

**Brainstorming  
Possible Long-Term GURA Projects**

Property Name	Description of Proposal	Property Use	Possible Actions	Estimated Cost	Estimated Benefit	In-District (Y or N)
Wells Fargo Operations		Office, Retail	Purchase Land			
Sinclair Station		Medical, Retail	Purchase property			
711 Washington		Leave undeveloped, retail, gas station	Purchase property, Demolition			
Coors-Molson Wellness Center		Multi-story medical & wellness	Partnership			
Green Center		Performance Ctr. Mines & Community	Partnership			
12 <sup>th</sup> & Arapahoe empty lot	Continue to use as a parking lot. Possible future mixed use with parking on top and retail/restaurant on the ground floor. Low physical impact zone (2 stories) Underground parking to support ground floor businesses.	Public land	Construction & Partnership		Continue to provide necessary parking on the west side of downtown & accommodate future development.	Y
Lot 2						

Lot 4						
Alleys	Façade improvement and energy efficiency improvement	Private business/property owners	Partnership	\$50K	Necessary upgrade & improve customer draw	Y
Maintenance Fund						
S. Washington Streetscape						
13 <sup>th</sup> St. Coors Corridor	Streetscape, including a cooperative effort with WF to dress up their exterior on 13 <sup>th</sup> St. Possibly a mural.	Public land & WF transfer facility	Construction & Partnership and art installation	\$750K	Draw more folks comfortably from the Coors tour to downtown	Y
Golden Liquor property at 13 <sup>th</sup> & Ford	Try to make the property more attractive. Perhaps joint effort with creation of visitor facilities. Part of the current WF bank block could support relocated parking.	Retail & residential	Construction & Partnership	\$1 million	Draw folks from Coors & establish a critical gateway to downtown	Y
Boots & Burros art show/contest for the sesquicentennial	Needs early action to get this going.	Public sidewalks	Support the purchase of matrixes for artists and prize funds. Partnership with the City's arts	No net cost—the art can be auctioned at the end which will probably pay for	Attraction to downtown and focus attention on the city for the sesquicentennial.	Y but probably will extend outside the boundary for some

			organizations. Possibly Civic Foundation.	most or all of the project. Miniatures could also be marketed.		display sites.