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Sent: Sunday, January 20, 2008 7:09 PM

To: steven.taylor1@comcast.net

Cc: 'Paul Imse'; 'Bill Fisher'; 'A.J. Johnston'; 'Preston Driggers '; 'Henry Tiberi '; Karenoxman@aol.com; 'Mark Heller'; 'Janis McBurney'

Subject: RE: Future Long Term Project Priorities

Steve,

I think you have given us a good portrait of where we stood after Monday night's straw poll on long term projects in/for our and Golden's future. I also think that Karen's admonition to pick a winner, even if a relatively small project, to retain our presence in—and positive in the sense of serving well—the community. With that said, I would like to present for thought and possible discussion at a future meeting the following context—somewhat, but not outrageously, larger than that of just bounding the sites in your list.

I believe that there are three areas overlapping the GURA Downtown District that we should consider:

The first is the North Washington Area which would overlap the north end of the current district, encompassing the first three items on your distilled list of projects. Personally, I would urge going as far north as Iowa Street and from Jackson to Arapahoe or Cheyenne north of 5th Street and probably from Ford to Arapahoe or Cheyenne south of 5th Street. I would have Clear Creek as the southern boundary. This would pick up the properties along Water Street east of Parfet Park, unless the owners again opt out of being in an urban renewal area. (Some folks might want to throw Goose Town into this area.)

The second would largely overlap the northeast and central portion of the current district. This area would embrace the third through sixth, seventh, and ninth items on your distilled list of projects. The reach out to embrace the Green Center and Miners Alley in the central portion of the area would be disconnected from the primary and northeast portion of this area. I would also bring back into the equation the Coors health/wellness center building and the plat of land it occupies, which is not now part of the current district. (This might also be seen by some folks as an area encompassing Goose Town. And, if we want to entertain consideration of Goose Town, I think this might be the better of these first two areas to encompass it.)

The third would extend from about 22nd Street (in the current district) south to the traffic circle on Old Golden Road at Johnson Road with a span from nominally East Street on the east to Jackson on the west. Beyond Bowling Alley Point it would just encompass the property on either side of Old Golden Road. This would most likely be identified as the Bowling Alley Point area.

These three areas would include most of the areas identified by previous councils as worthy of attention as possible future urban renewal areas. Furthermore, by focusing on new urban renewal areas overlapping the current Downtown District, we would avoid becoming inattentive to our so very classic downtown which, when GURA was established, was to be our purpose. Clearly, the mood would appear to be: Avoid the west Colfax Avenue area for now, and maybe indefinitely. With respect to Karen's admonition, I would focus on the Coors Corridor and Prospectors Alley, both in the second of the three areas outlined above. I believe we could quickly execute these projects and have them be seen as valued changes to the downtown.

So, I believe that we can reasonably move forward with seeking to create these new urban renewal districts with the expectation of approval because we are really seeking here to finish the task already begun for overlapping areas to our current downtown district. The advantage is that for these separate overlapping areas constituting new urban renewal districts we would have another 25 year window to bring about the somewhat larger downtown dreamed about almost 20 years ago.

Ted

MAPS WILL BE DISTRIBUTED AT THE JAN 28, 2008 MEETING