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**PLANNING COMMISSION WORKSHOP AGENDA  
CITY HALL, 250 NORTH 5<sup>TH</sup> STREET  
COMMUNITY DEVELOPMENT CONFERENCE ROOM**

**THURSDAY, DECEMBER 5, 2019 @ 12:00 PM**

**Call to Order - 12:00 PM**

**Other Business**

1. Discussion of possible code amendments regarding storage units.
2. 2020 Comprehensive Plan Update

**Adjournment**



## Grand Junction Planning Commission

### Workshop Session

Item #1.

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**Meeting Date:** December 5, 2019

**Presented By:** Landon Hawes, Senior Planner

**Department:** Community Development

**Submitted By:** Landon Hawes

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#### **Information**

##### **SUBJECT:**

Discussion of possible code amendments regarding storage units.

##### **RECOMMENDATION:**

##### **EXECUTIVE SUMMARY:**

Staff will present options to consider adding additional performance standards for storage units to the Zoning and Development Code.

##### **BACKGROUND OR DETAILED INFORMATION:**

The Development Code currently has few performance standards for storage unit complexes. In light of the current nationwide demand for storage units and the growing demand/inquiries for storage unit facilities within the City, staff would like to discuss options for considering use specific standards for this type of use.

##### **SUGGESTED MOTION:**

#### **Attachments**

None



## Grand Junction Planning Commission

### Workshop Session

Item #2.

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**Meeting Date:** December 5, 2019

**Presented By:** Tamra Allen, Community Development Director, David Thornton, Principal Planner

**Department:** Community Development

**Submitted By:** David Thornton, Principal Planner

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#### **Information**

**SUBJECT:**

2020 Comprehensive Plan Update

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

Staff will update Planning Commission on the 2020 Comprehensive Plan planning process and discuss recent events held October 30th and November 19th seeking community input.

**BACKGROUND OR DETAILED INFORMATION:**

Staff will provide an update with Planning Commission on several components of the 2020 Comprehensive Plan process, including information regarding draft goals and objectives, community outreach, sub-area workshops and the next steps for the development of the plan.

**SUGGESTED MOTION:**

This item is for discussion only.

#### **Attachments**

1. Values and Vision Slides Packet
2. Subareas Workshop Summary



## **Values and Vision Workshop**

Tuesday, November 19, 2019 at 6:30 PM  
Convention Center – 159 Main St, Grand Junction

The City of Grand Junction hosted a Values and Vision on Tuesday, November 19 as part of the outreach process for the One Grand Junction Comprehensive Plan.

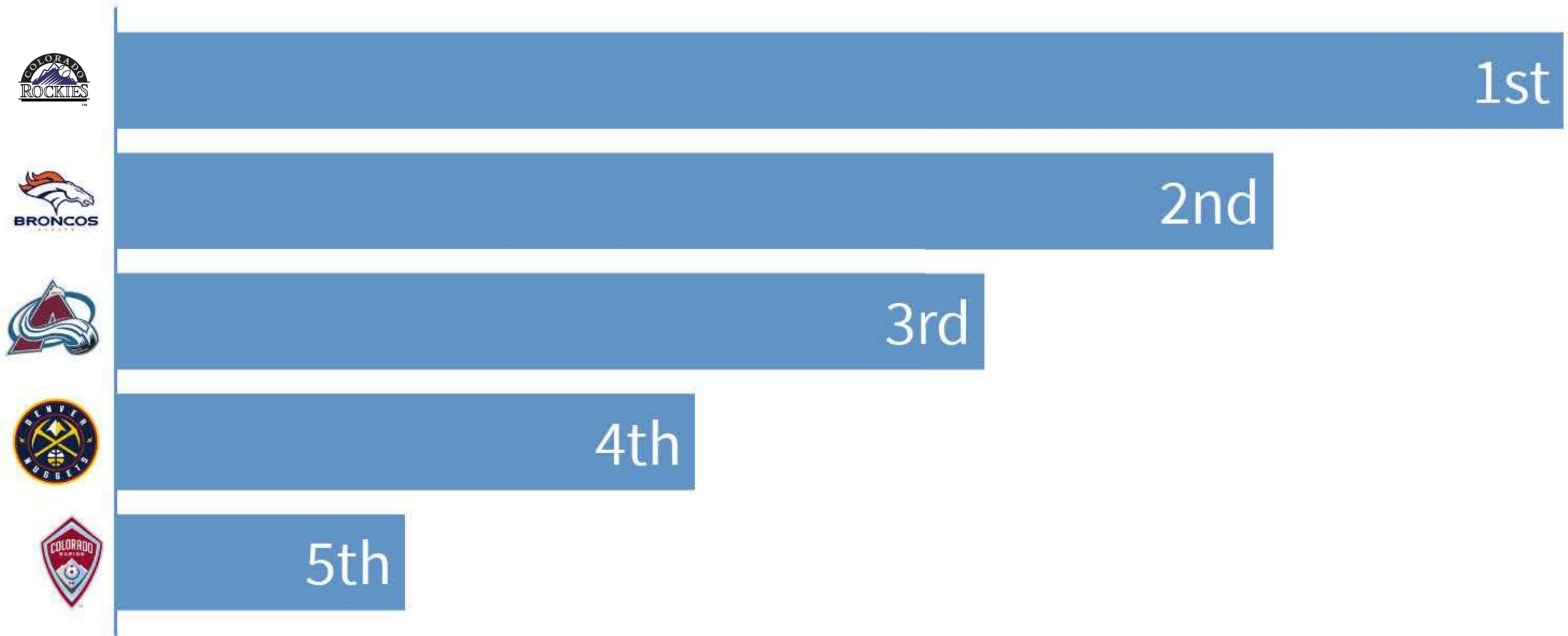
At the session, attendees provided feedback on draft goal statements derived from community feedback received to date. The workshop was conducted using a system that polled attendees via smart phone or tablet, providing participants the opportunity to see results in real-time, while learning how other residents feel about specific issues.


Discussion was facilitated around the voting and ranking exercise. The votes and rankings in the following slides represent results from of the polling exercise. The rankings are not recommendations of the One Grand Junction planning team; rather they are presented in the interest of compiling community input and aiding discussion.



 Poll locked. Responses not accepted.

# Rank Colorado's major professional sports teams.



 Answers to this poll are anonymous

# *Draft Goal: Great Places and Recreation Opportunities*

**Plan, build, and expand the community's recreation  
and open space assets.**

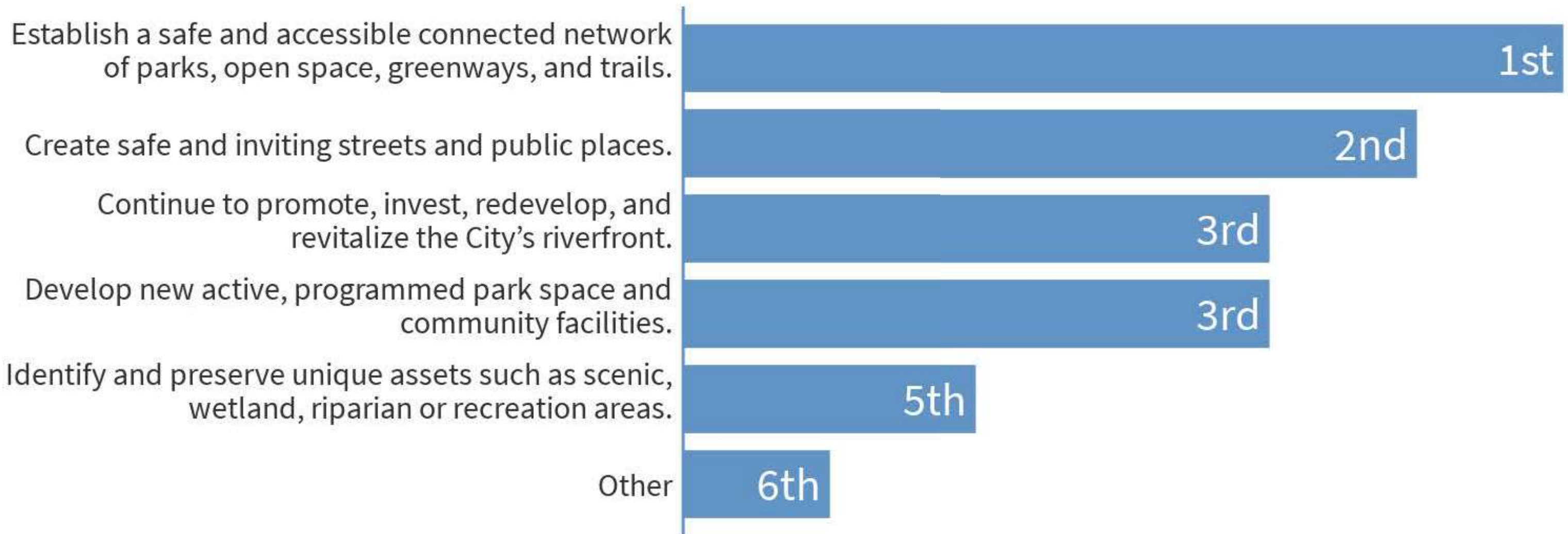



**Not Important /  
Not Applicable**

**Very Important**

 **Poll locked.** Responses not accepted.

# Please rank the following in order of importance as each relates to the previous goal.



 Answers to this poll are anonymous



# ***Draft Goal: Vibrant Downtown and University***

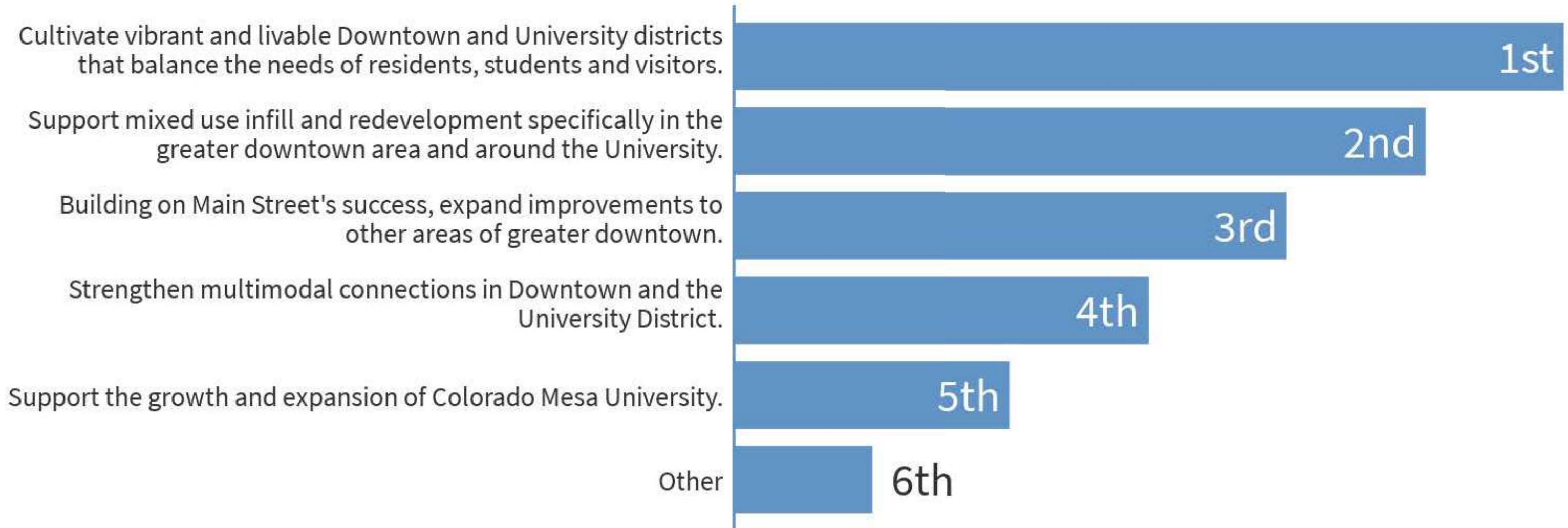
## ***Districts***


**Enhance the greater downtown and Colorado University districts to provide quality housing and desirable destinations, spur private investment, and create experiences for all.**



 **Poll locked.** Responses not accepted.

# Please rank the following in order of importance as each relates to the previous goal.



 Answers to this poll are anonymous

# ***Draft Goal: Strong Neighborhoods and Housing Choices***

**Preserve and develop connected  
neighborhoods that offer a mix of uses and  
diverse housing types.**

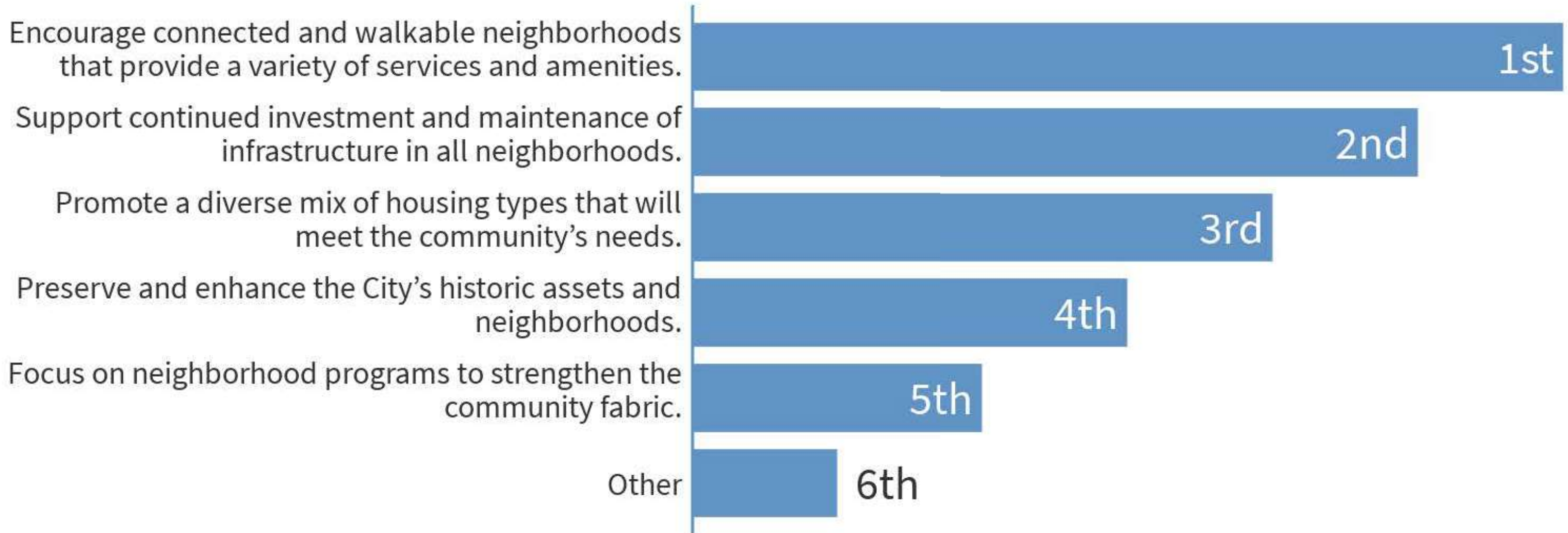



**Not Important /  
Not Applicable**

**Very Important**

 **Poll locked.** Responses not accepted.

# Please rank the following in order of importance as each relates to the previous goal.



 Answers to this poll are anonymous

# ***Draft Goal: The City's Reimagined and Refined Identity***

**Establish a brand for Grand Junction that will promote a strong sense of place with an emphasis on business assets and livability.**

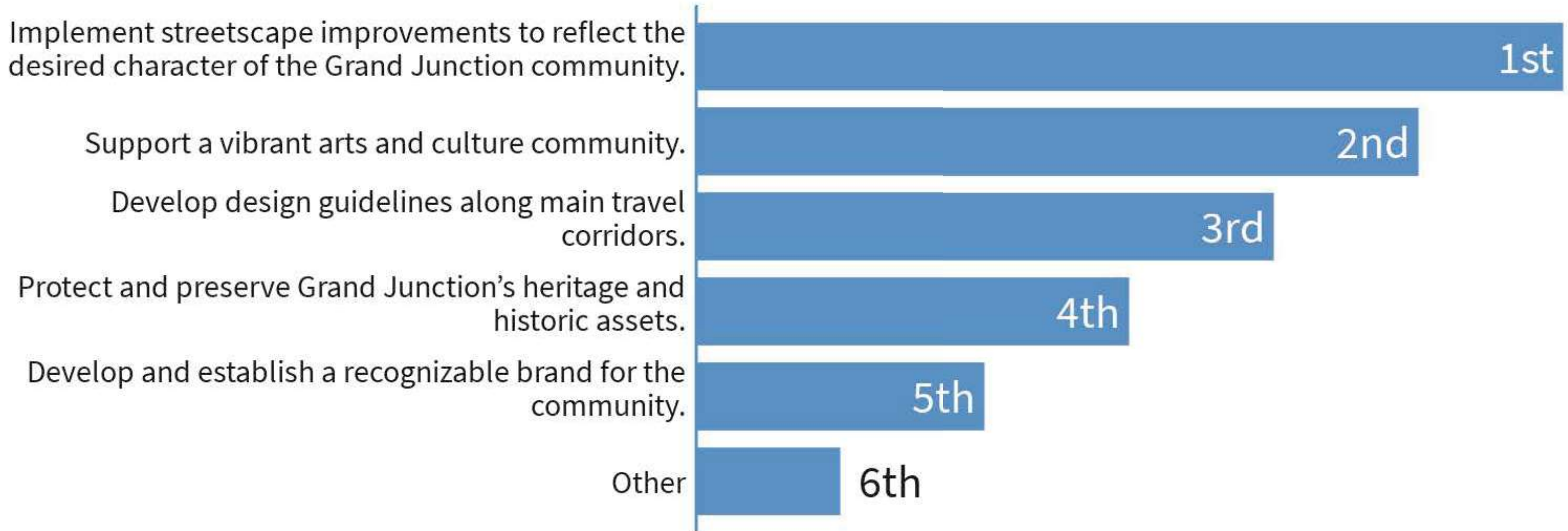



**Not Important /  
Not Applicable**

**Very Important**

 **Poll locked.** Responses not accepted.

# Please rank the following in order of importance as each relates to the previous goal.



 Answers to this poll are anonymous

***Draft Goal: Resilient and Diverse Local and Regional Economy***

**Promote employment growth supported by a ready workforce, available technology, healthy business climate, and public and private investment.**

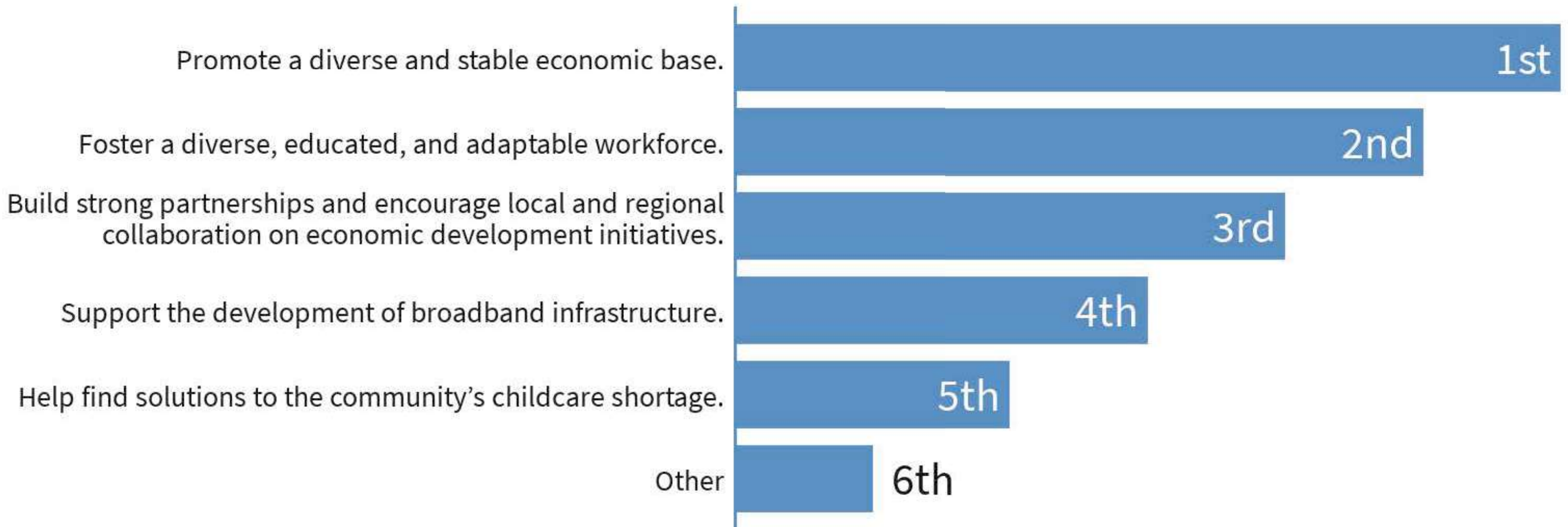



**Not Important /  
Not Applicable**

**Very Important**

 **Poll locked.** Responses not accepted.

# Please rank the following in order of importance as each relates to the previous goal.



 Answers to this poll are anonymous



# *Draft Goal: Well Balanced and Connected Transportation System*

**Support a safe and convenient multimodal  
transportation system.**

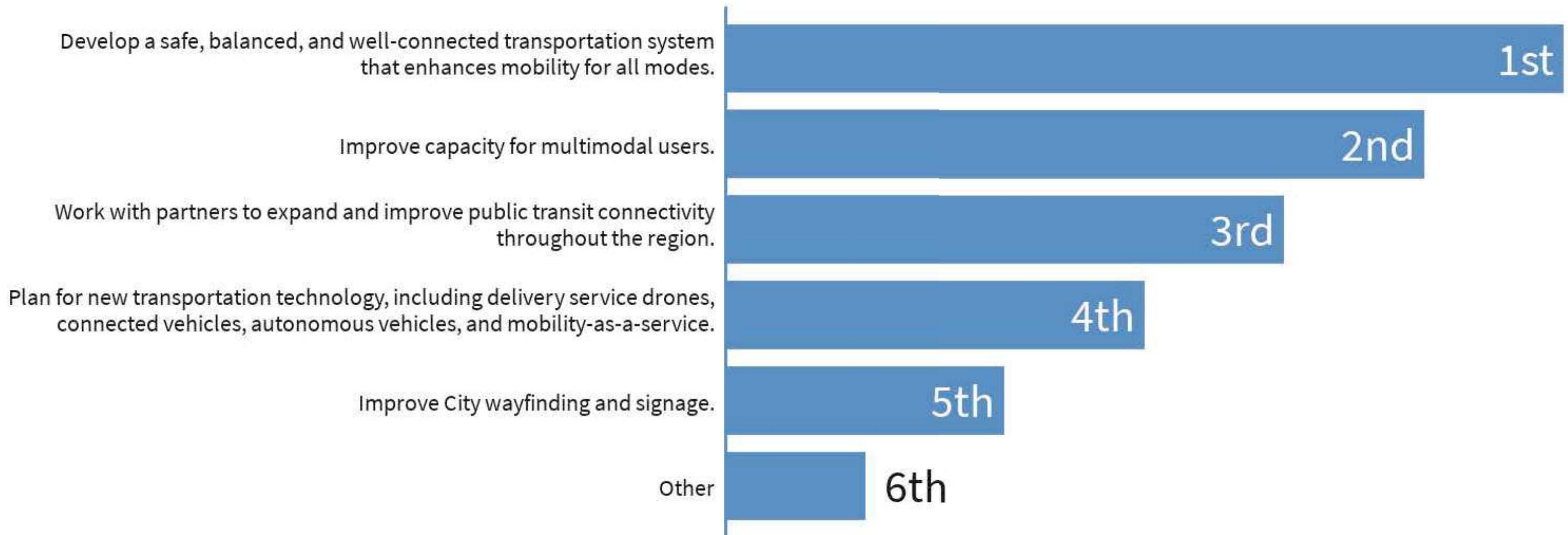



**Not Important /  
Not Applicable**

**Very Important**

 **Poll locked.** Responses not accepted.

# Please rank the following in order of importance as each relates to the previous goal.



 Answers to this poll are anonymous

# ***Draft Goal: Sustainable and Well Managed Growth***

**Manage growth through infill and redevelopment to preserve rural areas and the natural environment.**

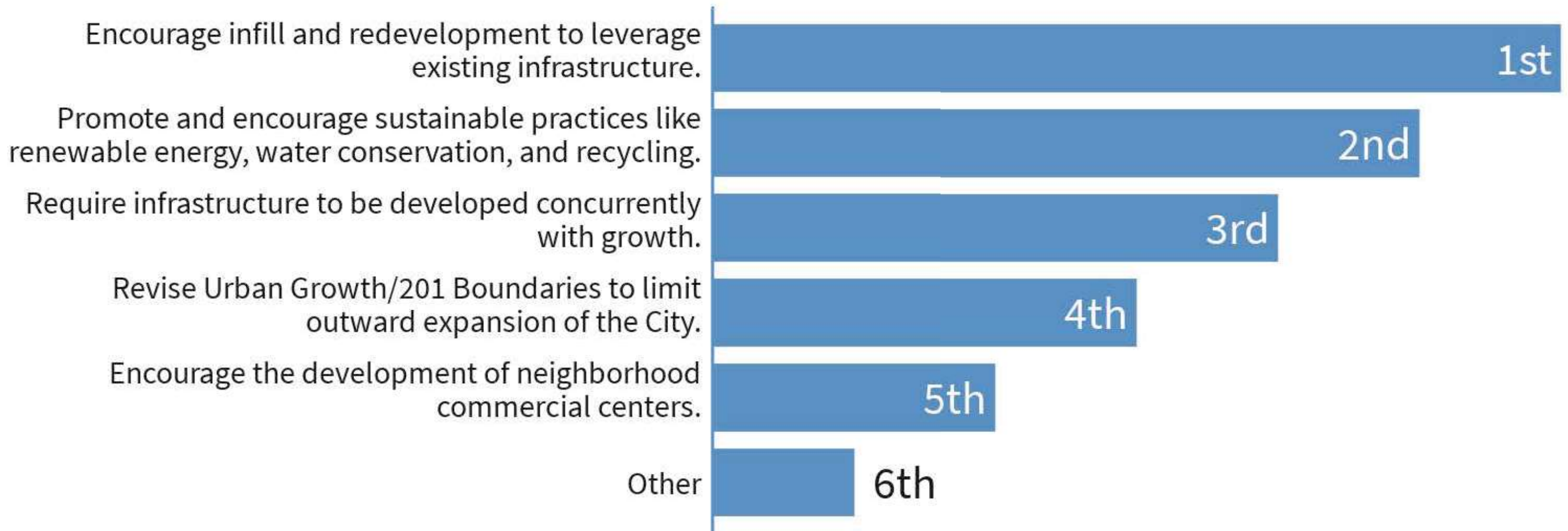


**Not Important /  
Not Applicable**

**Very Important**

 **Poll locked.** Responses not accepted.

# Please rank the following in order of importance as each relates to the previous goal.



 Answers to this poll are anonymous

***Draft Goal: Safe, Healthy, and Inclusive  
Community***

**Provide high quality public safety and emergency response, promote public health and wellness, and work with community healthcare organizations.**

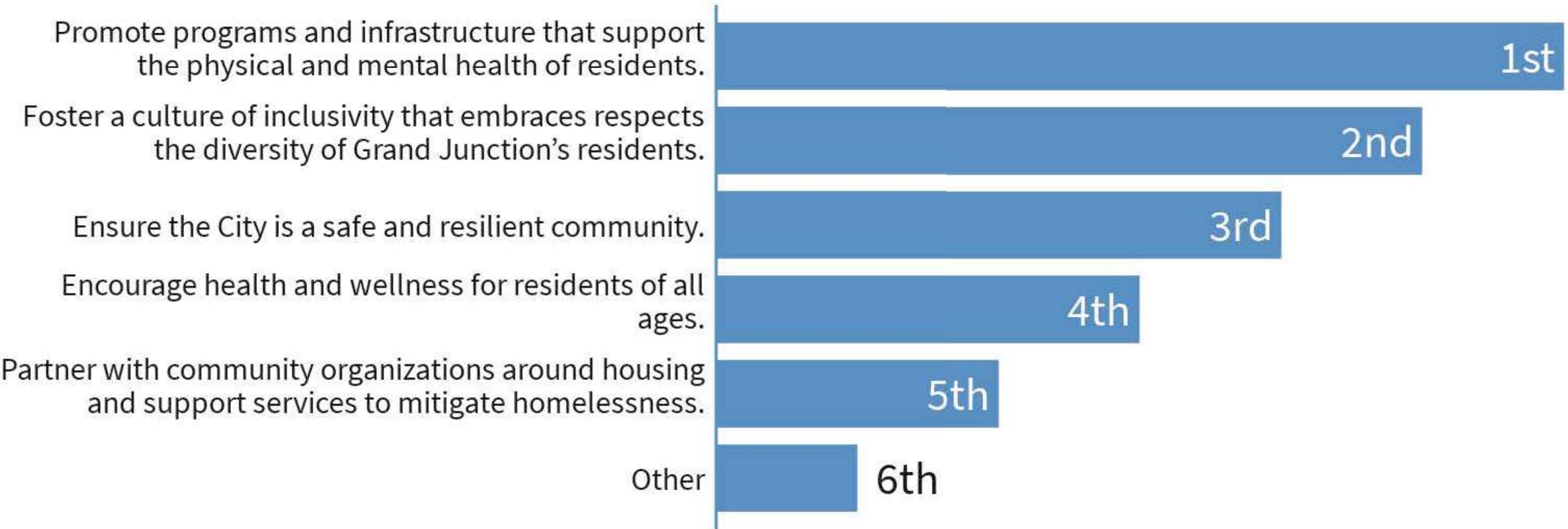


**Not Important /  
Not Applicable**

**Very Important**

 **Poll locked.** Responses not accepted.

# Please rank the following in order of importance as each relates to the previous goal.



 Answers to this poll are anonymous

# ***Draft Goal: Effective and Transparent Government***

**Provide infrastructure and services in a fiscally prudent, collaborative, and transparent manner that maintains a high quality of life for residents.**

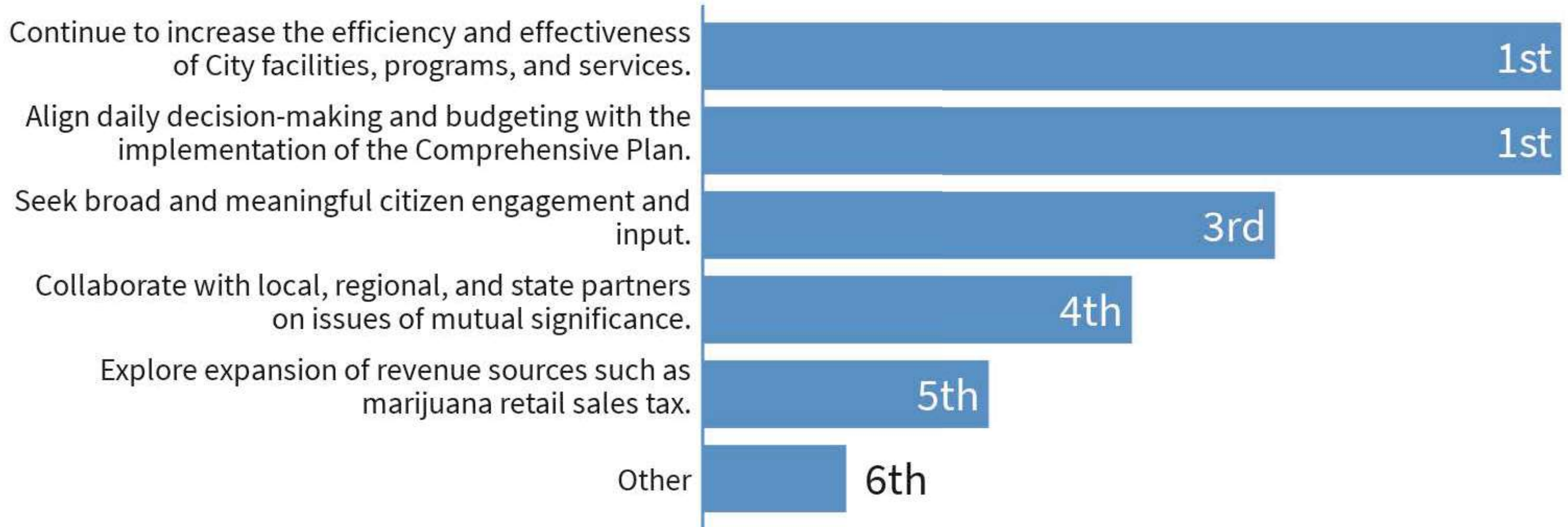



**Not Important /  
Not Applicable**

**Very Important**

 **Poll locked.** Responses not accepted.

# Please rank the following in order of importance as each relates to the previous goal.



 Answers to this poll are anonymous



🔒 Poll locked. Responses not accepted.

# In ONE word, what was the most important topic discussed tonight in regards to the Comprehensive Plan?



🗨️ Answers to this poll are anonymous



## Subarea Plans Workshop Summary

Wednesday, October 30, 2019 – Lincoln Park Barn, 1240 Gunnison Avenue, Grand Junction

The City of Grand Junction hosted a Subarea Plans Workshop on Wednesday, October 30, 2019, at the Lincoln Park Barn in Grand Junction as part of the outreach process for the *One Grand Junction Comprehensive Plan*. The purpose of this workshop was to gain feedback on two identified subareas: the 24 Road Corridor and Lower Downtown. Participants were asked to identify issues and priority projects they would like to see in these subareas. The workshop was attended by 41 participants made up of community residents, stakeholders, and City staff. Input received at this workshop and through additional outreach avenues will assist the *One Grand Junction* planning team in determining policies and recommendations for the Subareas chapter of the Plan.

### WORKSHOP FORMAT

The workshop was divided into two parts: a Visual Preference Survey (VPS) and a mapping exercise.

### PART ONE: VPS

The workshop began with a VPS for attendees to participate in with their mobile devices. The VPS was not intended to be prescriptive or to directly correlate to future development patterns in the subareas; rather, it was intended to get participants thinking about design, character, and built form, and to consider how certain developments or design elements may or may not be applicable in the two subareas.

Participants were shown a series of images with design, character, and built form examples from five categories. Some of the photographs provided were from Grand Junction, while others were from different communities. Participants were asked to rate each image on a 1-5 scale, where 1 represents **Inappropriate or Undesirable** and 5 represents **Appropriate or Desirable**. The five categories were:

- **Downtown**
- **Commercial Corridor**
- **Business Park and Industrial Areas**
- **Gateways and Wayfinding**
- **Streetscape**

## PART TWO: MAPPING EXERCISE

Participants were then assigned to five groups who were charged to work as a team to prepare their vision for the 24 Road Corridor and Lower Downtown subareas. The exercise involved mapping desired improvements and development. Each group was provided a workbook packet that included guidelines for discussion along with two large maps of the identified subareas and surrounding area. Suggested topics included:

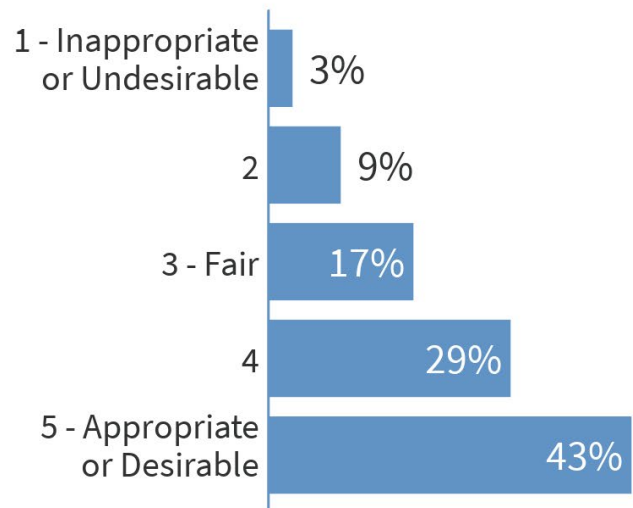
- **Unique Assets**
- **Development/Redevelopment Opportunities**
- **Roadway Network**
- **Pedestrian Network**
- **Urban Design and Streetscape Improvements**
- **Parks, Plazas and Gathering Places**
- **Other Topics**

Subarea work-maps accompany this summary in a separate document.

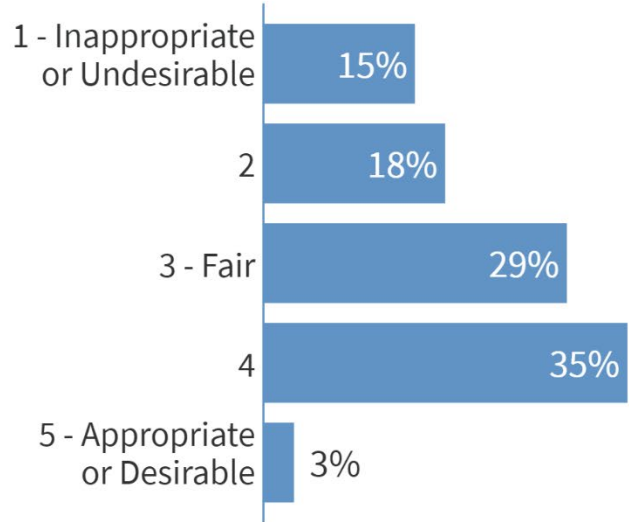
## VISUAL PREFERENCE SURVEY RESULTS

The following is a sample of the results from the VPS. Participants were able to see voting results and images in real time on their phone as well as on the screen. The results below were determined by participants during the workshop and do not represent recommendations for the *One Grand Junction Comprehensive Plan*.

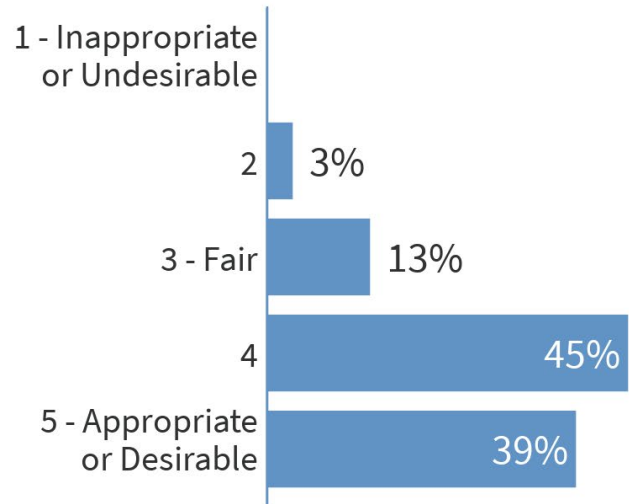
### DOWNTOWN



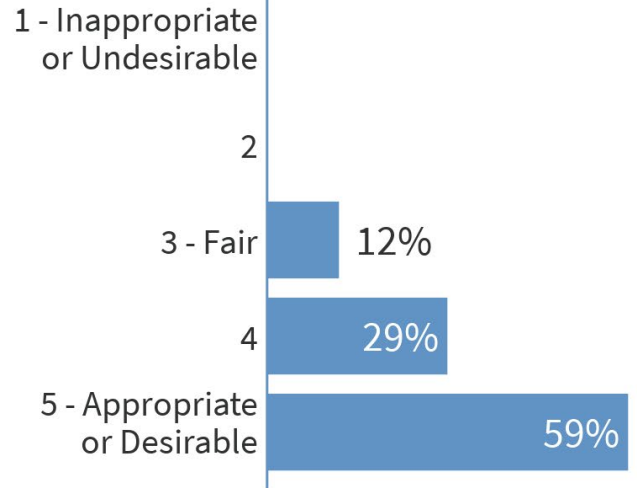
COMMERCIAL CORRIDOR



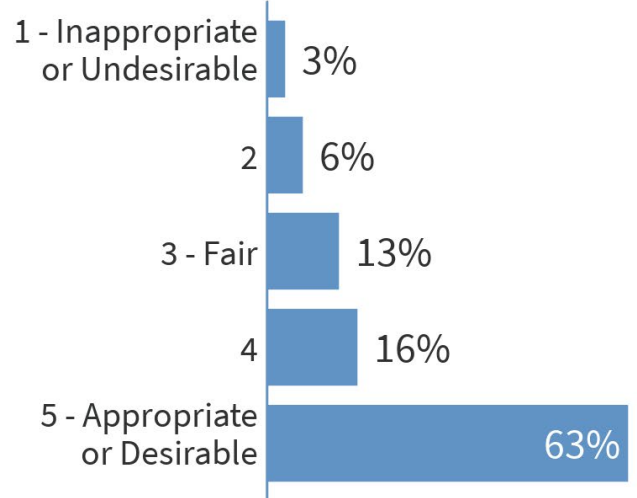
BUSINESS PARK AND INDUSTRIAL AREAS



GATEWAYS AND WAYFINDING



STREETScape



## LOWER DOWNTOWN SUBAREA THEMES

For the Lower Downtown Subarea, a common theme across groups was a higher density of development with a mix of uses including retail and residential. 7<sup>th</sup> Street was emphasized as both an asset and an opportunity for mixed infill development and a variety of improvements, recognizing it as a key route between Downtown and the riverfront. Participants also identified the need for additional bike and pedestrian infrastructure throughout the subarea, indicating that most see the area evolving beyond its traditional industrial character. Most wanted to preserve certain elements of that character for the subarea, and to that end, the sugar beet factory was frequently identified as a unique asset to preserve.

The following is a list of ideas, suggestions, and concepts identified by the groups, written in the workbooks and/or on maps pertaining to the Lower Downtown subarea and organized by group. They should be read with the accompanying maps. The ideas below were stated by participants and do not represent recommendations of the *One Grand Junction* planning team.

### GROUP 1

#### UNIQUE ASSETS

- The railroad, Police and Fire stations, and the old historic Sugar Beet Factory
- Green spaces
- 7<sup>th</sup> Street and the Riverside connection
- 9<sup>th</sup> Street across the tracks

#### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- The Sugar Beet factory could be developed for a hospitality/recreation function, or for a public market
- Retail development along 7<sup>th</sup> Street, and urban style housing with more density along 7<sup>th</sup> Street, closer to Las Colonias
- Affordable housing near Whitman Park

#### ROADWAY NETWORK

- 7<sup>th</sup> Street: bike lane

#### PEDESTRIAN NETWORK

- 7<sup>th</sup> Street: bike/pedestrian improvements
- Develop ways to cross Riverside
- Green space/retail/hospitality access between 9<sup>th</sup> and 12<sup>th</sup> Streets
- Pedestrian overpass at 12<sup>th</sup> Street
- Lighting along pedestrian paths

#### URBAN DESIGN AND STREETScape IMPROVEMENTS

- Streetscaping is important along 7<sup>th</sup> Street
- Concerns about restricting height

#### PARKS, PLAZAS AND GATHERING SPACES

- Retail, hospitality, and recreation uses are important

#### OTHER TOPICS

- Create a sound barrier to decrease sound from Las Colonias as new housing development occurs

## GROUP 2

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### UNIQUE ASSETS

- Sugar Beet Factory
  - 7<sup>th</sup> Street corridor
  - Rail spurs
  - Major employers
- 

### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- 7<sup>th</sup> Street residential uses – Single family attached homes, multifamily, dense single family
  - Commercial retail
  - Mixed use
  - Grade separation should be considered in certain areas along the railroad
- 

### ROADWAY NETWORK

- Grade separation at railroad and 9<sup>th</sup> Street
  - Bike lanes
    - 7<sup>th</sup> Street
    - D Road, along Riverside
- 

### PEDESTRIAN NETWORK

- D Road into Lower Downtown
  - Along 9<sup>th</sup> Street and near the bike path interchange
  - Ute Pitkin crossing
- 

### URBAN DESIGN AND STREETScape IMPROVEMENTS

- 7<sup>th</sup> and 9<sup>th</sup> Streets Landscaping
  - Widen sidewalk and improve bike lanes
  - Distant future: Reuse of rail spurs
- 

### PARKS, PLAZAS AND GATHERING SPACES

- Gathering along north side corridors
  - At alleys
- 

### OTHER TOPICS

- Dedicated pedestrian/bicycle access
  - Downtown
  - CMU

## GROUP 3

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### UNIQUE ASSETS

- Las Colonias
  - Botanical Gardens
- 

### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- Make it more like the beet factory
  - Multifamily with lofts
  - The draw is Las Colonias
  - Affordable housing, high density, next to jobs
  - Restaurants/bars
  - Hotel
  - Grocery store
- 

### ROADWAY NETWORK

- Bike lanes too narrow on 7<sup>th</sup> Street to get from Downtown to Las Colonias
  - 7<sup>th</sup> Street: major connection to Parkway, widowed, bikes
  - Commercial district on 4<sup>th</sup> Avenue
  - Industrial development adjacent
- 

### PEDESTRIAN NETWORK

- Electric scooters so people can get from Main Street to Las Colonias
- 

### URBAN DESIGN AND STREETScape IMPROVEMENTS

- Make 4<sup>th</sup> Avenue nice
  - Walking community
  - Live/work/play/shop/eat
- 

### PARKS, PLAZAS AND GATHERING SPACES

- Along roadways and bike paths



## GROUP 4

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### UNIQUE ASSETS

- River
  - Bike paths
  - Historical sites – beet factory
- 

### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- Dining
  - Retail
  - Market Area: adjacent to Riverside Parkway
    - Residential
    - Retail (small shop)
- 

### ROADWAY NETWORK

- Non-vehicular connectivity corridors
  - Non-vehicular bridge/tunnel crossings
  - Parking
    - Event overflow and visitor parking for Las Colonias
    - Residential and retail – centralized
- 

### URBAN DESIGN AND STREETScape IMPROVEMENTS

- Non-vehicular bridge tunnel (circles on map)
  - No parking on Riverside Parkway
- 

### OTHER TOPICS

- Urban farm/market
- Centralized (hidden) parking/mass transit
- Retain and encourage light industrial and highway commercial

## GROUP 5

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### UNIQUE ASSETS

- 7<sup>th</sup> Street – turn it into a Nightclub District
- 

### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- 7<sup>th</sup> Street
  - Event/community center
- 

### ROADWAY NETWORK

- Ute Avenue
  - Pitkin Avenue
  - 9<sup>th</sup> Street
  - D Road
  - Winters Avenue
  - Riverside Parkway
- 

### PEDESTRIAN NETWORK

- 7<sup>th</sup> Street
- Riverside Parkway
- Future pedestrian bridge at 12<sup>th</sup> Street

## 24 ROAD CORRIDOR SUBAREA

For the 24 Road Corridor Subarea, a common theme across groups was the need for corridor-wide beautification to increase its prominence as a gateway. Groups articulated a desire to see additional bike and pedestrian infrastructure along 24 Road, and in the general area around the corridor. Most highlighted Canyon View Park as an important asset for the northwest side of the City and indicated that development along 24 Road should connect and complement both the mall and the park.

The following is a list of ideas, suggestions, and concepts identified by the groups, written in the workbooks and/or on maps pertaining to the Lower Downtown subarea and organized by group. They should be read with the accompanying maps. The ideas below were stated by participants and do not represent recommendations of the *One Grand Junction* planning team.

### GROUP 1

#### UNIQUE ASSETS

- Connection to I-70 are important – it is the gateway for many folks to Grand Junction, providing the first view in this area
- Canyon View Park
- Movie theater
- Medical area
- Transit station

#### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- Increase development at 24 and G Road, including middle income housing

#### ROADWAY NETWORK

- Widen roads, including 24 Road, F ½ Road, and G Road
- Add trees to separate walkway from roadways
- Improve G and 24 Road intersection as traffic is backing up
- F ½ Road connection

#### PEDESTRIAN NETWORK

- Walking path from Canyon View to the mall, and connecting transit station, Western Colorado Community College

#### URBAN DESIGN AND STREETScape IMPROVEMENTS

- Plant more trees along 24 Road
- Signage is needed
  - Visitors can be confused how to get to Downtown from 24 Road exit
  - It is also potentially confusing taking this exit to go to Monument

#### PARKS, PLAZAS AND GATHERING SPACES

- Somehow improve attractiveness of F ½ and 24 Roads, including all parking lots
- There are no pretty spots for outdoor dining

## GROUP 2

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### UNIQUE ASSETS

- Canyon View Park
  - Mesa Mall
  - Leach Creek
  - I-70 exit – G and 50
  - Community hospital
- 

### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- Redevelopment site
  - Multifamily
  - Bike paths separated from 24 Road and Leach Creek
  - Canyon View retail
- 

### ROADWAY NETWORK

- Cross streets east west
  - Bike paths/trails
- 

### PEDESTRIAN NETWORK

- Trail connections
    - Canyon View and Mesa Mall
    - Leach Creek
    - Access from surrounding communities
- 

### PARKS, PLAZAS AND GATHERING SPACES

- Pocket parks along Leach Creek
- 

### OTHER TOPICS

- Cross connections
- Built form
  - Height
  - Buildings to street
  - Mixed corridor

## GROUP 3

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### UNIQUE ASSETS

- I-70  
Soccer
- Leach Creek
- Hotels
- Movies
- Community hospital

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### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- West and east of subarea

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### ROADWAY NETWORK

- 24 Road
- F ½ Road

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### PEDESTRIAN NETWORK

- 24 ½ Road
- 5 Road
- F ½ Road
- 24 Road

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### URBAN DESIGN AND STREETScape IMPROVEMENTS

- Gateway at north end of I-70
- Carry gateway to boat launch

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### PARKS, PLAZAS AND GATHERING SPACES

- South of community hospital
- Leach Creek
- 25 Road and 24 Road

## GROUP 4

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### UNIQUE ASSETS

- Canyon View Park
- Gateway art/features at I-70
- Existing commercial

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### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- Multimodal corridor
- Encourage curb appeal
- Interchange improvement (roundabout) at G Road
- Streetscape is important
- Avoid industrial development and a sterile aesthetic
- Promote professional and residential mixed use
- Professional and youth sports lunch break amenities

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### OTHER TOPICS

- Develop active outdoor recreation, including a water park
- Shared parking – medical parking on weekdays, parking for Canyon View on the weekend

## GROUP 5

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### UNIQUE ASSETS

- Canyon View Park
- I-70 Access

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### DEVELOPMENT/REDEVELOPMENT OPPORTUNITIES

- Between F ½ Road and Leland

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### ROADWAY NETWORK

- G Road
- F ½ Road

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### PEDESTRIAN NETWORK

- G Road and along Leach Creek
- Connecting 23 ½ Road and F ½ Road

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### URBAN DESIGN AND STREETScape IMPROVEMENTS

- Signage
- Boulevard style for 24 Road