

## CITY OF GRAND JUNCTION, COLORADO

### Resolution No. 06-04

#### A Resolution Adopting the Westside Downtown Redevelopment Plan

##### Recitals:

The Westside Downtown Redevelopment Plan had its origins in a grant received by Mesa County through the Great American Station Foundation to study the feasibility and design of the Grand Junction Historic Depot site as an Inter-modal Transportation Plaza ... a hub for Amtrak, Greyhound, and Grand Valley Transit. Both the City of Grand Junction and Mesa County wanted to explore the traffic issues associated with such a facility, and the City also saw an opportunity to encourage and enhance the redevelopment of the lower downtown area. Subsequently the scope of the project expanded to become the Westside Downtown Redevelopment Study.

The Westside Downtown Redevelopment Study Area is bounded on the north by Main Street, on the east by 5<sup>th</sup> Street, on the south by South Avenue, and on the west by the Railroad. The area is anchored by the Historic Depot, the Mesa County Justice Center, the Two Rivers Convention Center, and the Museum of Western Colorado. Vacant land, zoning, existing uses, potential uses, transportation issues, roads, automobiles, parking, pedestrians, historic structures, existing buildings, structures in disrepair, existing utilities ... these are many of the elements that have been examined while identifying the highest and best uses for this area.

Public feedback and Team input resulted in two recommended plans. One recommendation, labeled 'Preferred Plan – Short Term', is generally a "minimal change" alternative. This plan includes proposed zoning within the Study Area, and minor modifications to the existing circulation system. Entry, streetscape, and architectural improvements could still be implemented. The second recommendation, labeled 'Preferred Plan – Long Term' represents the ultimate desires of the public and the Team. This plan suggests significant changes to the existing circulation system and creates ripples that expand beyond the Study Area boundaries into adjacent downtown areas.

This study provides a foundation and consensus towards the future development and redevelopment of the southwest area of Downtown Grand Junction.

#### **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The Westside Downtown Redevelopment Plan is hereby adopted and made a part of the Grand Junction Growth Plan.

PASSED on this 7<sup>th</sup> day of January, 2004.

ATTEST:

/s/ Jim Spehar  
President of Council

/s/ Stephanie Tuin  
City Clerk