

HESTEDS REDEVELOPMENT – “GATEWAY STATION”

We are pleased to announce the long-awaited redevelopment of the “Hesteds” buildings at 13th and Washington! The new name for these parcels is “Gateway Station.” The GURA and the developer NexCore Group closed on the real estate transactions on



February 14, making it a sweet day for everyone who had worked on the project since last May. The City of Golden, GURA, The Golden Civic Foundation, and Eileen and Roy Banks among others contributed expertise, long hours, funding, and/or property to this very complicated transaction. This project will greatly enhance the vitality of Downtown Golden by bringing more residences and businesses to the heart of our City. As reported in earlier editions of *The Informer*, the new “Gateway Station” project will replace the current Hesteds and Linder buildings with a new mixed-use building containing underground parking, 34 residences, and 23,500 square feet of shops, offices, and restaurants. More information on this project is available at at NexCore’s site http://www.nexcoregroup.com/portfolio/mixeduse_cs.php?cs=37 and at www.gura.com.



The design of the new buildings evolved over months of meetings with a variety of City-appointed boards, private citizens, and other groups so that it will blend well with our historic downtown even though it will be among the larger buildings in the area. Importantly, the Linder building façade will be rebuilt and restored to its former glory. The former “Home Imports” building on 13th Street just east of the Hesteds

building and the 95 space Jackson Street parking lot will be replaced by a 268 space, GURA-funded public parking garage and other future development. But GURA can undertake that work however, GURA will remediate the dry cleaning solvents that have polluted the ground and water under that building. Groundbreak is scheduled for June and construction will continue for 18-24 months.

JACKSON COURT



GURA also recently finalized the redevelopment of the vacant parking lot adjacent to the parking garage. You may have noticed construction is well underway at this site. Denver-based architects Brad Haswell and Jim Dauer were selected to build this two story office and retail building, and they will move their 9 person firm into the building upon completion. GURA contributed the land and will also provide funds for site preparation. This building is the fourth and final piece to the Clear Creek Square redevelopment project. Construction is scheduled through the end of the year.

The third piece, the Millstone Condos, is also scheduled for completion by the end of this year.

PARKING CHANGES

None of this will happen overnight, however, and we may experience some inconveniences during the remediation and construction period. For example, portions of the Jackson Street parking lot are already being used for the Gateway Station sales trailer and other trailers for the Jackson Court development behind the Buffalo Rose. Additional spaces in the Jackson Street lot will be closed periodically this spring for work on the remediation, and eventually the entire the lot may be closed near the early summer for excavation and construction.

To compensate for the parking disruptions, the two hour parking spaces in the Jackson Street lot and portions of the two hour public parking spaces along Arapahoe Street have been converted to all day parking. Also, the remainder of the two hour parking throughout Downtown will be converted to three hour parking. Lastly, the public is reminded that the middle two floors of the parking garage at 11th and Jackson Street are all day public parking.

We will make every effort to minimize the dust and disturbance from these exciting projects. We ask your patience and forgiveness during this period, and hope that the final products will be well worth our trouble. Please call the GURA office at 279-4162 if you have questions regarding these or other GURA programs.