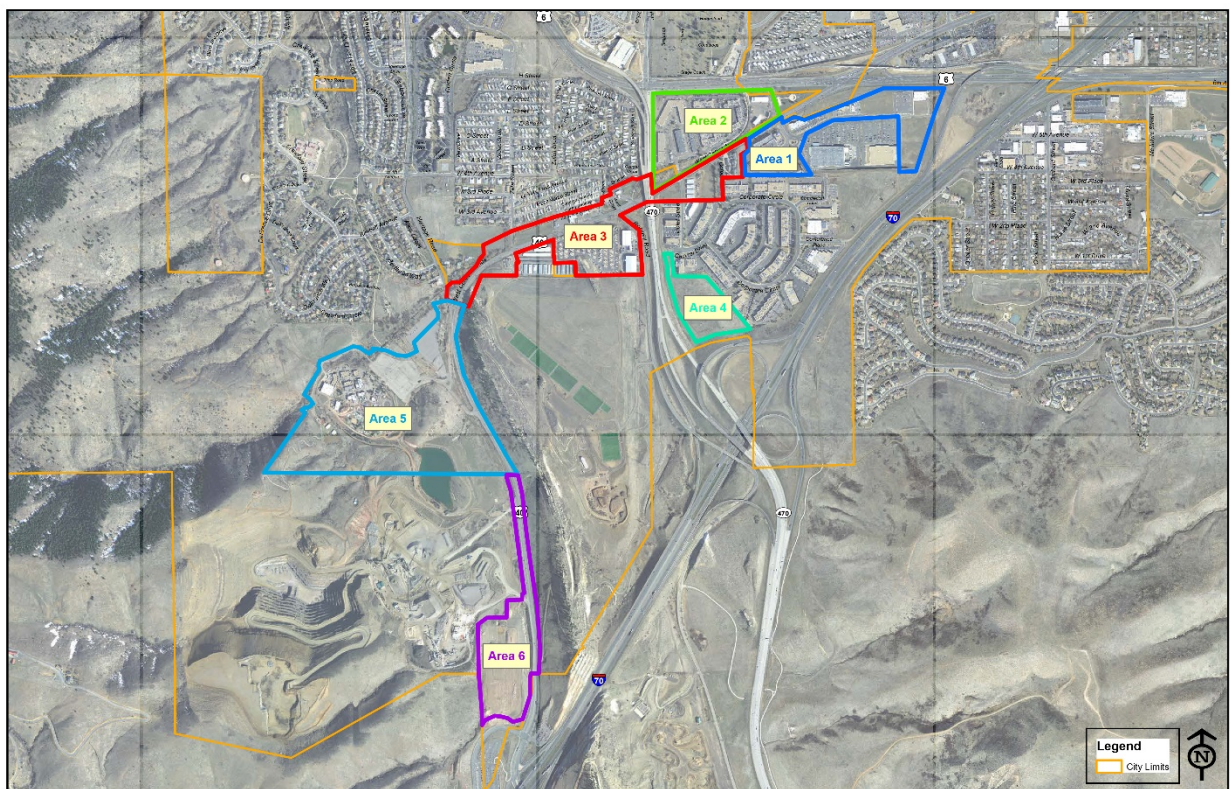


Colfax Redevelopment

West Colfax Area and Golden Urban Renewal Authority

The Golden Urban Renewal Authority (GURA) offers financing and funding mechanisms to help develop underserved (blighted) areas of the Golden community. The projects undertaken by GURA attempt to increase the balance of employment, retail, and service businesses around each renewal area, improve pedestrian and vehicular circulation, and promote the goals of the Comprehensive Plan and other related City plans. The West Colfax Corridor is one of the areas within the City that GURA has determined could benefit from property improvements, including redevelopment. Improvements to the West Colfax corridor are intended to help enhance the health, safety, and welfare of the surrounding residents and employers.

GURA has divided the West Colfax URA into different subareas that receive different recommendations based on the current conditions for the properties included, and strategies that may benefit properties surrounding its boundaries. The focus of the Colfax Corridor redevelopment will be to enhance the roadway as it moves through subareas 3, 4, and 5 below.



Colfax Roadway Redevelopment Benefits and Current Status

West Colfax Avenue represents the longest commercial corridor in the City of Golden, and the largest concentration of multi-tenant light industrial commercial space (Corporate Center

Business Park). Residents who live within close proximity to the West Colfax corridor in South Golden, benefit from the ability to live and work in the same area, but the presence of West Colfax creates a barrier to this lifestyle due to its current design, which is based on its historic purpose as a state highway prior to the construction of I-70 and C470. These high capacity highways, along with Highway 6 to the east, now carry the majority of the regional traffic in the area. However, West Colfax still operates as a rural, high-speed and regional roadway, not a street that best serves local residents and assists the movements of pedestrians, cyclists, and local traffic in the South Golden Neighborhoods. There is a substantial opportunity to improve the overall mobility of the neighborhood residents and businesses by designing and installing pedestrian infrastructure, bike infrastructure, and proper signage along corridor. The GURA plan for West Colfax identifies the following improvements as major considerations for a Colfax Redesign:

- Bicycle and pedestrian improvements on the north side of West Colfax from Zeta Street to C-470. These improvements represent a ‘complete street’ redesign, or one that benefits all users of the road: pedestrians, cyclists, transit riders, and automobile operators
- Better connections on the south side of Colfax from Rooney Road to Violet Street should help connect the area retail, employment opportunities, and the charter school located in Corporate Center
- Connections from the Colfax complete street to other major areas of the South Golden Neighborhoods such as the pedestrian bridge over US-6 to the light rail and Jefferson County Building.

Current Funding for Colfax Roadway Redevelopment

Recently, the City of Golden has formed an Intergovernmental Agreement (IGA) with the Colorado Department of Transportation to allocate recently approved federal grant monies for the redevelopment of West Colfax Avenue as a complete street.

In other words – IT’S GOING TO HAPPEN!

Recently, the City of Golden Public Works Division released a request for proposals to prospective engineering firms talented in the design of complete streets. The winning firm for the redesign of the project should be selected soon. Once selected, the firm shall provide designs for the following improvements.

Comprehensive Street Section Improvements for Pedestrian, Bicycle, and Regional Public Transportation Connectivity of approximately 10,000 lineal feet of US40 (Colfax Avenue), from Violet Street to I70 (Gateway Village), including:

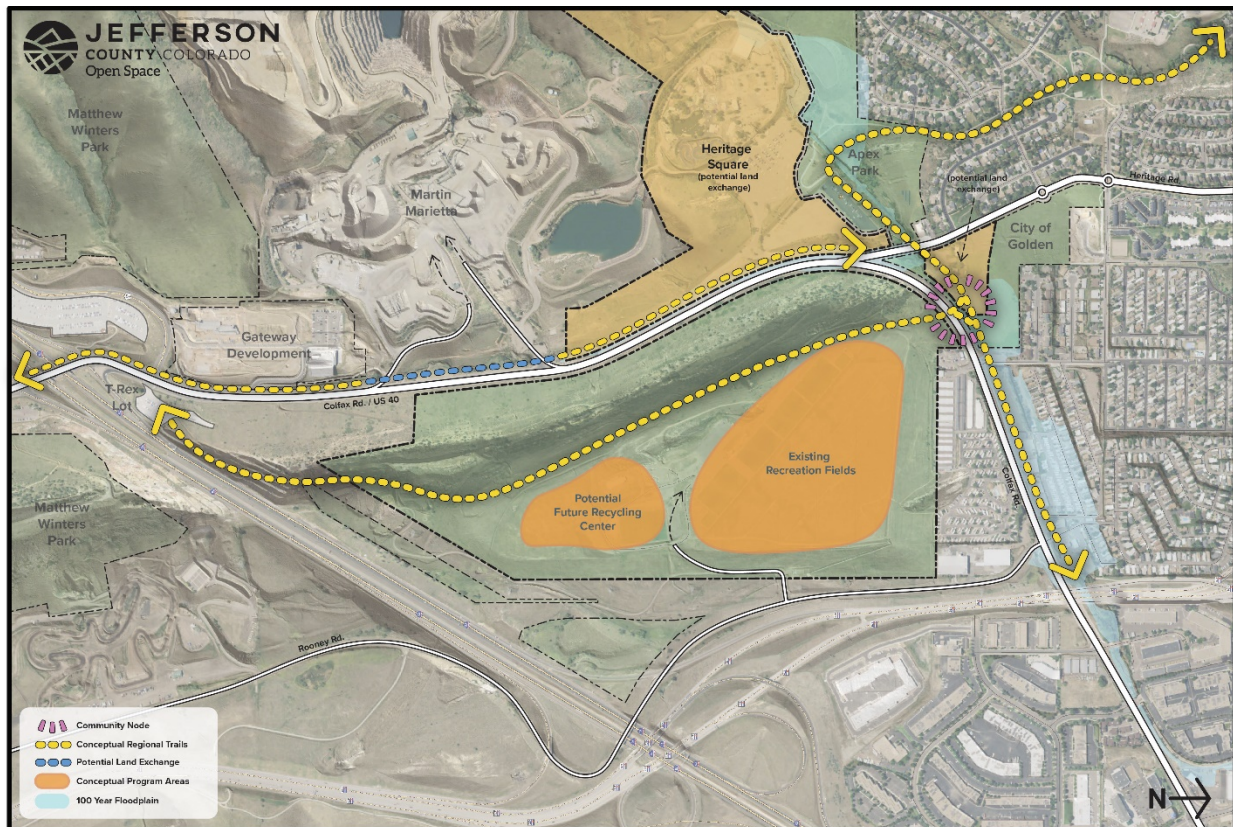
- Roadway Design
- Pedestrian and Bicycle enhancement for the entire corridor

- Potential reduction of four lanes to two lanes for US 40

These are the minimum requirements for the redesign of Colfax Avenue.

Jefferson County Regional Trail Map

Another important consideration is the presence of West Colfax as a possible connector to regional trails located in the surrounding Jefferson County Open Space. The map below highlights some potential connections that Jefferson County Open Space is considering for connections to their trail network:



FAQs

1. What is a complete street?

A complete street is one that accommodates all users of the road. In other words, it provides infrastructure and facilities for all types of mobility. The four main types of mobility are: Pedestrians, Bicycles, Transit (buses and rail), and Automobiles.

- 2. The 2012 version of the South Neighborhoods Plan promoted a redesign of Colfax that stretched from Violet Street to roughly the intersection of Heritage Road. Is this still the vision?**

Our hope is the complete street can extend further west / southwest from the Heritage Square intersection. We hope to extend the roadway all the way to the Gateway development near I-70. A proposed land exchange with the owners of Heritage Square potentially makes this possible. However, the mining operation may create issues that complicate such a long expansion of the roadway, particularly as it relates to access points for the trucks carrying aggregate material.

Before the project's design begins, we are asking the public (YOU) to provide feedback on the elements of the West Colfax 'complete street' design that you feel are most important.

- 3. Will you be looking at redesigning problematic intersections along West Colfax?**

Yes, that is one of the main priorities for the redevelopment project. Two particular intersections to note are both Heritage Square and how to navigate the Martin Marietta property in the future.

- 4. The 2012 version of the South Golden Neighborhoods Plan called for different land uses along Colfax Avenue between Violet Street and Heritage Square. Is that still the plan?**

This is true, the 2012 version of the plan envisioned more neighborhood serving retail and commercial uses along Colfax Avenue, with light industrial uses set back a significant distance from the roadway. We want to make sure that future land uses along the corridor represent the desires of the neighborhood. Specific questions about appropriate land uses are provided in the survey for this project.

- 5. Does the City intend to rezone properties along Colfax Avenue?**

That is not necessarily a specific goal of this plan update, but it is important to make sure the corridor has the right zoning to fulfill the goals of the community. Specific properties such as Heritage Square and the Bachman Farms Parcel could rezone to accommodate future development of those parcels. However, that rezoning must first align with the desires of the local neighborhood.