

Goodland man has finger in Denver development

A Goodland graduate may have his finger on the pulse of potential development in Denver.

Larry Burgess, 64, a 1960 Sherman Community High School graduate, bought his first building on Brighton Boulevard in 1978, intending to just have a little more money in his pocket for retirement. His continued purchases in the area have landed him in the middle of what could be Denver's "next big redevelopment corridor," said an article in *The Denver Post* business section in April.

Post staff writer Margaret Jackson gave this description of the neighborhood: "Run-down houses are squashed between industrial buildings, a testament to the area's long history of housing working families near their jobs."

But change is on the horizon. As part of the citywide planning process known as Blueprint Denver, Jackson wrote, the Brighton Boulevard area was designated as River North, affectionately known as RiNo. It includes the Denargo Market neighborhood and extends northeast to the Nestlé Purina plant.

The section of Brighton Boulevard is between 29th and 38th Avenue on the west side of the Union Pacific railroad tracks and east of I-25.

Developers best known for their transformation of Larimer Square have their sights set on the area, and a program manager for the city and county of Denver describes it as a potential "front door" to downtown.

Over the years since his 1978 purchase, Burgess bought another 18 buildings that were occupied by a tortilla factory, a machine shop, an automotive repair shop and a bar.

Burgess, a retired naval officer and former Lockheed Martin engineer, says he didn't have a plan for the properties. He viewed them as an investment.

"That first building," he said, "I bought so I'd have an extra \$300 a month in my pocket when I turned 60."

The city has identified the area as a natural

place for growth because of its proximity to downtown and access to the South Platte River.

"In some ways, it has always been the back door into downtown," said Steve Gordon, development program manager for the city. "Now it has the potential to be the front door into downtown, except that the street is not attractive. It doesn't give people a good impression of Denver."

Several developers have set their sights on the area, the article reports, including Dana and Jack Crawford, probably best known for redeveloping historic Larimer Square. They are planning a "live-work" project near the southwest corner of Brighton and 31st.

Real estate consultant Bob Gollick said he has gotten a number of calls about the area over the past three years and has helped several landowners get their properties rezoned for residential and commercial use.

The commitment of neighbors who are heavily invested in the area will make development successful, he said. People such as Burgess, president of the Eyria Swansea/Globeville Business Association, will make sure it's developed responsibly.

Burgess has a vision for the city block he owns, bounded by Delgany Street and Brighton, 35th and 36th avenues. He plans to build live-work spaces and would like to see larger retailers fronting Brighton, with smaller independent retailers in the rear facing the river.

Burgess is leasing space in his building at 3519 Brighton to small entrepreneurial businesses. He's got a sign company, an art gallery and a small recording studio. He doesn't plan to let the growth drive out small businesses.

"As I start developing my block," he said, "I may want the guy across the street to put in more trees, but I don't want to get rid of the third-generation family businesses."

Diner opening gets closer



Curt Sawatzky, and employee of Larry White Construction, was getting the parking lot at the Steakhouse Diner, south and west of Taco John's, ready to pave Wednesday. Paving of the driveway and parking lot is one of the last steps before the diner is expected to open this month.

Photo by Pat Schiefen/The Goodland Star-News

County donates \$1,500 to help Freedom Fest Fireworks Fund

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City Commissioner Josh Dechant, who happened to be at the meeting on another issue, said the commission would meet on Monday. He said he thought City Commissioner Dave Daniels had been at the earlier meeting.

"I am in favor," Dechant said, "but I am only one of five."

County Commissioner Chuck Thomas said he felt the \$1,500 was reasonable to keep the Fourth of July festival going.

"Everybody in town watches the show," Thomas said.

Rasure said the \$1,500 is less than

the \$2,500 the county gave to the Goodland Area Chamber of Commerce last year.

Thomas asked how much the city gave last year, and Rasure said the city gave \$2,500 as well and the Chamber raised the other \$2,500.

The Chamber sent out a letter in March saying they were no longer doing any festivals and would not be organizing the fireworks.

Rasure said the group had decided to keep the show on July 4. It will meet again at 5:30 p.m. on Thursday, June 15, at the courthouse to review the progress.

Thomas made the motion to donate \$1,500 and Tiede seconded.

In other business the commissioners:

- Told Public Works Manger Curt Way to proceed with gathering prices to replace a truck and a motor grader. Way said he will bring the information back to the commissioners.

He said he is looking for a used backhoe with a stick extender to replace one the county has. He said there are times when the crew needs to dig deeper than the one the county has, and one with a stick extender would allow the crew to dig a bit deeper without damaging the equipment.

- Thanked Darrel Schrader for his

help in mowing along old U.S. 24 and Eighth Street west of K-27 before the Class 2A State Golf Championship was held at Sugar Hills Golf Club on May 22. Rasure said he had called Schrader on Friday and asked if he could mow the weeds. "He did a swipe on old U.S. 24, and on Eighth," Rasure said. "I want to thank him for doing that. The tournament brought in about 100 golfers and parents."

- Accepted a contract with Todd

Loescher of D.A. Davidson and Co. of Wichita as financial advisor on the road bond issue. The commissioners asked if County Attorney Bonnie Selby had seen the contract and were told she thought it was OK. The bond issue is expected to be done in September.

- Appointed dispatch supervisor Crissy Conger to replace Kevin Sanderson of Helena Chemical, who had been the county representative on the regional Homeland

Security Council. Gary Rogers, emergency management coordinator, ask the commissioners for ideas of who to appoint, and Conger, who handles central dispatch and some county emergency management duties, agreed she could fill the job.

The meeting adjourned at 10:05 a.m. The next commission meeting will begin at 8 a.m. on Tuesday in the meeting room on the first floor of the courthouse.

Survey crew to start on Road 14 Monday

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would probably do five or six core samples to determine the compaction of the subgrade.

Commissioner Thomas asked Neufeld how they determine how many core samples to take.

Neufeld said they will divide the road into sections and then do the core samples by distance. He said if there is a rough-looking spot that would probably be an area where some subgrade work will be needed.

Once the survey crew is done,

Neufeld said, he will produce the design recommendations and set up a meeting with the Department of Transportation.

"Looks pretty standard to me," Commissioner Tiede said.

Thomas asked if Neufeld would keep the commissioners and Curt Way, county public works manager, up to date on all the field tests.

Neufeld said he would be sure that all the results were given to Way with a copy to the commissioners.

"It is up to the county whether there is a public meeting on the road," Neufeld said, "or we could

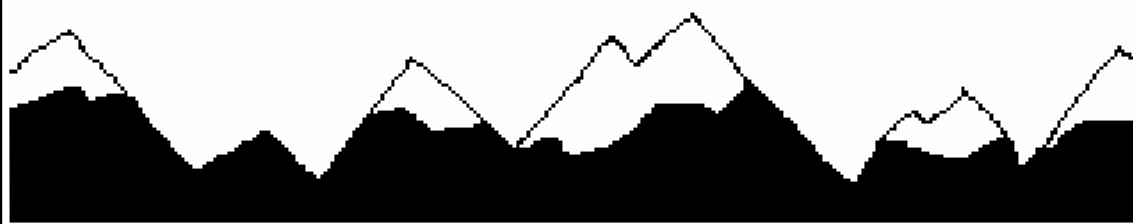
hold the meeting with the immediate area property owners."

Tiede said it would probably be good enough to deal with the three who have immediate impact.

Thomas said he agreed that it would be better to work with those owners, the Goodland Energy Center, Archer-Daniels-Midland's Northern Sun plant and Randy Bahe, who lives across the road from the plant.

Commissioner Rasure asked for a motion to approve the contract. Tiede made the motion and Thomas seconded.

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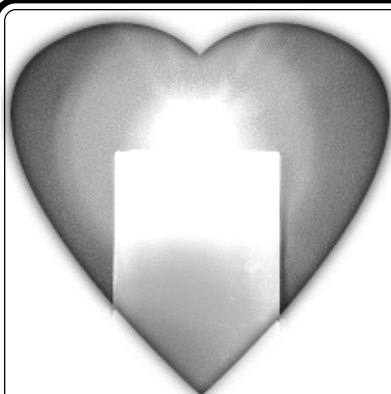
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