

**GRAND JUNCTION CITY COUNCIL
ADDITIONAL WORKSHOP
MONDAY, NOVEMBER 13, 2006, 11:30 A.M.
ADMINISTRATION CONFERENCE ROOM
2ND FLOOR CITY HALL
250 N. 5TH STREET**

- 11:30 a.m. **SOUTH DOWNTOWN PLANNING PROCESS:** Staff will review the results of the public input and the proposed planning process. [Attach 1](#)
- 12:10 p.m. **BUDGET:** Budget discussion of priority/additional items for City Council and additional discussion regarding TABOR.

ADJOURN

Attach 1

South Downtown Planning Process

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	South Downtown Planning Process					
Meeting Date	November 13, 2006					
Date Prepared	November 6, 2006				File #	
Author	Kathy Portner		Assistant Director of Community Development			
	Kristen Ashbeck		Senior Planner			
Presenter Name	Kathy Portner		Assistant Director of Community Development			
Report results back to Council		No	X	Yes	When	Throughout the process
Citizen Presentation		Yes	X	No	Name	
X	Workshop		Formal Agenda		Consent	Individual Consideration

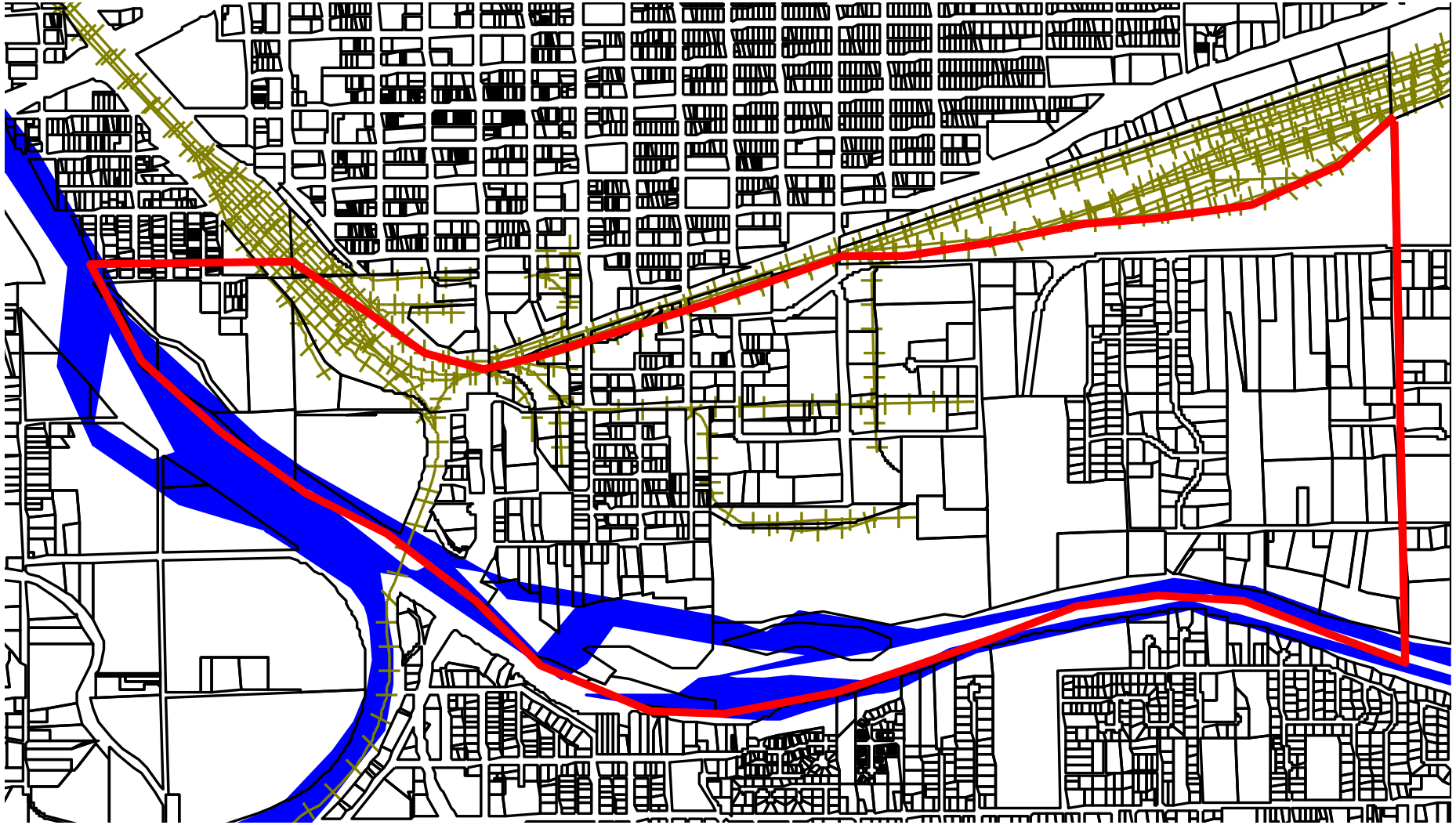
Summary: In September the City kicked off a planning process for the South Downtown Area, bounded by 28 Road, the railroad, the Colorado River and Riverside neighborhood. EDAW, the consultants hired to assist with the kick off, have completed a preliminary report. Staff will review the results of the public input to date and the proposed planning process.

Budget: Already budgeted.

Action Requested/Recommendation: Council direction on the proposed process and timeline, as well as input on opportunities, constraints and land use.

Attachments:

Study Area Map
 Kick-Off Core Participant List
 Proposed Workplan
 Excerpts from EDAW Kick-Off Meetings Report



SOUTH DOWNTOWN PLAN STUDY AREA - RAILROAD TRACKS TO COLORADO RIVER,
RIVERSIDE NEIGHBORHOOD TO 28 ROAD

SOUTH DOWNTOWN PLAN KICK-OFF CORE PARTICIPANTS

Harold Stalf, DDA Director
Steve Thoms, DDA Board Member
Elizabeth Campbell, Botanic Gardens President
Kathy Herzog, Riverfront Commission Board Member
Pat Kennedy, Riverfront Foundation Board Member

Steve Moore, Riverfront Greenway Coordinator
Shawn Cooper, Parks and Recreation Department
Tom Dixon, Parks and Recreation Advisory Board Member
Tim Moore, City Public Works / Riverside Parkway
Colleen Van Gundy, Property Owner/Business (Van Gundy's)

Russ Justice, Property Owner/Business (Brady Trucking)
Julee Reynolds, Property Owner/Business (Brady Trucking)
Dick Scariano, Property Owner Rep/Commercial Realtor
Doug Ames, Property Owner/Business (GJ Steel)
Wes Harpole, Property Owner/Business (GJ Steel)

Arlene Stewart, Property Owner/Business (Whitewater Bldg Materials)
Lois Gardner, Property Owner/Business (Whitewater Bldg Materials)
Mark Gardner, Property Owner/Business (Whitewater Bldg Materials)
John Bonella, Property Owner/Business (Castings, Inc.)
James Jeffries, Property Owner

Keith Fife, Mesa County Planning
Kathy Portner, Community Development
Dave Thornton, Community Development
Kristen Ashbeck, Community Development



South Downtown Plan Workplan/Schedule

OCTOBER-NOVEMBER 2006

- Staff compile Base Map Information re: ownership, rail sidings/use, Riverside Parkway design
- EDAW Complete Kick-Off Summary Report
- November 13th – City Council Monday Noon Lunch – Review & Input

LATE NOVEMBER-DECEMBER 2006

- December 7th – Planning Commission Workshop – Review & Input
- Staff conduct 6-7 focus group meetings (December 4th-15th): Industrial Interests; Incubator; Landowners; Recreation/Riverfront; Housing Interests; Transportation; Downtown Development Authority

DECEMBER-JANUARY 2007

- Staff develop alternatives

LATE JANUARY-EARLY FEBRUARY 2007

- Public Open House for Input on Alternatives

FEBRUARY-APRIL 2007

- Staff develop preferred plan
- Staff develop implementation strategies as needed: Design Guidelines; Proposed Rezones; Incentive Program(s); Amend Grand Valley Circulation Plan

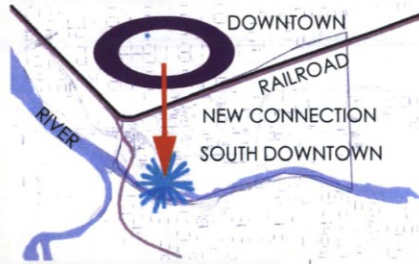
MAY-JUNE 2007

- Public Review & Comment
- Staff revise proposals as needed

JULY-AUGUST 2007

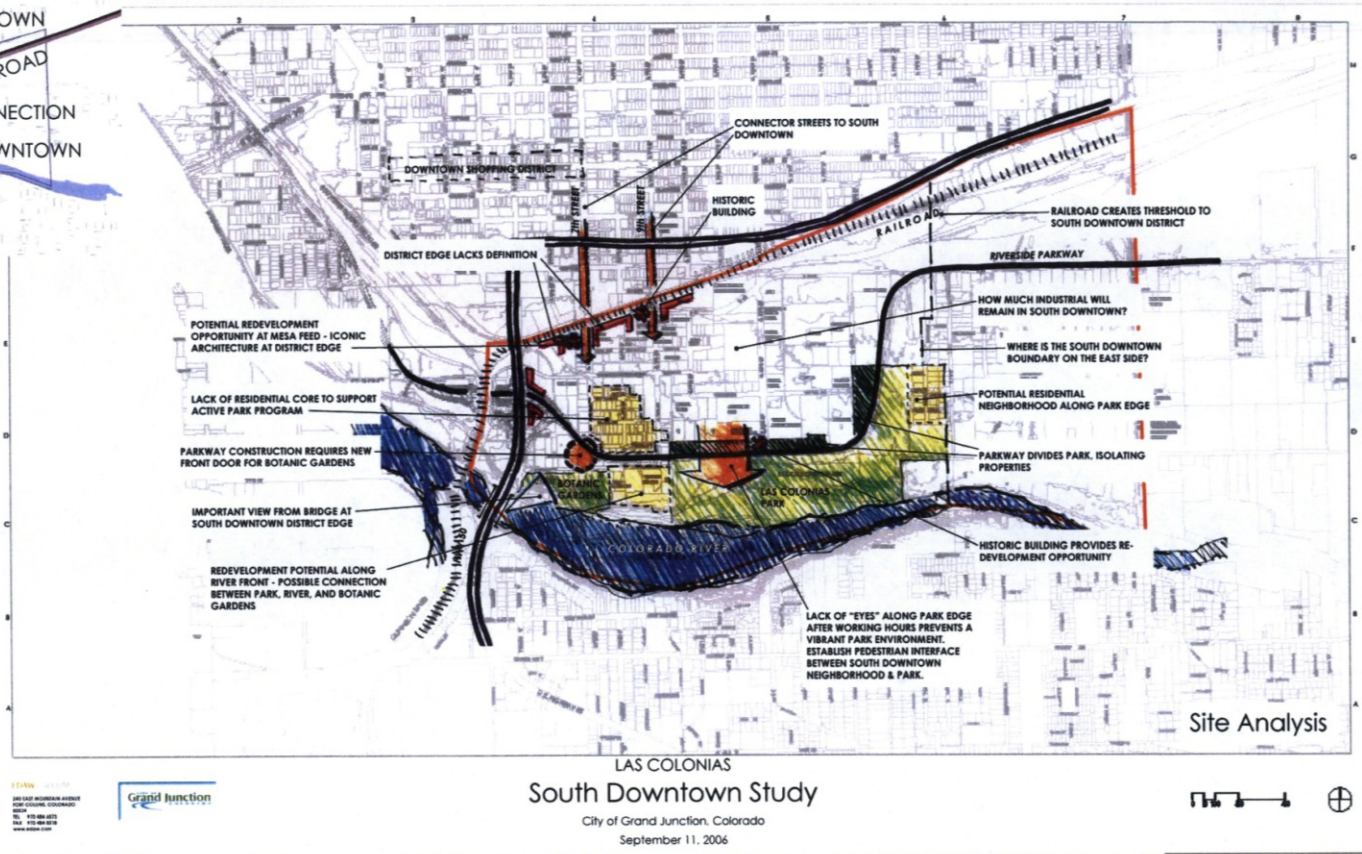
- Plan Adoption Public Hearings

SOUTH DOWNTOWN STUDY AREA ANALYSIS



Revisiting the Park Master Plan provided an opportunity to explore new ways to reconnect South Downtown with Downtown, as well as to explore new redevelopment strategies for the South Downtown area. The long term goal is to make appropriate planning decisions now that will influence development and transition over time, ensuring that both the Park and South Downtown will be successful, vibrant places.

The site analysis, preliminary vision statement, and preliminary goals outline opportunities for growth and redevelopment for South Downtown.



PUBLIC OPEN HOUSE COMMENTS

Last Name	First Name	Company	Comment	Contact Name
Dodd	Harry and Sue			
Kibler	Bob and Bec			
Hill	Bruce	City Council		
Eastin	S.		Our business is new to the Valley coming in to Grand Junction; we have found it extremely difficult to locate the "Industrial" property we require. While I find it admirable that residential and commercial areas are developed in such a beautiful area, I must point out that industrial businesses are essential in attracting outside money as well as keeping shipping costs somewhat in check - our business will provide 40-80 new jobs for industrial zoned areas and that can only be good for the community. Please do not restrict the industrial opportunities any more than they already are. The Valley has plenty of room for attractive residential/retail development outside of this existing industrial zone.	Bob Milner
Swindle	Kim			
Duran	Pat			
Branson	Bob and Beth		The Grand Junction Musical Arts Association would be most interested in knowing if there are any plans for a performance center which would have sufficient seating for a minimum of 1500-2000 seats to be used as an events center.	Reid A Cameron/ Krystyn Hartman
Jannis	Butch		Prefer alternative B - residential payment. I like Alternative C - gives the most opportunity for best growth of Downtown overall.	
Martin	Mary Lou			
Heilig	Tom		Prefer Alternative C to give a lot of open space south of the Riverside Parkway. Not sure how you can do the "neighborhood" thing next to heavy industrial.	
van de Boogaard	Erik			
Staff	Nancy	UWMC	Overall I believe I like Plan A the best. I would also like to suggest a pedestrian/emergency vehicle underpass, under the rail yard at 12th Street south of the business loop. This would allow bike riders to access the river trail safely without having to ride to 9th Street. These areas north and south of the railroad yard are now open. Perhaps one day the underpass could be enlarged to accommodate traffic to connect 12th to the parkway. (Get RR to pay for it?)	Jeff Winters
Milner	Bob		Do something about that awful junkyard on D Road	
Barroel	Patti			
Jarvis	Betty		We are landowners on Struthers Avenue. We prefer Alternative A (of the choices offered to us). We eager to work with the City to create a commercial interface and gateway to the recreational opportunities.	
Reed	Ed			
Jones	Paul		D Road is a logical location for industrial and commercial business. The Parkway will improve access and attract new businesses and create more jobs.. Existing zoning is mostly industrial and should remain so.	
Cox	Duke and Peggy			
Driggers	Ann	GJEP	Please ensure we have adequate industrial land. Our community needs jobs that industry provides. Business needs somewhere to go = if not here, need adequate amounts of industrial land.	
Winn	Kristin	City of Grand Junction	Historically, the development of industry in the area of concern was economically wise. Today, however, that is not the case. The land has greater value as a place for mixed development. In particular, the value of the riverfront to the community is very great, were it properly developed. Any effort to address changing this area will meet with considerable resistance from a large segment of the community. For a redevelopment effort to be successful, there must be a cogent presentation of the economic benefits of doing so. Those benefits must be substantial and they must be compared quantitatively to the real and perceived losses that will occur with any redevelopment. In reality, the low impact proposal will have a much better chance here than the high impact proposal. Nevertheless, the high impact proposal is much more attractive, because it will result in great aggregate economic activity. Any effort should focus on the long term, 25 years plus, objective to define an economic focus for this town. (cont 12A)	
Cameron	Helen and Reid A.			
Fisher	Tom	Mesa County		
Larsen	Kurt	Mesa County Development Construction Services	(cont from 11A) Two of the most valuable assets we have are our topography and weather. Any development in this area should be planned to highlight and take advantage of these assets. The river, too is an unexploited asset which, if properly exploited, could return considerable economic, recreational, and entertainment value.	
Markus	Mike			
Dowd	Jim		It will be hard to displace existing industrial development with residential without the city/county actively discouraging industrial use. No one will want to live next to industrial use. The area is already industrial - a use that doesn't have enough capacity to meet demand now. If the government pushes industrial use out they will kill the small businesses that occupy the property now. The concept in a vacuum is fine but the reality of the present use must be taken in to account. We need more affordable industrial/commercial properties not fewer.	Philip Roshowski
Cunningham	Mac			
DeVore	Judi			
Munkres	Ted			
Hinze	Barb		I would prefer to see option C pursued with B being my next preference. I also understand that there may be soon a CVT transfer station located in this area. Development that encourages walking and transit would be great. I would hate to see the southern gateway of Grand Junction remain completely old industrial. I think the area has a higher use. Using river and open space as a draw is very good. Mixed use beyond that will draw people to the area.	
Blanchard	Bob			
Butcher	Barbara			
Spendrup	Trent		We are landowners at 805 Struthers Avenue. We are eager to work with the City staff to help create a commercial gateway to the recreational opportunities that are being created on the riverfront. We will be happy to participate in the design and planning process. It is our desire to develop our commercial property as zoned in a manner that will enhance the city park and botanic gardens.	Duke and Peggy Cox
Rostewski	Phillip			
Darby	Wayne			
Hobbs	Don	City of Grand Junction Parks		

CORE COMMITTEE SUMMARY

Following the public open house, the core committee members assembled the following morning to refine the vision statement and goals, and to provide additional comments about the alternatives prepared.

These recommendations were then compiled into Alternative D, which reflects the general consensus of the committee.

At the conclusion of the workshop, the committee made recommendations for next steps, which include:

1. Meet with the IDI to discuss where they would recommend the best places for additional industrial areas to be located within the City.
2. Assess the existing industrial areas to determine which absolutely must stay in their existing locations, and which could be relocated elsewhere within the City.
3. Take a group field trip to the Pueblo River Walk to study it as a precedent for Las Colonias Park.

Summary Core Committee Comments and Recommendations:

1. Alternative A provides the preferred level of impact.
2. Provide pedestrian and bike connections across Riverside Parkway to Las Colonias Park.
3. Maximize Las Colonias Park as a public amenity for the community
4. Connect Las Colonias Park with the Botanic Gardens.
5. Create good connections from Riverside Parkway to existing businesses within South Downtown.
6. Establish 7th Street as a major vehicular & pedestrian/bike connection between downtown and South Downtown.
7. Establish 9th Street as the major truck access way and service route into South Downtown.
8. Extend South Downtown Boundary to the east up to the railroad adjacent to 4th Street.
9. Consider appropriate reuse for Old Mill Building.
10. The vision for South Downtown is to thrive as a commercial/industrial area.
11. The existing plan for landscape improvements along Riverside Parkway provides adequate buffering between Park and industrial area.
12. The odor issue of the industrial areas and drainage facilities needs to be addressed.
13. The homeless issue in the area needs to be addressed.
14. The riverfront is a jewel, and is currently under utilized
15. The high water table creates groundwater concerns for development
16. Residential adjacent to industrial areas may be problematic, given the noise levels within the industrial area.
17. Access to Riverside Parkway should be provided at only a few places.
18. Forcing residential between commercial/industrial areas will be a tough sell.
19. Create an interface between the rendering plant property and Las Colonias Park.
20. The "eyes on the Park" are provided from Riverside Parkway.

Park Program Recommendations:

- Fishing
- Restrooms
- River orientation
- Native grasses
- "The Riverfront Jewel"
- Amphitheater
- Business/restaurants
- Canoe/Bicycle rental – recreational
- Picnicking
- Biking
- Safe
- Trailhead/Interpretation of historic place
- Flower and dog show
- Renaissance Festival
- Archery tournament
- Kayak run
- Picnic area/campground
- Disc golf
- Whitewater Park
- Music festivals