

JEFFERSON COUNTY OPEN SPACE ----- proposed land exchange of Heritage Square

Notes from community meeting on March 5, 2019

See www.jeffco.us/HSE. Martin Marietta Materials (MMM) has proposed a land exchange with JeffCo Open Space (JCOS), giving 78 acres of the current Heritage Square site along West Colfax south of the intersection with Heritage Road to JCOS. Also to be given are the 5.7 acre Nancy Bachmann Property at intersection of West Colfax and Heritage Road and a trail easement along US 40, outside of the highway right-of-way.

MMM gets 64 acres of Matthew-Winters Park, north of I-70 and not open to the public, for expansion of the current sand & gravel mine. The mine has an estimated remaining life of 15-25 years. The acquisition would extend mine life for another 5-10 years or longer. Materials that are mined here are market driven. Once the mine is completely played out, the entire property reverts to JCOS along with the remaining 47 acres of Heritage Square. MMM has an existing agreement with JCOS to turn over the original mine property of 285 acres, after closure and reclamation, to JCOS for \$1. State requirements re reclamation must be met. MMM has visual impact studies.

The existing area of Heritage Square and the mine, north of Segment #2, the 64 acres, is within the city limits of Golden and subject to Golden zoning requirements. The blue line below #2, on the map, is a buffer line between the potential mine expansion and the steep slope above the US 40 frontage road, and I-70.

Some general points, in no particular order:

- 1) the area around Heritage has significant historical interest due to being partially on the site of the old mining ghost town of Apex.
- 2) the 47 acres not to be conveyed at this time contains a small reservoir, Magic Mountain Reservoir, that is a water source for the mining operations. Water rights are from Jackson Ditch and Apex Gulch. When the reservoir is conveyed in X years, the water rights go along.
- 3) the existing mine has been in place for 45 years. A former owner of the mine bought Heritage as a buffer zone, for noise and dust, between the mine and the nearest residential area. Golden zoning does not allow for mining, although mineral rights will be conveyed. If the exchange does not go through, MMM does not want either residential construction or mining on the Heritage site. Current zoning allows for a business park of some sort along W. Colfax. (any CMC position should ask for height restriction of no more than 2 stories, to allow for protection of the mountain backdrop). JCOS is inclined to allow limited business development; maybe an outdoor industry company; to bring in money to cover cost of building a park on the Heritage site, if they don't move their headquarters there. Given office & strip mall vacancies in west Lakewood, viability of retail here is questionable.

Area is close to bus service, the Rock Cut parking lots along I-70, and the terminus of light rail. Could consider a circulator bus, in season, to transport people to trailheads.