



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: Mayor Baroch and City Councilors
From: Theodore A. Bickart, Chair
Date: Feb 8, 2006
RE: Proposed 2006 GURA Budget and Work Plan

As promised in the January 10, 2005 memo, the following is a project by project summary of GURA's Draft 2006 Work Plan and Budget. As with last year's Work Plan, the timing of projects is more for general organizing than for actual due dates, and the Work Plan is subject to change as needed to address higher priorities.

Please note that many of the individual projects are actually linked together as GURA, HPB, Planning Commission, and Parks & Recreation begin joint visioning and planning to address the future needs of downtown generally, to improve the Downtown Design Guidelines, and to update and revise the Golden Urban Renewal Plan. (GURA received such direction twice from Council last year, and actually had included these efforts in its 2005 Work Plan, but the NexCore and Dauer Haswell negotiations took priority.) This joint exercise could also lay the framework for studying the application of urban renewal to other parts of the City. The memo from GURA dated February 6, 2006 and submitted along with this memo suggests how this joint effort might proceed. We hope to discuss these initiatives at length and receive guidance from Council during the February 16 work session.

Community Relations & Annual Report: GURA's 2004 Annual Report was the first time the organization put together a professionally-published annual report and the first time it was circulated throughout the City. GURA published 10,000 reports and we have just a few left. The success of the 2004 annual report decided the issue for 2005. We will delay the 2005 report until the two major redevelopment projects have finally closed. GURA also plans extensive community outreach in connection with the downtown planning effort and GURA Plan revisions just now getting underway.

Property Owner Outreach: Communicating with the downtown property owners in an organized way is important to GURA's mission, but even more so in connection with the community planning efforts of this year.

Unify Streetscape & Gateways: Last year, GURA commissioned a streetscape analysis, conducted surveys regarding awnings, and commissioned a digital visualization of changes to the streetscape based on the survey results. This process will continue in 2006 in connection with the downtown planning and GURA Plan revision efforts now underway. The central ideas behind these projects are to decide how to improve the current streetscape and where to extend it.

Historic Preservation Planning: Updated data on historic sites and improved design guidelines based on Golden's existing structures will be important influences on the future of downtown and revision of the Plan. The idea here is to dovetail revised City ordinances and design guidelines with GURA financial incentives to achieve a cohesive architecture for this mixed use area into the future with the minimum amount of regulation. This March, GURA will be hosting a 200 person conference for Main Street training. This event is organized by the Colorado Community Revitalization Association and is funded by the National Trust for Historic Preservation and the Colorado Historical Fund.

Pedestrian Walkable Environment: Last year, GURA partnered with CSM to add CSM banners to the lightpoles. GURA also added banners directing pedestrians to side-street businesses. In 2006, GURA is planning to implement some of the streetscape recommendations to improve the pedestrian environment throughout the GURA district.

Provide Variety of Housing: The 78 Millstone condos should be completed by the end of 2006. In 2008, another 35 relatively high-end condos from the NexCore project should enter the market. More than a dozen other condos will enter the market this year. GURA and others have done a good job adding housing to downtown, and it may be time to consider what steps GURA can take to ensure that new housing downtown can be attained by those earning something closer to the area median wage. A healthy socio-economic cross-section living downtown is essential to its long term vitality.

Grow Thriving & Diverse Business Community: As of the date of this memo, neither the NexCore nor the Dauer Haswell deals have closed, but we hope to report success on both projects by the date of the Council/GURA work session. With those projects in the construction phase, GURA is anticipating devoting most of its resources in 2006 to the various planning efforts just underway, which will include the study of ways to capitalize on NREL, CSM, and the Green Center. GURA has budgeted modest amounts to support pilot projects on resource efficiency, and has also retained an engineer specializing in this field to assist the design of GURA-funded projects. The attached memo on business recruitment details GURA's efforts on this front last year and its plans this year.

Alleys: The streetscape survey recommended improvements to Miners and Prospectors Alleys, and the imminent redevelopment of the Hesteds site would provide good timing to accomplish at least that block of Prospectors between 12th and 13th. Any such work is expensive, however, and GURA has a thin project budget for non-TIF projects over the next few years.

Reinvestment Fund: GURA continues its program in support of EDComm with this \$40,000 grant.

Hot Zone/Kiosks: GURA hot zone project is a casualty of the re-prioritizing necessary to negotiate the NexCore and Dauer Haswell deals. This is an important project and will be at the top of the list for 2006.

Redevelopment Opportunities: As with NexCore, GURA stands ready to assist the redevelopment of a variety of sites throughout the downtown area. However, because GURA allocated so much of its resources, future deals will be limited to relatively short-term TIF projects that can be fully paid out by 2014. Extending the time frame for GURA's tax revenue and/or re-drawing the downtown boundaries are among the issues to be addressed by this year's planning efforts.