

South Golden Neighborhoods 2012 – 2020

The South Golden Neighborhoods Plan was most recently published in 2012. At the time of its release, the South Golden Neighborhoods area was generally seen as stable from a development perspective. Most of the properties in the area are zoned for planned unit development (PUD) and, of those PUDs, most of the properties were built out. The majority of properties in South Golden were seen as thriving, and very little urban degradation (blight) was noted. In total, the plan identified three major areas of change that consisted of properties that were either primed for future development or could benefit from redevelopment to help support the health, safety, and welfare of surrounding residents and businesses. These areas of change include the following:

Eagle Ridge and Golden Ridge Commercial Area – The Golden Ridge and Eagle Ridge PUDs were identified as “Areas of Significant Change” in the 2012 draft of the South Golden Plan. Specifically, the commercial areas of those PUDs, identified in red below, were anticipated to grow in the near future. Since the plan was adopted, this commercial area has been mostly built out to include: Centura Health, Earth Treks, the Acela skilled nursing facility building, and the Outlook Golden Ridge Apartments. In addition, multi-use paths along Heritage have been completed in accordance with recommendations in the plan, and the pedestrian bridge linking the neighborhood to the W line station, 6th Avenue trail, and JeffCo Government Center has been constructed.



Gateway Village Area – Much like the commercial areas near the intersection of Heritage and 6th Avenue, the properties that comprise the Gateway Village area were viewed as likely to develop soon at the time the South Golden Neighborhoods plan was published. As of 2020, properties within the Gateway Village area have either been developed, or are in the permit phase for development. Recently, Planning Commission recommended approval for a site plan proposing a mixed commercial use development on the lot just north of the Origin Red Rocks Hotel. The parcel across from this mixed commercial use building will be developed as an indoor self-storage building.



West Colfax Redevelopment & Heritage Square Parcels

When the 2012 version of the South Neighborhoods Plan was published, information was provided to outline the needs for infrastructure improvements along West Colfax Avenue between Violet Street and I-70 to the southwest. This area forms an urban renewal area that the City has determined could benefit

from development improvements to help increase the health, safety, and welfare of surrounding residents, businesses and properties. Recently, the City has procured funds to make the goal of a “complete street” for West Colfax Avenue a reality. The topic of planning a ‘complete street’ around West Colfax Ave. forms its own separate section of this plan update and we invite you to explore it and take the survey.

Heritage Square

Believe it or not, Heritage Square was seen as an area of stability in the 2012 version of the South Golden Neighborhoods plan. At that time, the owners of the former amusement park property, Martin Marietta Materials, felt the property served as a buffer from the large scale mine operated to the south. However, since the last draft of the South Golden plan was published, Martin Marietta Materials has closed the amusement park and packaged the property as a component of a potential land swap with Jefferson County Open Space. With that said, Jefferson County Open Space does not intend to maintain the property but, rather, sell a majority of the lands for potential development. Before that future development occurs, a visioning plan must be put together that outlines the desires of the community for future development. The Heritage Square visioning exercise forms its own separate section of this plan update and we invite you to explore it and take the survey.

South Golden Areas of Change & Areas of Stability (2020)

Much like in 2012, the vast majority of the South Golden Neighborhoods Plan is seen as stable from a land use perspective. The existing residential neighborhoods along Heritage Road, as well as those adjacent to W. 4th Avenue, have largely remained unchanged. The one exception, near the intersection of the aforementioned corridors, is the collection of new duplex structures in the development known as “Bachman Farms,” which is located on a parcel that was excluded from the City’s Bachman Open Space purchase. There are very few pieces of undeveloped land remaining in the South Neighborhoods, and any new development will largely consist of the redevelopment of existing properties. The primary opportunities identified are related to the previously mentioned land swap, but there have been concerns raised by some in the community that the Golden Terrace mobile home parks could be redeveloped at some point, and this could result in the loss of some of Golden’s more economically attainable housing stock.

As part of the neighborhood plan update process, the City will perform an analysis of the existing neighborhood to determine if issues or deficiencies are present, and raise them for discussion as appropriate. The focus for the 2020 update to the South Golden Neighborhoods Plan shall be the areas of change identified in separate modules on the Guiding Golden website. Those areas are Heritage Square and the redevelopment of Colfax Avenue. Please take the time to investigate those issues and participate in the related surveys.

But before you do, now is the opportunity to voice concerns or desires that you may have regarding issues in the neighborhood that you would like to bring to the City’s attention. Please voice those opportunities and concerns in the corresponding survey.

FAQs

- 1. Will there be any other updates to the South Golden Plan other than the issues you have determined along West Colfax Avenue?**

While we collect information regarding the West Colfax 'sub area' we will perform a general planning analysis of the remaining South Golden neighborhood to determine if deficiencies are present from a land use perspective and an infrastructure perspective.

- 2. Will there be other opportunities for engagement?**

Yes, the initial survey information will be collected and analyzed to create a more refined survey that will explore both the results of the West Colfax and Heritage Square survey but also any issues identified in the survey associated with this outreach effort.