



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: GURA Board of Commissioners
From: Mark Heller, Executive Director
Date: June 4, 2009
RE: Meeting Memo for June 8, 2009 Meeting

This memo will assist in the discussion of the following agenda items:

V1. 2008 Audit

The draft audit is being reviewed in detail to ensure consistency with our revised bookkeeping.

V4a. PV on Gateway Garage

I met with representatives from Lime Energy to discuss a lighting efficiency retrofit for both parking garages. They will prepare a proposal for the June 22 meeting. At GURA's last meeting, we discussed the potential to apply for stimulus funding to facilitate a PV array on the garage. Other departments and boards of the city are also investigating projects for stimulus funding, so it will be important for all of these projects to be considered so that a consensus is reached as to which projects will be pursued. The list of other potential projects is included in the packet.

V4b. Shop Local Campaign

GURA, EDCComm, and others have been working on an innovative and inexpensive shop local campaign. The most recent draft is attached for your review and input. It was recently distributed at the downtown merchants meeting.

V4c. Gateway Arch

At the special GURA meeting held on May 19, the Board agreed on the following action plan:

1. All design changes will be oriented from the perspective of a pedestrian standing at the SE corner of 13th and Ford. Design convention is to use a 6' height perspective.
2. Confirm whether rotating/lowering the lights, and/or lowering the arm itself will be sufficient to clear the view of the arch from the design perspective. Also investigate hanging the lights from the arch itself or raising the lights above the arch. Get the new light clearances to the architect so he can produce new images to illustrate those changes. If none of that works, then;

3. Ask the architect to ask the structural engineer to evaluate whether the arch could be raised 3'-5' on its current footer, or how much changes to the footer might cost. Then ask the architect to draft some designs for boosting the arch 3'-5' as necessary to clear the lights from the design perspective. If that does not create visibility, then;
4. Combine 2 and 3 above, but if that does not create sufficient visibility, then;
5. Get quotes for moving the arch to just west of the liquor store's driveway.

We have since confirmed that the lights can be rotated and the traffic arm can be lowered, creating about three feet of additional clearance, provided there is sufficient extra room to allow new asphalt overlays or signage in the future. Again, the key dimension is the lower limit of the arm/lights, which can only come from the city. We are designing alternatives based on this new information. The packet includes graphics illustrating views resulting from lowering/rotating the lights, raising the arch, and moving the arch further west. It is possible that the combination of lowering the lights and raising the arch in place could approach the cost of moving the arch westward. As we noted last week, moving the arch westward diminishes the view for pedestrians and is blocked by a different traffic arm for exiting Coors tourists going north on Ford. A new, additional option would be to simply shorten the traffic arm by about half, keeping the left turn array on the arm and using the current array that is on the vertical pole. This has the advantage of perhaps not lowering the arm at all, although there might still be a "consistency" issue with the other three signals at the intersection.

The construction has also hit snags on the curb and gutter and regarding the tie-ins to the manhole. This work has been rejected by the city inspectors and we are negotiating the funding, timing, and responsibilities of the corrections. These delays and the condition of the intersection have led Coors to suspend the bus tours through downtown. In the past, Coors has designed alternative routes around construction and it is not clear why that was not done in this case.

VII. Downtown Tree Planting

We have been asked by the City's forester to contribute to planting a few trees in downtown. These will replace some of the trees that have been damaged or removed from various GURA projects over the years. The quote for this work is included in the packet. The City Services IGA between GURA and the City calls for GURA to reimburse the City 60% of the cost of materials and labor, unless special projects are agreed to at other rates.

VI2. Potential Purchase of 711 Washington Avenue

For the last year or so, the Board has directed me to investigate the possibility of purchasing and/or redeveloping a number of parcels throughout downtown. The parcel at 711 Washington Avenue is one of those. This building used to contain a 7-11 and still leases to Santiago's, a successful Mexican restaurant over the last five years or so. CDOT has been leasing the former 7-11 space, but that lease will expire soon. I discussed a ballpark purchase price with the owner quite a while ago, but it was far too high. The owner recently contacted me again to discuss the purchase of the building. If this is something the Board wishes me to pursue, we can discuss our approach during the executive session towards the end of this meeting.

VI3. JeffCo Back to Work Partnership

Jefferson County's Community Development office has received stimulus funding and is disbursing some of those funds on a competitive grant basis for back-to-work projects. The window for this grant was just a few days, so we applied to this program with a concept of assisting our downtown

businesses by administering the grant program for them and their potential future workers. The program will fund an employee's wages up to \$15,000 each for a twelve month period ending August 31, 2010. Such assistance could allow a business to experiment with extended hours, expanded skills and offerings, or to re-hire laid off workers. Such a program would add to our workload although the increase is difficult to predict. Your direction is requested on whether this additional program should be adopted.

VIII Staff Report

1. I will be on vacation from June 14 arriving back the morning of June 22. Janis will also be out of the office from June 16-19.
2. The street pole banners production process went well. We had to change out the mounting hardware due to incompatibility with the fluted poles. They should be installed beginning June 5. The citizens chosen for this project will be recognized during the evening portion of the 150th celebrations.
3. The 150th Banner is in production and will be mounted on the Golden Hotel. This banner, a close-up photo of an aspen trunk in an aspen grove, is the winner of the contest GURA sponsored with the Foothills Art Center for Jefferson County residents. GURA pre-selected five entries and the public voted their favorite from that group. The banner currently on the hotel will be moved to the south wall of the Gateway Garage.
4. GURA's Annual Meeting will be June 22 at 6:15, just before the regular meeting. You will select officers and make committee assignments during the Annual Meeting, so it is important for everyone to attend.
5. I have been invited to speak at three planning conferences. I will speak on June 5 about Golden's Sustainability Initiative with Mayor Smith at a conference on municipal best practices relating to sustainability organized by DRCOG and the Urban Land Institute (www.uli.org). I will speak on June 9 at a conference organized by the Economic Development Council of Colorado and the International Economic Development Council about real estate development and reuse in downtown Golden. On June 13 (during the car show), I will lead planners through downtown Golden who are in Denver attending the annual New Urban Congress.
6. Holiday Lights Display: City Council is holding hearings on the future of the holiday lights displays during its June 4 and 11 meetings.
7. Planning staff has drafted a memo regarding complete streets policy for the downtown. This memo includes policy options to deal with proliferation of sandwich board signs. It is included for your review.
8. I attended a meeting hosting by CML and Downtown Colorado Inc regarding past and future efforts to modify the Colorado Urban Renewal Act. The push over the summer will be to negotiate an omnibus compromise bill that will hopefully address concerns of cities, counties and special districts. This was tried last year, but not this past session. CML's memo from last year's attempt is included for your review.
9. We filed our claim for the DBSI bankruptcy case arguing that the \$7,200 outstanding balance on the Clear Creek garage maintenance fees owed by DBSI will not fall to GURA.
10. The quote from GURA's electrician to install lighting for the garage banners is \$5,757.00. I will solicit additional bids.