



HEART OF GOLDEN 2020

CREATING A LASTING LEGACY IN OUR CITY



City of
Golden



In association with
BRS Architecture

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GOLDEN CITY COUNCIL

Laura Weinberg, Mayor
JJ Trout, District 1 Councilor
Casey Brown, District 2 Councilor
Rob Reed, Ward 1 Councilor
Paul Haseman, Ward 2 Councilor
Don Cameron, Ward 3 Councilor
Bill Fisher, Ward 4 Councilor

CITY OF GOLDEN STAFF

Carly Lorentz, Acting City Manager,
Jason Slowinski, Former City Manager
Steve Glueck, Assistant to the City Manager
Alex Mansfield, Management Analyst
Anne Beierle, Public Works Director
Jeff Hansen, Finance Director
Rick Muriby, Community & Economic Development Director
Rod Tarullo, Parks, Recreation & Golf Director
Jerry Stricker, Fire Chief
Emily Gedeon, Communications Manager
Bob Pearce, Video Editor

JEFFERSON COUNTY PUBLIC LIBRARY

Donna Walker
Lizzie Gall
Kim McGrigg

CONSULTANT TEAM



Jay Renkens, Principal
Mark De La Torre, Project Manager
Evan Lanning, Senior Project Associate
Kyra Scarlett, Project Associate



Daniel Matoba, Architect
Chris Cosenza, Designer

Table of Contents

How To Use This Plan	05
Where We Started	09
Introduction	09
Existing Conditions Summary	12
What We Heard	15
Process	15
Key Theme	16
Where We Are	19
West Zone	24
Central Zone	28
East Zone	34
Systems	40
Future Refinement	44
Where We're Going	49
Appendix: How We Got There	Under a separate cover

An aerial photograph of a city, likely in the West, showing a mix of urban development and natural features. A large, irregularly shaped area in the center-left is highlighted with a blue tint, suggesting a specific planning zone or a digital overlay. To the right of this area, there are several sports fields, including a football field with a red track, a soccer field, and a baseball field. The city is surrounded by hills and mountains, with a prominent mountain peak visible in the upper right. The text "HOW TO USE THIS PLAN" is overlaid in large, white, bold letters on the blue-tinted area.

HOW TO USE THIS PLAN

HOW TO USE THIS PLAN

The Heart of Golden (Civic and Cultural Campus Master Plan) is a strategic vision plan intended to guide future decision making and community engagement processes in the implementation of a land use framework. This multi-zone framework identifies preferred locations, based on two plus years of aggregated community input and analysis. However, as a framework, there is flexibility for further refinement or modifications moving forward.

BACKGROUND

Twelve years ago, the City conducted a two-year public engagement process to uncover our “Heart and Soul Values,” using a grant from the Orton Family Foundation. This led to a guiding document called Golden Vision 2030, which is also the basis for the City’s Comprehensive Plan. This set of community values is still widely quoted to this day and is an important aspect of Golden’s identity.

In 2011, the City of Golden completed a Clear Creek Corridor Plan addressing park, recreation, environmental and amenity recommendations for the then corridor, and alluding to the fact that such

ideas may be revisited if an opportunity arose to consider relocating or re-organizing municipal and civic uses.

PLAN INTEGRATION

The Heart of Golden aims to achieve the visions set forth in the Golden Vision 2030 Plan (consistent with the Clear Creek Corridor Plan). Following important property acquisitions in recent years, the Heart of Golden included a targeted evaluation of options for locating and organizing possible Civic, Cultural, and Municipal uses within the Clear Creek corridor.

The City is now in a position to determine the level of community support for such a plan, and then proceed to a more complete update of the Clear Creek Corridor Plan as needed. Concurrent efforts, such as the Clear Creek Management Plan, serve as critical guideposts to the larger planning efforts as well.





Existing Photographs of Golden

CONCEPT

The preferred concept illustrates the aggregated community input for a future vision. It is organized into three major zones - East, Central, and West. While the uses in these zones reflect comprehensive community input, further discussion is required as part of implementation. In the preferred concept, the East Zone includes the following major program elements:

- City Hall and Police
- Parking Structure
- Amphitheater
- Pedestrian Street
- Open Space

The Central Zone includes the following major program elements:

- Jefferson County Library
- Expanded Fire Station
- Relocated Museum
- Festival Promenade, and
- Open Space

The West Zone includes the following major program elements:

- Various Open Space Types
- Expanded Connectivity
- Existing City Facilities

IMPLEMENTATION AND FUTURE REFINEMENT

While the preferred concept also locates other uses, their final locations and the requisite design refinement will be part of future discussions. The Heart of Golden prioritizes the East Zone as Phase 1 of Implementation. Concurrent with or following the completion of Phase 1, additional engagement and decision making opportunities would be needed to occur in order to determine the final program and locations for the remaining area in the East Zone as well as the other zones. Absent significant changes requested by the community through an equally robust engagement process, the preferred concept provides that direction.



Preferred Concept Precedent Images

An aerial photograph of a city street grid. A large, semi-transparent blue rectangular area covers the central portion of the image, from the top third to the bottom third. Within this blue area, the text 'WHERE WE STARTED' is written in large, white, bold, sans-serif capital letters. The blue area appears to highlight a specific neighborhood or park area, possibly containing a river or large green space. The surrounding city features various buildings, parking lots, and streets.

WHERE WE STARTED

WHERE WE STARTED



INTRODUCTION

Golden has seen a steady rise in population and visitorship over the past few generations, due to its unique character and location, and its variety of amenities and commercial offerings. The city is well positioned with the Arapaho and Roosevelt National Forests to the West and Downtown Denver to the East, giving residents and businesses access to all that Colorado has to offer.

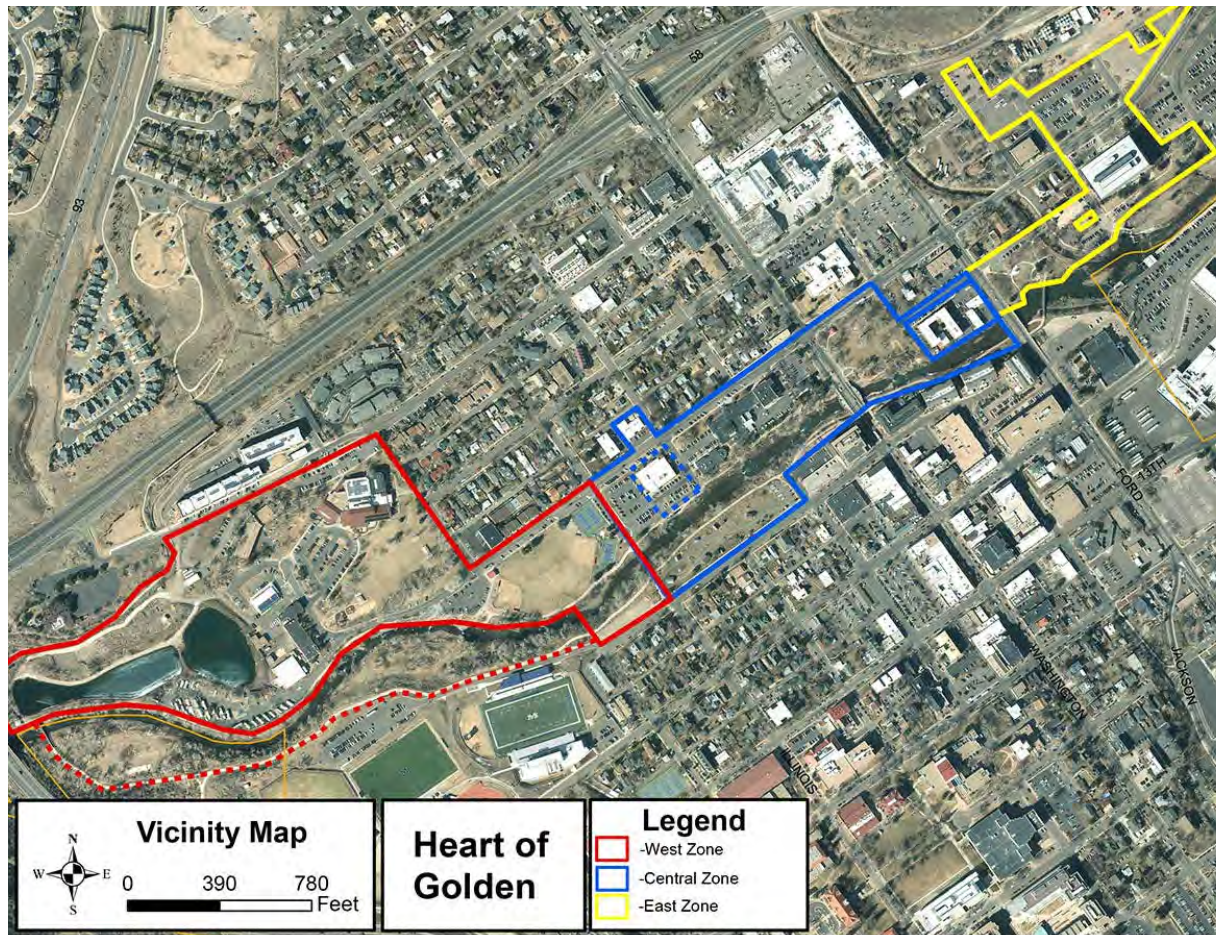
Not only does Golden's location draw visitors from the Front Range and beyond, the city hosts the Colorado

School of Mines, known for its science and engineering degrees; the Coors Brewery, the largest single site brewery in the world; several advanced engineering and manufacturing businesses, and a variety of outdoor recreational amenities. Downtown also has vibrant public amenities and a variety of shops, dining and events for all ages.

Conversely, in recent years, there has been a growing conflict between residents and visitors due to realized and perceived impacts of overuse of many of Golden's amenities. One specific concern is focused on a variety of water

sports within the creek corridor. The Clear Creek corridor runs east to west with the primary opportunities for redevelopment along the northern edge of the waterfront. The corridor is approximately 1.5 miles long, with residential, commercial and industrial land uses adjacent to the waterfront properties. Although the vision and preliminary design for this area was established in the 2011 Clear Creek Corridor Plan, Golden's evolving landscape and needs along with strategic acquisitions of property created an opportunity to update that vision.

The Clear Creek Corridor study area divided into three zones for analysis



LAND ACQUISITION

As the city sees a demand for enhanced services and amenities, there is opportunity for a reimagining of Golden's public spaces to better serve the Golden community. The City has purchased

7.27 acres of additional land along the Clear Creek corridor, which has potential to become a hub for civic and cultural amenities, as well as events and open space for all of Golden. Part of the purchase was a large office building that was formerly a Coors Office building.

While considering the purchase, the City investigated reuse of the building and conducted a feasibility study. The results of the study were presented before the purchase was finalized and found that remodeling and ensuring the building is up to code would cost a similar amount to building a new building with city use in mind. City Council determined that the purchase was a good investment even without reuse of the building. There was a significant amount of furniture included with the purchase. Staff held a community sale, made sales on the "GovDeals" web site and made donations to area non-profits. The City was able to donate to the Jefferson County Homeless Navigator project and the Porchlight Family Justice Center, kitchen items to two local food banks, and furniture to the Golden Landmarks Association and Chamber of Commerce. The City is in the process of deconstruction of the building while recycling as much building material as possible.

SPACE NEEDS ASSESSMENT

Prior to the start of the Heart of Golden project, the City completed a space needs assessment to determine the short

(5-year) and long (20-year) term needs of nine existing buildings that serve 11 different departments. The goals of the assessment were to:

- Provide tools for decision making and future funding development
- Compare Golden's space utilization to similar municipalities
- Study efficiencies of consolidation
- Maximize use of current space(s)
- Test fit at one location
- Logistics of phasing/ sequencing
- Plan for flexibility – changing economy and City Council priorities.

From that needs assessment, an initial program was established from which to consider different design alternatives through the planning process. The baseline program was then further informed by community input, and evolved accordingly. That initial program included:

- **City Hall:** 36,500 SF
- **Police:** 19,000 SF
- **Fire Station:** 15,500 SF
- **Library:** 20,000 SF
- **Museum:** 13,500 SF

The square footages were updated through consultation with the project architect.

ONCE IN A GENERATION OPPORTUNITY

Currently the municipal, civic, recreation, park and event spaces along the corridor are disjointed and separate. This space between amenities makes connections more difficult and breaks up the experiential quality of the study area.

While the area has beloved parks and green areas already, it has reached its capacity for many uses and programs. The City expects stress to be put on these resources and impact the experience for users. Accommodating future change, while maintaining and enhancing programmatic quality, can help make the Clear Creek corridor attractive and inviting for years to come.

The Clear Creek corridor also includes a significant amount of contiguous surface parking. The retention of this surface parking creates underutilized areas that could be enhanced to better serve the

community. Although parking located next to amenities is necessary in some cases, too much can limit the space that can be used for other activities. Creative ways of increasing accessibility through alternative modes of transportation, such as transit and biking, as well as innovative parking solutions can allow some of this underutilized space to become more robust community assets.

As the demand and use of civic spaces in Golden continues to rise, Golden's staff continues to grow as well. The City of Golden and its residents have expressed the need for enhanced civic and cultural amenities as well as the consolidation and improvement of municipal services. They have identified this as a longstanding goal for the Clear Creek corridor.

Now, with the addition of the over seven acres of recently purchased land, creating over 60 contiguous acres, there is a unique and prime opportunity for the renovation, expansion, and reconfiguration of these spaces to respond to current and future needs of Golden.

EXISTING CONDITIONS SUMMARY

The City of Golden boasts a local and regional asset in having Clear Creek run through town. Not only does the waterway serve the community through recreation and water sports, but supports the development of beautiful public parks and open space.

Within the boundaries of the Clear Creek corridor, there are several government buildings, civic amenities and ample park space. The Clear Creek trail runs through the entirety of the site, providing pedestrian and bike access. The space is surrounded by residential land use to the West, commercial to the north and south and industrial to the East. This variety of land uses gives the corridor vast opportunities for the development of various community amenities. The City also expressed an interest in maintaining a balance that manages regional usage of the space but prioritizes the needs of local residents.

In 2011, Golden produced a Master Plan for the Clear Creek corridor to organize activities and reduce conflict between different user groups. Within the Master Plan, some primary goals for the Clear Creek corridor were expressed, including

- Improved pedestrian connectivity
- The accommodation of diverse users
- Optimized vehicular circulation and parking
- Improved organization of park elements and recreational opportunities.

As Golden's needs have evolved, the above goals have been expanded to include the expansion of civic amenities, reimagining of park and open spaces as well as improving infrastructure.

The Clear Creek study area has been broken into three segments to better understand how improvements to the space can benefit the corridor as a whole; a West zone, a Central zone and an East zone. Each zone provides different opportunities to achieve community goals and the existing conditions of each segment are listed below.

WEST ZONE

The West zone is the largest of the three segments of Clear Creek corridor. It is bordered by 6th Avenue to the west and Illinois Street to the east. In addition to Clear Creek access, the zone also contains an abundant tree canopy.

The community amenities in the West zone of the Clear Creek corridor include community gardens, Lion's Park and two baseball fields. The zone also houses several government owned buildings including the Public Works and Planning building, the Water Treatment Plant and the Golden Community Center. Housing in the West zone is limited to the Canyon Gate Apartments and RV park along the waterfront. However, limited vehicular access westward may be a limiting factor in future programming of the area as there may be unintended traffic impacts in the central zone.

The West zone abuts US6/Highway 93 to the west and Highway 58 to the north.



CENTRAL ZONE

The Central zone of the corridor is bordered by Illinois Street to the west, 10th Street to the north and Ford Street to the east. The Central zone contains the primary access route along Washington Avenue that crosses over the creek and connects neighborhoods to the north and south.

Within the Central zone of the corridor are the Public Library, History Museum, City Hall, Fire and Police stations, Visitors Center and City Hall Annex. This zone

includes park space along Washington Avenue as well as Golden History Park, a free living history attraction showcasing life in the 1800s.

EAST ZONE

The Eastern portion of the study area contains Vanover Park as primary open space for the community. There is an additional picnic park on the southeastern side of the prior Coors North Office building.

Within the zone, the Coors North Office Building was demolished in 2022, leaving the space open for redevelopment. Adjacent to this parcel are a significant amount of surface parking lots.

“Appendix: How We Get There” will further describe the study area context by breaking up important characteristics by category. These categories represent land ownership, building use, land use, zoning, circulation, transit and natural features.

LIONS PARK BALLFIELDS TO REMAIN AND SUPPLEMENTED WITH A N/S FESTIVAL STREET EVENT SPACE USED FOR PARKING DURING NON EVENT TIMES

EXISTING VISITORS CENTER TO REMAIN AND PROVIDE AN EXPANSION FOR THE EXISTING FIRE DEPARTMENT BUILDING

CENTRAL PASSIVE PARK SPACE WITH NATURE PLAYGROUND, MEANDERING PATHWAYS, AND CREEK ACCESS

NEW BUILDING DEVELOPMENT CONCENTRATED IN THE EAST ZONE WITH AN AMPHITHEATER FOR LARGE EVENTS, SUPPORTED BY A PARKING STRUCTURE

WHAT WE HEARD



WHAT WE HEARD

PROCESS

Through the process, the community-at-large, in addition to topic-specific stakeholder groups and numerous staff departments, provided critical input that shaped the initial vision, the preliminary alternatives, and the preferred concept. The engagement occurred over a long-period of time, adapting to new strategies in order to address the impacts of the COVID-19 pandemic. Over the course of the project, hundreds of Golden community members provided critical thought and insight to various stages of the process. The numerous events and activities held to solicit input were highly diverse in nature to ensure that a broad audience was able to engage in the process.

VISIONING WORKSHOPS

Beginning in at the end of 2019, the MIG team, alongside City Staff, led a number of visioning workshops focused on establishing a long-term vision for the role and function of the area. Within the 60+/- acres of the study area, all uses and functions were taken into consideration. In addition to confirming the corridor, a series of metrics were created to evaluate

future concepts. These metrics, organized by the built environment, circulation, and sustainability, were presented to and then prioritized by the community. These top priorities included:

- Open space and natural features/habitats are protected and enhanced
- Flexible spaces for formal and informal programming and cultural facilities (public art, performances, markets, festivals, etc.)
- Fiscal responsibility

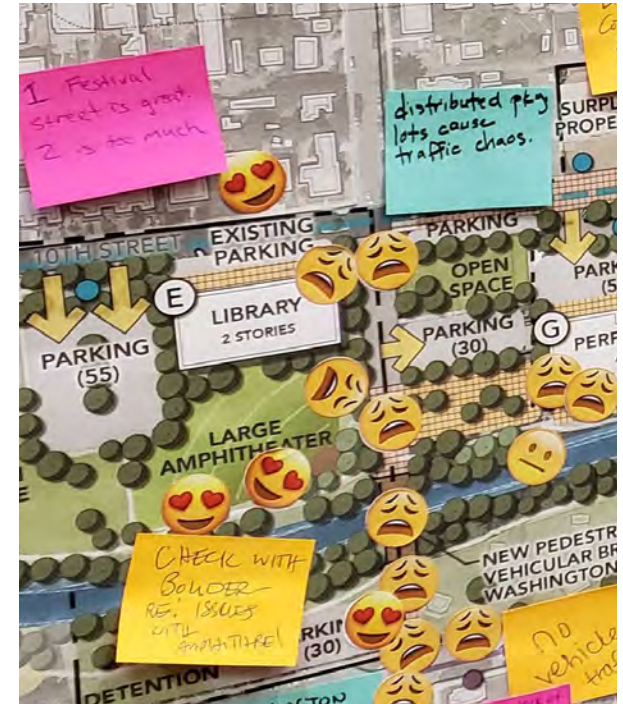
REFINING WORKSHOPS

The second series of workshops were focused on exploring different conceptual approaches to the role, function and priorities for the plan area. Through this series, a few organizational elements rose to the top. Those included:

- Expanded trails and walkways
- Large open spaces for gatherings
- Flexible areas for events

GUIDING GOLDEN

Equally important to the in-person workshops, www.guidinggolden.com provided an online input method for the community-at-large. Following major event milestones, the same types of



Refining Workshop Input



Visioning Workshop Community Members



Walking Tour Station



Guiding Golden Activity

activities and questions were asked of the online community to build an aggregated database of input.

DESIGN YOUR OWN CORRIDOR

One specific online activity employed a 'choose your own adventure' strategy where over two dozen variations of the concept were produced. Beginning with the fire station, various program elements were placed by the user, ultimately leading to a preferred, individual concept. This activity further reinforced the community's desire to maximize open space in the Central zone by moving existing facilities to the east, and south across the creek.

WALKING TOUR

With the appropriate safety and social-distancing precautions in place, the project returned to in-person input in the fall of 2020. Four stations, located along the length of the Clear Creek corridor from the Illinois Street pedestrian bridge to the former Coors office building provided community members with general project information, and solicited input on building locations, supportive program elements, and overall concepts.

VIRTUAL WORKSHOPS

Concluding the 2020 engagement window, a city-wide virtual meeting was held to summarize all of the input to date and review refined concepts, both of which illustrated two differing approaches to a preferred approach that maximized open space in the Central zone, and located many of the civic facilities in the East zone.

Following a more detailed dive into creek management and operations in 2021, the community reconvened in early 2022 for both online and in-person meetings to review the synthesized version of the preferred concept based on the last round of input, and additional, refinement based on direction from emergency services and JeffCo Public Library.

KEY THEMES

Through the extended period of community engagement, a number of a topics and priorities were explored and examined.



Design Your Own Corridor Online Activity

CENTRALIZED OPEN SPACE

Open space and the varying types of it are priorities for the entire plan area. However, through the engagement process, assembling the largest amount of contiguous open space was deemed to be most appropriate in the Central zone. This centralized open space provides a number of functions, such as:

- Minimizing the amount of impervious surfacing adjacent to Clear Creek,
- Providing a 'release valve' for activities in Parfet Park, and
- Increasing the overall potential tree canopy in the area.

While the overall character and design of this open space is still to be determined, its role is critical within the larger concept.



Existing Public Art in the Clear Creek Corridor

EXPANDED CULTURAL PRESENCE

Cultural arts, and the celebration of both the history and culture of Golden, was a central theme throughout much of the Heart of Golden process. Though not present in the preferred concepts, earlier concepts entertained the idea of a brand-new cultural arts facility that contained both performing and visual arts users. While development in the private market during the pandemic, such as Miners Alley Playhouse's acquisition of the Meyer Hardware property, and the Foothills Art Center's expansion into the Astor House, eliminated the demand for a large, single facility, the importance of a cultural presence throughout the study area remains a major priority.



Civic Development adjacent to Open Space

DEVELOPMENT TO THE EAST

This, in part, is the counterpart to "centralized open space". Development to the east, primarily in the area previously occupied by the now-demolished Coors office building, was seen as the best course for providing additional open space in the Central zone of the corridor. Furthermore, the scale of adjacent development, and the visual presence this area has from both SH-58 and 10th Street traffic provide the opportunity to create an architectural gateway to announce a strong, civic presence when entering Golden.

An aerial photograph of a city, likely Denver, showing a mix of residential, commercial, and industrial areas. A central portion of the city is highlighted with a blue tint, indicating a specific area of focus. The text "WHERE WE ARE" is overlaid on this blue-tinted area in large, white, bold, sans-serif capital letters. The surrounding city features a grid of streets, numerous buildings, parking lots, and some green spaces. A major highway with multiple lanes and a bridge is visible on the right side of the image.

WHERE WE ARE

WHERE WE ARE

Through an expansive and dynamic public engagement process, and following numerous rounds of concept refinement, the preferred concept plan reflects the priorities of the community and positions the City for a phased development to realize the 'Heart of Golden' vision as funding allows.

APPROACH

Building off of the central themes of the engagement process, the preferred concept addresses a number of priorities for both the City and the community. Identified early in the process, the plan maintains fiscal responsibility by retaining some uses in their current locations, and consolidating new uses to preserve land. The preservation of land allows for future partnerships between the City, the community, and the private development community to better address the needs of Golden as they evolve over time. Additionally, consolidation and/or relocation of the appropriate uses allows for an overall net-increase in open space and increased environmental sustainability which was identified by the community as the most important aspect of any preferred concept.

BUILDING PROGRAM

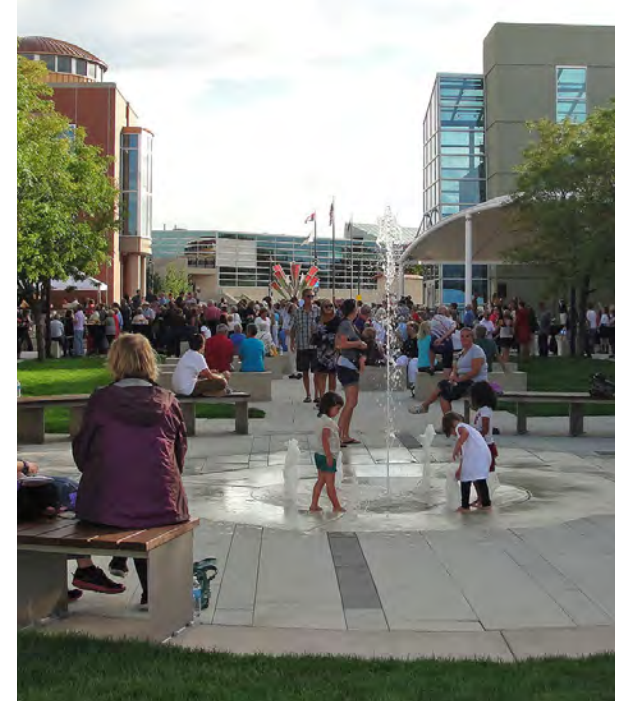
Numerous building uses and locations were considered during the project. However, five key uses, in addition to the open space program, drove much of the physical planning for the project area given their current locations, spatial needs, and adjacency considerations.

Those uses include:

- City Hall
- Police Department
- Fire Department
- Jefferson County Library
- History Museum

CITY HALL

With current City office uses being distributed between City Hall, the Annex, Water Treatment Plant, Golden Community Center, and the Public Works building in the West Zone, there was both an opportunity and a need to consolidate to 1) increase efficiency, 2) minimize traffic, and 3) meet spatial needs. This consolidation in the East zone allows the City to effectively phase the overall project by becoming the 'first domino'.



Lakewood Civic Center



High-quality Material Promenade

POLICE DEPARTMENT

The police department is relocating along with the City offices to a new, shared facility where uses will ideally be separated vertically. This vertical separation within a new building affords the police department the ability to maintain safe separation of necessary uses, and private access if need be. Secured parking would also be vertically separated in a new shared-use parking structure with restricted access reserved for police services.

FIRE DEPARTMENT

The fire department's ability to continue serving the Golden and nearby community was the primary consideration when identifying potential new locations. In addition to the community's input and the space needs assessment, the fire department performed an internal, qualitative analysis, examining the benefits and drawbacks of both Central and East zone locations.

Ultimately, it was determined that current roadway access was too great an operational asset to forgo, thus the station will remain in place. However,

in order to address the spatial needs of the department, the plan envisions an expansion of the current footprint to better accommodate the functional needs of the station. Additionally, as the fire station now lies within what is becoming an increasingly culturally-focused area of the plan, the expansion will better address a 'community face' in both the internal building uses, as well as the adjacent open space.

LIBRARY

The Golden Library holds a unique position in the Heart of Golden planning effort and future project. The library is the only primary element of the future plan that is not owned and controlled by the City of Golden. The Golden Library is owned and governed by the Jefferson County Library Board of Trustees. At the same time, the Golden Library is an integral component of our community fabric, and is one of the valued features of the Heart of Golden corridor. Because the Library Board has a separate decision making process and needs to consider the Golden Library in the context of the county-wide system, they have been listening to our community input, but have not yet made decisions about any

future changes to the existing facility. As part of the Heart of Golden process, Library representatives have indicated that:

- The Jefferson County Public Library is proud to partner with the City of Golden to address its longstanding goals to enhance civic and cultural community activities and realize the potential of the creek corridor;
- The Library is proud to be a vital resource for the Golden community and is committed to continuing to serve the residents of Golden with excellence;
- They appreciate being considered as part of the planned Central Zone that includes the Museum, Cultural Center, and Fire Station;
- The Library has a Facilities Master Plan and its Board of Trustees approves all building projects; and
- The Library plans to conduct its own research and community engagement prior to considering any building/remodeling/expansion project.

of the concept. With that in mind, the City encourages the Library Board to proceed with its research and community engagement process, so that the Golden community can assist in determination and implementation of changes to support this integral element of our community.

With support from the community and interest from museum leadership, the

SUPPORTING USES

In addition to the five primary building uses in the plan area, a number of

others, including a cultural facility, limited retail, etc. were considered through the process. While not identified in the plan, building square footage allotments for civic facilities have the flexibility to accommodate integrated uses, such as exhibit space, coffee shops, etc.

OPEN SPACE PROGRAM

Central to the approach, 'open space' and the provision for as much as possible, guided much of the concept refinement process. Given the variety of needs for the community, numerous open space types are proposed in the plan. These open spaces respond to adjacent existing and proposed building uses, as well as the desire to disperse activity throughout the corridor.

CENTRAL PARK

The concept is largely defined by the addition of a new, central open space. This park, which contains a large pavilion and a variety of walking paths, replaces many of the existing asphalt parking lots that dominate the area currently.

AMPHITHEATER

Parfet Park and the 10th Street corridor are currently overburdened due to the variety of programming demands that occur throughout the year. Considering both the recent, and the historic and documented desire for a formal event space, an amphitheater is proposed in the East zone. The proposed location benefits in adjacency to the new civic complex and creek corridor. Acoustic consideration should be given to the final location and optimal orientation in the East zone as well.

PLAZAS AND GARDENS

Another set of important open space types includes a variety of plazas and gardens distributed throughout the plan area. Formal, sculpture, and sensory gardens support adjacent developments with the library and civic center in the Central and East zones. Linear plazas are comprised of festival streets and promenades through the Central and East zones. Larger plazas include a first responders and veterans' memorial tied to the fire station's expansion, and

a large, raised event plaza, adjacent to the civic center, overlooking the amphitheater and Clear Creek.

PLAY

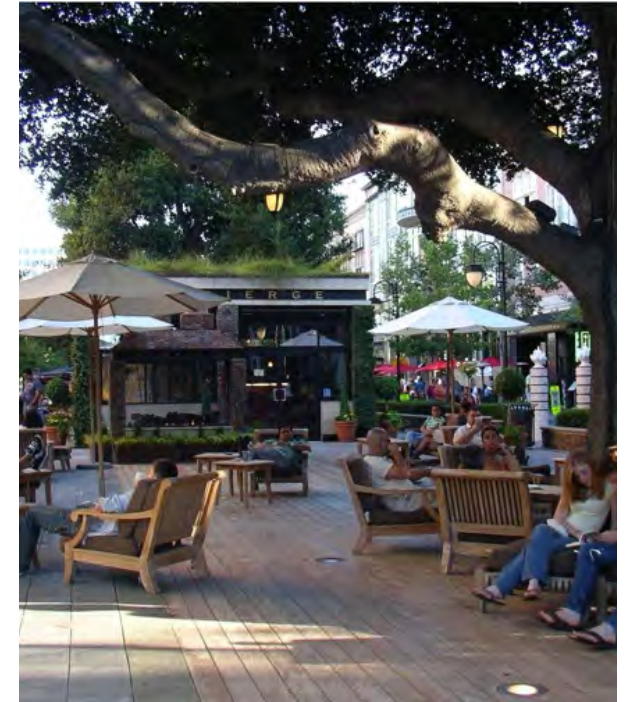
A new nature play destination is located in the library area, adjacent to formal gardens and a reading plaza. Lions Park's existing play area is relocated within the park to accommodate new tennis and pickleball courts that needed to be removed due to the proposed design of the library area.

CIRCULATION AND PARKING

Connectivity is enhanced with an increased walkway and trail network, the designation of parallel neighborhood bikeways, and the inclusion of a shuttle route.

PARKING STRUCTURE

The City Hall and the police station will be served by a shared-use parking structure that will also accommodate public parking, and will serve as the origination point for a closed-circuit shuttle in an effort to removed some parking and vehicular traffic from the study area.



Various precedent images illustrative of the envisioned Heart of Golden's program and character.



West Zone Location Diagram

WEST ZONE

The West Zone, especially west of Maple Street, contains the least amount of change throughout the study area. The open space, located south of 10th Street and west of the Illinois Street Bridge landing, contains existing active recreation uses and will be supported by a variety of connected open spaces and the library to the East. Additionally, some existing recreation uses could be relocated to Lions Park to create a greater concentration of activity adjacent to the shuttle terminus and the future Golden Community Center uses.

CONNECTIVITY

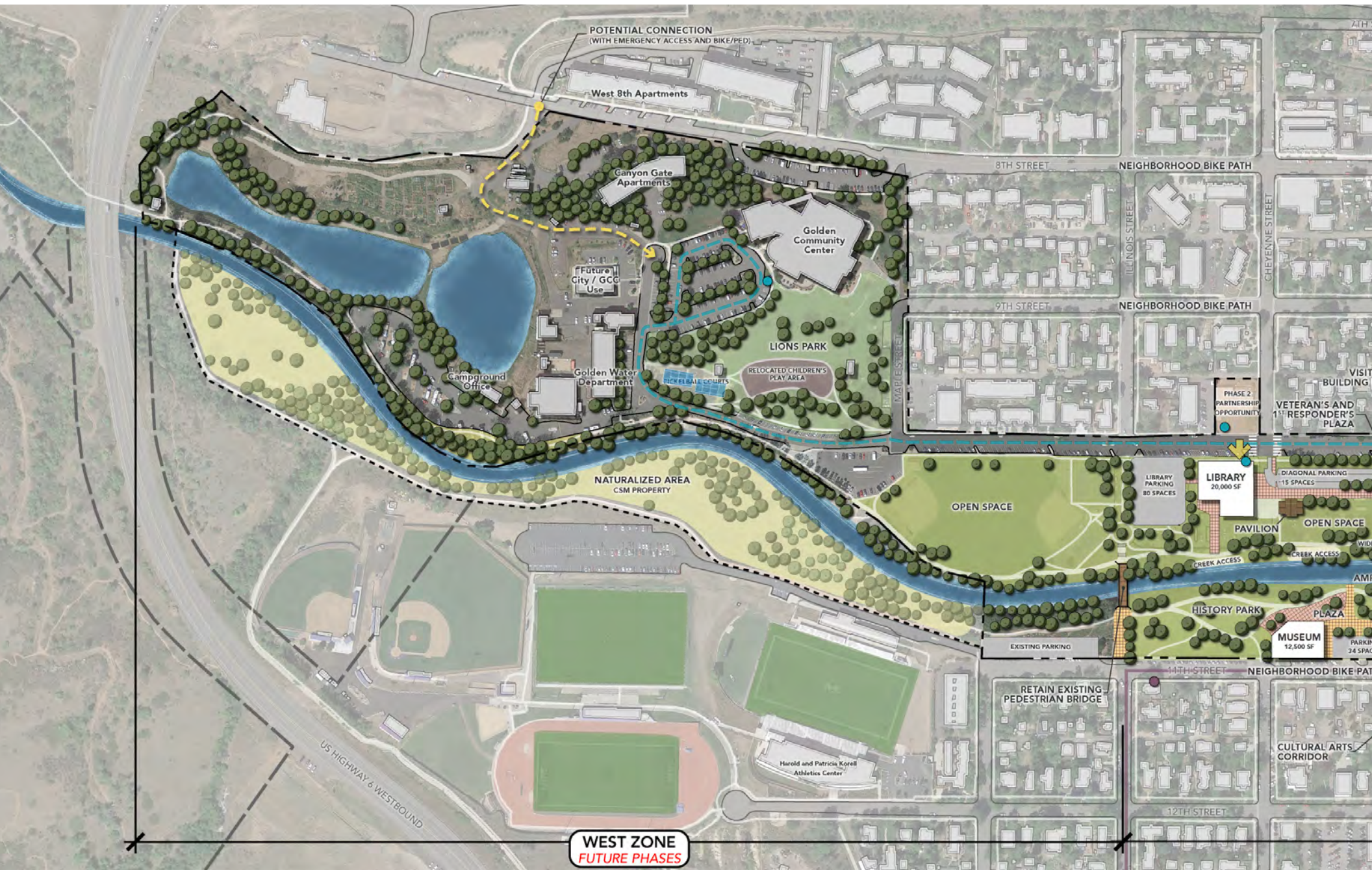
While some trail connectivity remains, the West zone, for all intents and purposes, is a dead-end, with limited vehicular connectivity. With the right supportive transit investments, that can be a benefit to the overall user experience in the area. Serving as the last stop of a proposed shuttle service (described in greater detail in the East Zone section), the remaining vehicular access is limited to existing roadways. Parking access for water sports is limited to single entries from 10th Street to minimize the amount of unnecessary curb cuts interrupting the pedestrian network.

POTENTIAL 8TH STREET CONNECTION

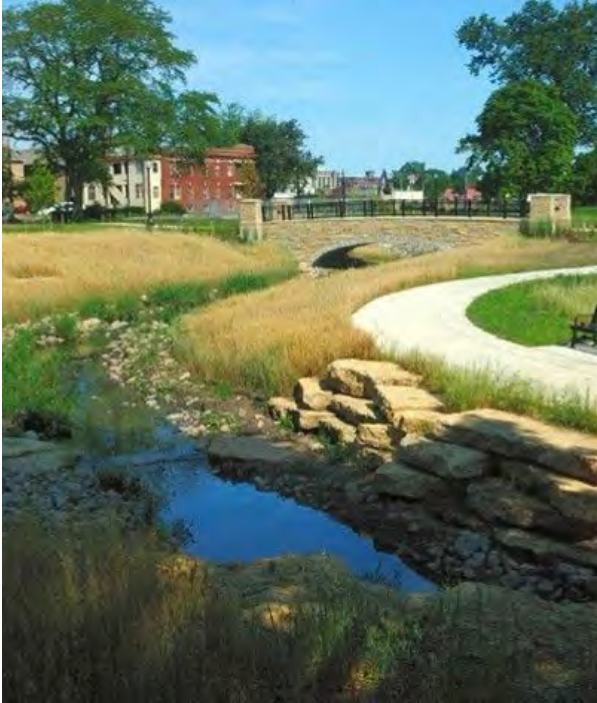
Current bicycle and pedestrian connectivity in the area is challenging, with the Clear Creek trail transitioning to a soft-surface path West of US-6, and an offshoot wrapping around the far side of the Water Plant's ponds. To create better connectivity to both recent 8th Street residential development and the SH-58 pedestrian bridge, a new potential connection is being proposed. This connection would prioritize pedestrians and bicycles. The existing community gardens to the west of the connection would be only minimally impacted.

CREEK MANAGEMENT

Central to the entire plan (not just the West Zone) are the ongoing improvements that need to be made to creek management infrastructure, trail access, and overall connectivity. One way in which creek management can be addressed is through restricting points of creek entry for recreation to limited points, and separating pathway traffic to reduce use conflicts.



West Zone Illustrative Plan



If, by removing parking, a shuttle stop was the designated drop-off point for water sports recreation users (i.e., tubers), the size of parking lots could be significantly reduced and converted to open space of some sort.

LIONS PARK

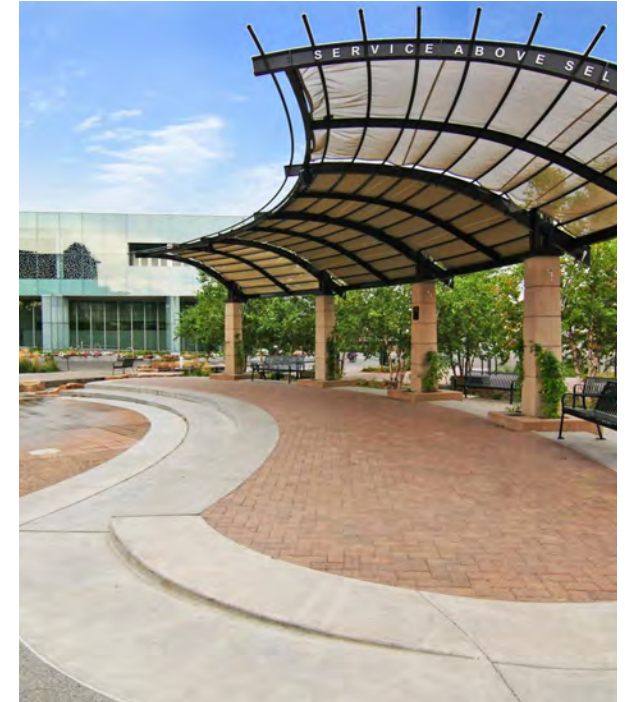
The new plan elements may require the relocation of existing active recreation use, including the tennis and pickleball courts. Through the latter part of the engagement process, retaining those two uses within the Clear Creek corridor were identified as a high priority.

Given that the tennis and pickleball courts were primarily identified as a community use (as opposed to a visitor use), they have been relocated to Lions Park in the location of the existing play area. This location allows for both the tennis and pickleball courts, as well as the play area to be redesigned to better accommodate the needs of the adjacent community members and move the child-focused amenity further from the road.

Various precedent images illustrative of the West Zone's program and character.

ACTIVE RECREATION

The eastern most area identified as 'open space' in the illustrative plan, currently contains two ballfields and three tennis and pickleball courts. Through a community engagement event in the latter part of the process, these uses were identified as uses to potentially remain given their current utilization. Should these uses better serve the needs of the Golden community by relocating elsewhere in the Parks and Recreation system, additional community engagement will occur following or parallel to the implementation of the initial phase of this project.



Various precedent images illustrative of the West Zone's program and character.



Central Zone Location Diagram

CENTRAL ZONE

The Central Zone is largely characterized by tremendous change through the reintroduction of open space and the expanded footprint of a culturally-focused zone. The open space is framed by both the expanded library and the expanded fire station to create a stronger structure and hierarchy for the area. The history museum is relocated across the creek to join a redesigned history park. This move, along with other recent moves in private development, help to create a cultural arts corridor along Arapahoe Street, establishing a significant, parallel corridor to Washington Avenue.

CENTRAL OPEN SPACE

While existing and new building locations set up the framework of a new space in the Central zone, the open space is what the concept for this area is organized around. The central open space is flanked by a festival promenade on the north, and the clear creek trail on the south. The festival promenade connects the public faces of both the library and the fire station and serves as the primary, programmable feature for farmer's markets, food trucks, etc. The promenade, and adjacent open space, is supported by a one-way, diagonal parking bay that can double as additional event space. Other programmable

elements include a large, event pavilion which is located in the middle of the open space, adjacent to the library, and on axis with Cheyenne Street.

While the design and character of the open space is still to be determined, community input shows support for large gathering lawns, naturalized open spaces, and meandering pathways. The final design for this area should emphasize flexibility, while maintaining consideration for the City's sustainability goals and action plan.

CONNECTIVITY

The area contains numerous, parallel paths offering diversity of choice and separation of traffic through the 10th Street complete street, festival promenade, walkways, and Clear Creek trail. The expanded library, ADA paths, and gathering spaces on axis with Illinois Street pedestrian bridge, provides a destination and encourages movement across the river through the various pathways connecting other new destinations.



Central Zone Illustrative Plan



Meandering Walkways

WATER STREET

As a continuation of the festival street, Water Street, at the termination of Jackson Street, will be redesigned to better accommodate temporary closures and festival uses. Additionally, this redesign will incorporate a safer and more pronounced crossing at Ford Street. Redesign of this street should not impact the adjacent residential uses, and should follow regular permitting processes for temporary closures.



Existing Fire Station

HISTORY MUSEUM AND PARK

Many locations were explored for the History Museum throughout the plan area during the concept development process. There were benefits and shortcomings to each location. However, the final location in the existing History Park provides the greatest benefits to both the museum and the greater community. Parking for both the museum and history park builds off of the existing access point from 11th Street. This allows for a continuous connection from the redesigned History Park, the History Museum, and the adjoining plaza and pathway connections.



Varied Types of Walkways

CULTURAL ARTS CORRIDOR

During the pandemic, the Meyer hardware building, located at Arapahoe Street and 11th Street, was purchased by Miners Alley Playhouse. The playhouse expansion and relocation created a growing cultural presence south of Clear Creek. Additionally, Foothills Art Center has leased the Astor House to create a public arts space for the community in downtown Golden. With these two uses south of the creek, and considering the History Museum's expressed desire to update the History Park, the move across the creek cemented what is being branded as a "Cultural Arts Corridor".



Central Zone Existing Condition



Central Open Space with Walkways



Central Zone Proposed Condition Illustration



Open Space for Gathering

LIBRARY

The Golden library may remain in its current location but may undergo renovations. To accommodate the priority for green and open space and promote connectivity within the Central Zone, the library's parking will remain only on the west side of the building. The library sits on an axis with the fire department, and the buildings are connected with pedestrian-oriented paving. The library will also foster a more prominent connection with the Clear Creek Trail as well as the West Zone. Through these adaptations, the location of the library continues to support the Central Zone's visions for community connection and open space.

FIRE DEPARTMENT

The fire station's current location is optimal for emergency service operations, primarily due to access. However, there are other strengths to consider, which through a qualitative analysis, the fire department noted:

- Closer to community
- Better Clear Creek access
- Better access to Highway 58
-
- Increased fiscal responsibility
- Cross traffic/safety

However, there is still need for growth to better accommodate the needs of the fire department as it moves forward. With the departure of City Hall and the Police department, the fire station can grow, in part adaptively reusing existing structures, and building attached and new space as needed to more effectively serve the Golden community. This expansion will contain necessary services. Given the location of the station within a culturally-focused, community area, part of the building expansion could include



Central Zone, Existing Diagrammatic Massing Model

community-oriented uses, such as a firefighters' or first responders' museum or lobby space.

Additionally, the adjacent open space could reflect this same community focus. Immediately adjacent to this part of the station is a Veterans' and First Responders' memorial plaza, which will provide a smaller place to gather, while celebrating the history and mission of the fire department through an art installation.



Central Zone, Proposed Diagrammatic Massing Model



East Zone Location Diagram

EAST ZONE

The East Zone is characterized by concentrated development, supporting gathering spaces, and preserved land for future partnerships. Both the built and open-space program in the East zone is located south of 10th Street. In doing so, four parcels totaling over four acres are preserved for future partnership opportunities. The built program contains a consolidated City Hall and Police Station, along with flexible space to accommodate other small, supportive uses. Multiple types of gathering spaces buffer the southern edge of the development from Clear Creek.

CONNECTIVITY

The Eastern end of the study area maintains a high level of internal connectivity within the zone, and westward, towards the rest of the study area. From the East zone, there are three, new primary connections:

- Parking Shuttle Service
- Water Street Extension
- 10th Street Complete Street

PARKING SHUTTLE SERVICE

One strategy being proposed to remove vehicular congestion in the Central zone is the introduction of a parking shuttle

service. This service would originate at the new City Hall building, and would run between the East zone, and the Golden Community Center in the West zone, with various stops in between.

WATER STREET EXTENSION

After crossing Ford Street, the redesigned Water Street will continue Eastward until reaching the pedestrian bridge on the east edge of Vanover Park. A new bridge is being proposed to better connect both sides of the gulch for larger events, but would be designed to control and prohibit vehicular traffic if need be. The Water Street/festival street eventually terminates in a raised event plaza, south of City Hall and the Police Station.

NORTHSIDE TRAIL CONNECTION

Though additional design and engineering exploration would be required, a northside trail connection (located on the northern edge of Clear Creek) is recommended as a long range goal. This could connect Parfet Park to Vanover Park, providing additional benefit bicycle and pedestrian movement.



Civic Building

CITY HALL AND POLICE

The new, consolidated City Hall and Police Station will anchor the southeast corner of Archer Street and 10th Street. From this area, new pedestrian crossings would connect the Civic area to the south with future partnership opportunities to the north.

Due to the sloping grade of the site, the building mass can be reduced along 10th street, while still providing the necessary scale of the structure. Furthermore, the southern edge provides another public gathering opportunity for events adjacent to the building.



Community Plaza

PARKING STRUCTURE

To better leverage a parking shuttle investment, the parking structure that serves the City Hall and the Police Station should be increased in capacity to accommodate the general public using the corridor as well. Given the size of the structure, the footprint would not change, but the number of stories will and thus the consideration should be part of the near-term next steps. The grade on the site allows for multiple points of access, and therefore secure police parking could be contained and accessed from a separate level if needed.



Small Amphitheater

AMPHITHEATER AND GARDEN

An amphitheater has been a consistent programming elements in Golden planning for the Clear Creek corridor for over twenty years. Throughout the planning process, an amphitheater was explored in each zone. Through community input, and in consideration of the natural grade of the area, the East zone proved to be most appropriate. The final scale and orientation of the amphitheater will be determined through further design refinement, however the capacity should be on par with events currently held at Parfet Park.



Water Street Existing Condition



Enhanced Paving Materials



Water Street Proposed Condition Illustration



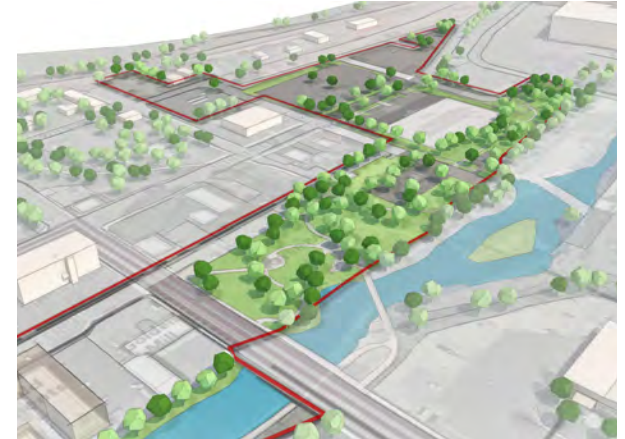
Enhanced Walkways and Planting Areas

In addition to the amphitheater, thematic sculpture gardens are proposed on the southern edge of the Civic Center development. These sculpture gardens are intended to capture the cultural emphasis of the corridor in a single location, though cultural expressions, such as public art, should be distributed throughout.

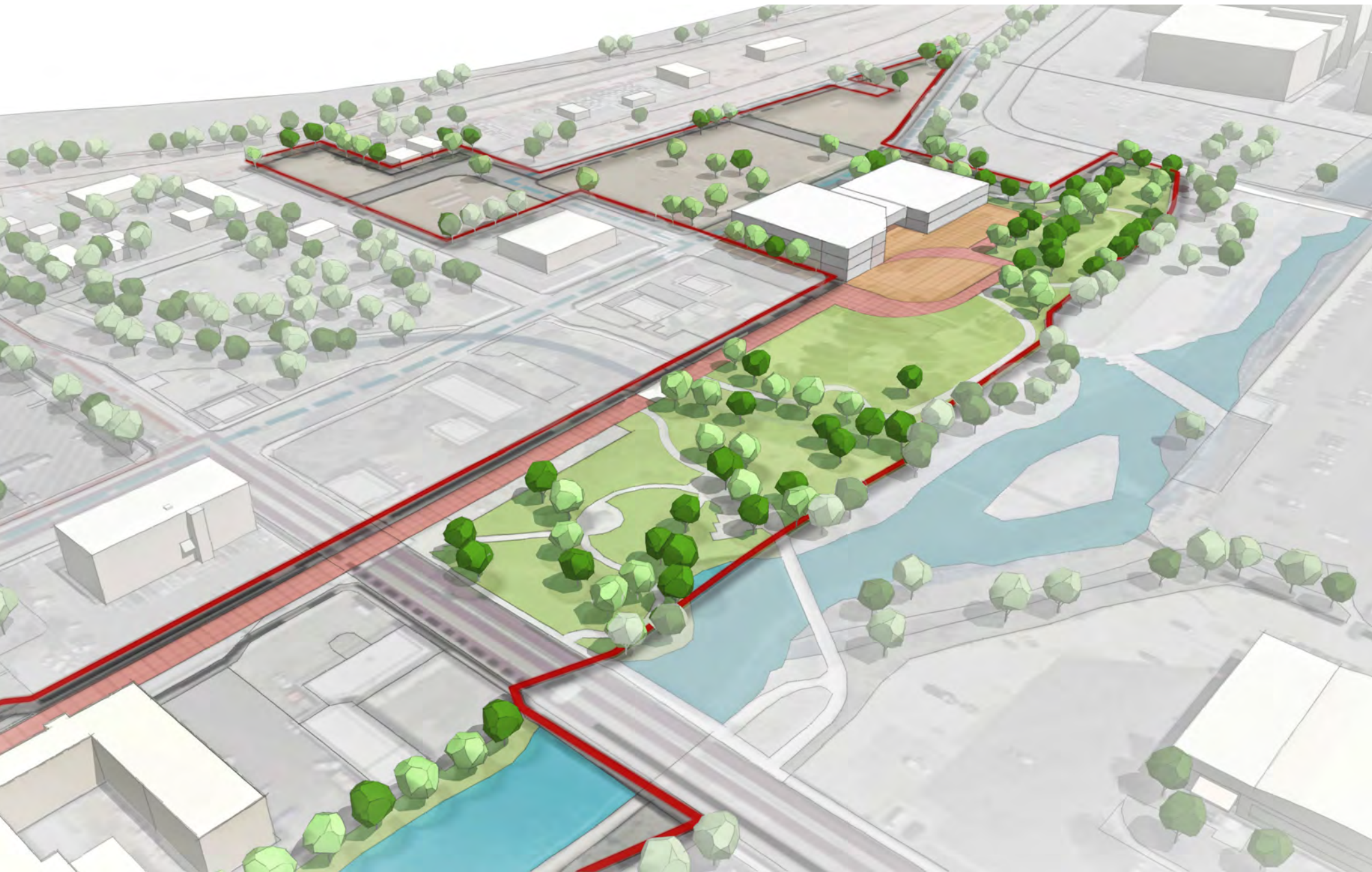
PARTNERSHIP OPPORTUNITY

The four acres of undeveloped land on the north edge of the East zone provides both the City and the community the opportunity of growth over time and as needed. The types of uses that may be appropriate for these parcels will be determined in time, and may include:

- Visitor/ Creek Corridor Management Facilities, including parking
- Future Public Uses
- Residential Uses
- Neighborhood Commercial Uses
- Employment Uses
- Landbanking
- Future Transit Supportive Uses
- Potential New Library in a Mixed Use Project



East Zone, Existing Diagrammatic Massing Model



East Zone, Proposed Diagrammatic Massing Model



Existing Surface Parking



Existing Parking Near Ballfields



Existing Public Parking

SYSTEMS

The concept development process cycled through multiple iterations of the Heart of Golden project area, all while keeping an eye on specific and pivotal systems that increase the efficiency of the space and the quality of the user experience. The two major elements that impact this are parking and open space. The existing site includes numerous impervious surface parking lots, with varying degrees of utilization. Adjusting the surface parking has been viewed as an opportunity to increase the provision of green space and plazas where people can recreate and congregate.

PARKING

The diagrams on the following page represent both the existing and proposed parking for the Heart of Golden. The proposed parking diagram includes the parking that will be reserved from the existing site as well. The East Zone parking that exists in the parcels north of 10th Street were calculated separately, as they will be considered as a Phase 2 Partnership opportunity. All of the parking noted in the proposed plan is surface parking, except for a two story parking garage to serve the police station and City Hall. Overall, **parking on the site decreased between in the existing and proposed plans by 9%.**

WEST ZONE PARKING



CENTRAL ZONE PARKING



EAST ZONE PARKING





Existing Parking



Proposed Parking



Parfet Park



Lions Park



Clear Creek Access

PUBLIC SPACE/OPEN SPACE

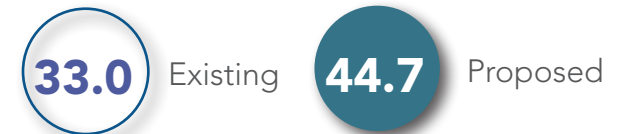
The diagrams on the following page display the change in public space and open space areas in which there are green spaces, hardscaped plazas and pathways where people are intended to gather, relax, and recreate. The original site has approximately 22.65 acres of open space, which is 33% of the total project area. The proposed plan increases that space through the:

- expanded open space adjacent to Vanover Park,
- relocation of two major central zone facilities, and
- restructuring of parking

The new plan has 29 acres of public space and open space, which is 44.7% of the total project area. These large spaces cross the boundaries of each zone, so areas were not calculated by zone but by the entire site.

Overall, the site's **public space and open space increased by 28% in the preferred proposed plan.**

% OF TOTAL PROJECT AREA





Existing Public Space/Open Space



Proposed Public Space/Open Space



Existing Lions Park Ball Fields



Multi-Building Civic Plaza



Multi-Story, Multi-Grade Parking Structure

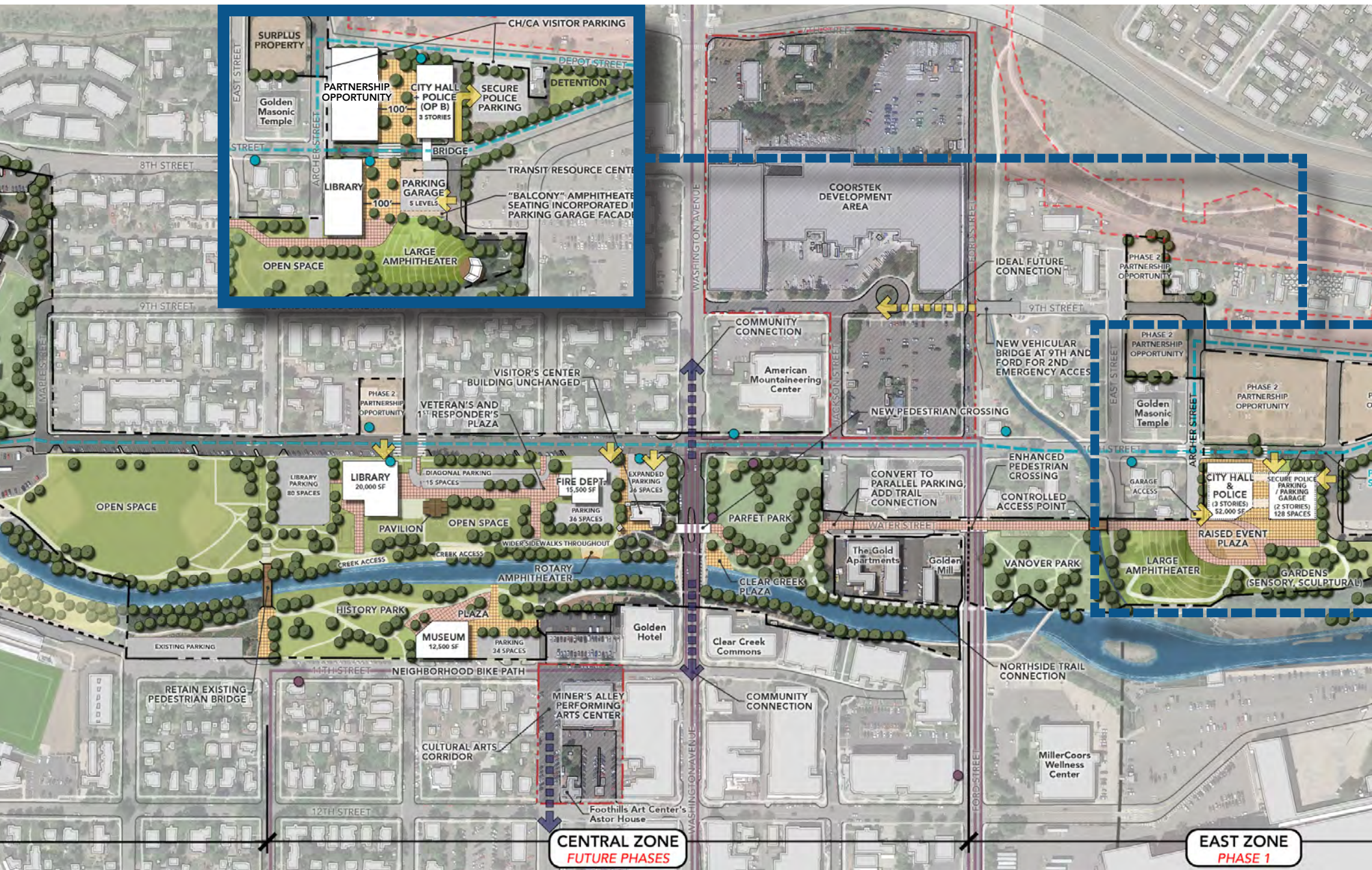
FUTURE REFINEMENT

Throughout the Heart of Golden process, over ten concept alternatives were presented to the public, and dozens more potential scenarios were considered in various community input activities. Through those concepts, any number of potential futures were explored, each with their respective pros and cons. At the conclusion of this foundational phase of the Heart of Golden Plan, the program elements and locations as illustrated in the previous section best reflect the aggregated community input and consultant analysis over the two plus year

period beginning at the end of 2019. However, through future refinement, the final locations and adjacencies of certain program elements are still subject to additional input, analysis, and refinement. Concurrent with, or following the completion of Phase 1, which will contain, at a minimum, the relocation of City Hall and Police Station to the East Zone, subsequent engagement will be performed to determine the final direction for the remainder of the Project Area.

EXISTING RECREATION

During the latter part of the engagement process, new concern was voiced regarding the future of the existing recreation assets in the Central Zone. Through the various stages of engagement and analysis, it had been determined that the Central Zone (in fact, the entire Heart of Golden project boundary) might not be the ideal location for active recreation uses given 1) the desire to serve a broader audience, and 2) the City's ability to relocate those uses elsewhere within the Golden recreation system.



Alternative Central Zone Illustrative Plan

However, minor shifts in proposed building locations and the omission of specific open space types (such as 'nature play' and 'formal gardens' identified in earlier engagement) can accommodate the existing recreation uses in their current locations if determined to be desirable .

LIBRARY

Described in greater detail in the prior section, the future of the library, in terms of reinvestment, is largely outside of the control of the City. Jefferson County Public Library's Board of Trustees is the ultimate decision-making body as it relates to the future of the library. That process will include separate decision-making metrics and community outreach.

However, the City has expressed a strong desire for the library, should it decide to relocate, to do so in the East Zone, along with other partnership opportunities, civic uses and open spaces. Furthermore, expansion in their current location which would increase their parking requirements which would necessitate additional coordination and agreements with the City as the Library does not own any additional land.

PARKING

In the preferred concept, structured parking is located in the East Zone and serves the needs of City Hall and Police. However, as further decisions are made regarding the final uses in both the Central and East Zones, the size of that structure may need to expand. This expansion would likely be vertical, maintaining a two-bay system to preserve land if possible. The reason for expansion may include the library moving to the East Zone, an integrated shuttle program, and expanded remote parking provisions. Ultimately, the larger the structure is, the potentially lower the financial obligations of the joint-use parties will be. Even if some building location or program decisions have not been made by the time Phase 1 begins, a larger structure should still be considered to accommodate other public need.

DIFFERENT PROCESSES FOR DIFFERENT DECISIONS

For Phase 1 of development, the City will start a 'deeper dive' refining process that will include 1) schematic design, design development and construction documentation, and 2) further exploration of funding and economic feasibility. This will follow a standard public outreach process.

For smaller, more independent plan elements, such as the 8th-to-10th Street connection, trail upgrades, and Lions Park playground improvements, the design and public input process would follow traditional decision and input processes. The Central Zone will likely require a more intensive community engagement process given the number of moving parts and the variability of the program elements described in detail in this section. This process may result in an amendment, or update, to the adopted Heart of Golden Plan if necessary.





**WHERE
WE'RE GOING**

WHERE WE'RE GOING

POTENTIAL TIMELINE

The implementation of this plan is subject to varying influential factors from entitlements and funding, to market forces and construction documentation. However, following the adoption of the plan, one potential timeline for implementation could reasonably follow the below schedule:

- **2022:**
Discuss 2nd phase partnership opportunities and assess funding assistance options
- **2022 - 2023:**
Consider funding options such as bonding, certificates of participation, developer financed, or tax increase for Phase 1 and discuss estimated cost and trade offs with decisions.
- **2024:**
Design Southeast Section (including refinement of the concept plan)
- **2025 - 2026:**
Construction of Southeast Section
- **2026:**
Funding and design options for Central Section with trade offs (e.g. library and museum)
- **2027 - 2028:**
Construction of Central Section
- **2029:**
Heart of Golden Completion



Phase 1 Location Diagram

NEAR-TERM NEXT STEPS AND PHASING

Given that much of the plan hinges on removing existing buildings from the Central zone, Phase 1 should largely focus on the completion of the East Zone, beginning with the City Hall, Police Station, and parking structure, followed by the supportive open spaces. For the near-term next steps, the completion of Phase 1 will required a more detailed design, funding and programming strategy.

FUNDING STRATEGIES

There are numerous funding options that can be brought to bear to implement this project. Furthermore, not all aspects of the plan will require or utilize the same funding source, therefore, there is inherent flexibility in how best to achieve the overall vision. Some potential funding options include, but are not limited to:

- Bonding
- Capital Improvement Program
- Private Developer Financing
- Targeted Tax Increase
- Open Space Improvement Grants
- Certificates of Participation (COP)

