

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, DECEMBER 19, 2011, 11:30 A.M.
ADMINISTRATION CONFERENCE ROOM
2ND FLOOR CITY HALL
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

1. **Visit with Representative Laura Bradford**
2. **Repeal of Alarm Installer Provisions**
3. **North Avenue Update:** Staff will update Council on the process for that effort which will include the creation of two committees as part of the public outreach process. [Attach W-3](#)
4. **Dust on Snow Presentation:** Dust caused by human activities in the American desert Southwest is a contributing factor in speeding up the melting of snow and reducing runoff in the mountains of the Colorado River basin. [Attach W-4](#)



Date: December 19, 2011

Author: Dave Thornton

Title/ Phone Ext: Principal

Planner / x1450

Proposed Schedule: workshop

December 19, 2011

2nd Reading: _____

**Attach W-3
North Avenue Corridor Plan**

CITY COUNCIL AGENDA ITEM

Subject: North Avenue Corridor Overlay Zone District Study, Located between I-70B (west side) to I-70B (east side).

Action Requested/Recommendation: Providing City Council an Update on North Avenue Corridor Overlay Zone District Study, Establishing Advisory Committees as part of the Public Process and Discuss a Recent Grant Opportunity.

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director

Executive Summary:

The North Avenue Corridor Overlay Zone District study will begin in early 2012. Staff will update Council on the process for that effort which will include the creation of two committees as part of the public outreach process. Additionally, staff will seek Council approval to pursue a grant opportunity through the Federal Transportation, Community and System Preservation Program (TCSP) for improvements to North Ave.

Background, Analysis and Options:

The public participation process for North Avenue will be an important element in developing an effective and practical Overlay Zone District. To best engage all affected parties, staff plans to create a Stakeholder Advisory Committee (SAC) to help in the creation of the overlay district. In an effort to have widespread participation, yet a manageable committee to work with, Staff proposes keeping the Stakeholder Advisory Committee to around 20 people representing a wide cross section of interests. Committee members will be sought representing the eight district areas identified in the North Avenue Corridor Plans, Business owners, etc.

The second committee will be a Technical Advisory Committee (TAC) made up of representatives from the CDOT, City, Mesa County, CMU, Grand Valley Transit, local Real Estate representatives/Developers/Architects, etc.

Staff has also identified a recent Federal grant opportunity that could be used for design and construction of a section of North Ave. This grant would require a 20% local match

which can be “in-kind” services that could include surveying, engineering and mapping. The deadline for applying is January 6, 2012. The focus of the grant opportunity is on livability aspects of highway corridors, including multi-modal design, access to transit, services and centers of trade, and safety. Improvements to the North Avenue corridor, as identified in the North Avenue Plan (east and west end), would be a great fit for this grant program.

The grant application would focus on the section of the North Avenue corridor from 12th Street to 29 Road and include design for the entire 2 miles, identification of right-of-way needs and construction of improvements along the section from 12th Street to 23rd Street. A 20% match is required for the grant, which could be met with in-house engineering services. Any additional local funding that could be considered in 2013 would strengthen the grant application.

Improvements to North Avenue from 12th Street to 29 Road could be an important catalyst for encouraging redevelopment of the Teller Arms, K-Mart and Eastgate Shopping Centers, as well as the Work Force Center property.

Additional Background

December 3, 2007 City Council adopted the North Avenue Corridor plan (phase 1) that included North Avenue from 12th Street east to I-70 B. On November 2, 2011 the North Avenue West Corridor Plan (phase 2) for that area west of 12th Street was adopted. The North Avenue Corridor Plan recommends that a future overlay district be created and established as part of the implementation of the Plan for the four mile long corridor. The overlay district is to include the creation of landscaping and setback standards for the corridor that will:

- Incorporate design features found in the adopted street cross section;
- Support the placement of building adjacent to the street; and
- Establish desired buffering and landscaping requirements between residential, commercial and other Plan elements. These standards will modify existing requirements of the underlying zone districts.

Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone of C-2, C-1 and Planned Development zoning in the North Avenue corridor. Regulations or incentives are attached to the overlay district to protect or guide development within the Corridor. The underlying zone determines the permitted land uses, while the overlay district establishes the design, alters setbacks, or sets into place any other standards that meet the district’s purpose. The goal for the overlay district for North Avenue is to provide direction, vision, and incentives for existing and future development in the corridor.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 8 which states, “Create attractive public spaces and enhance the visual appeal of the community through quality development”.

Policy A – Design streets and walkways as attractive public spaces.

Policy B – Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities

Policy F – Encourage the revitalization of existing commercial areas.

The North Avenue West Corridor Plan implements Goal 8 and three of its policies. The recommended street cross section (Option 3) provides for enhanced pedestrian amenities that will be attractive public spaces. The Plan's recommended changes to the street edge, for example, building close to the street, increasing sidewalk width, adding plantings, pedestrian lighting, other pedestrian amenities, consolidating accesses, providing parking to the side and rear, etc. will revitalize the North Avenue corridor, a very important commercial corridor in our community.

Goal 9 which states, "Develop a well balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources".

Policy E – When improving existing streets or constructing new streets in residential neighborhoods, the City and County will balance access and circulation in neighborhoods with the community's need to maintain a street system which safely and efficiently moves traffic throughout the community.

The North Avenue West Corridor Plan implements Goal 9 and one of its policies. One of the Guiding Principles in the Plan is to minimize impacts to existing neighborhoods. The Plan is further enhancing this goal by creating a corridor that helps the City reach its vision of becoming most livable by providing for all modes of transportation on North Avenue in a safer and more aesthetic way.

Goal 12 which states, "Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy".

Policy A – Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

Policy B – The City and County will provide appropriate commercial development opportunities.

The North Avenue West Corridor Plan implements Goal 12 and both of its policies. One of the Guiding Principles in the Plan is "placemaking" or creating North Avenue into a place that people will want to come back to again and again. As a regional provider of goods and services, North Avenue plays a large role for our community. The North Avenue West Corridor Plan will help keep North Avenue a destination in the future.

Board or Committee Recommendation: N/A



**Attach W-4
Dust on Snow**

CITY COUNCIL AGENDA ITEM

Date: December 12, 2011
 Author: Greg Trainor
 Title/ Phone Ext: 1564
 Proposed Schedule: workshop
December 19, 2011
 2nd Reading
 (if applicable): _____

 File # (if applicable): _____

Subject: "Dust-on-Snow" and impacts on current and future water supplies*
Action Requested/Recommendation: Informational Item for City Council Workshop
Presenter(s) Name & Title: Greg Trainor, Utility and Streets Systems Director
<small>*This study was co-sponsored by the National Science Foundation. Participating institutions include the National Snow and Ice Center, Boulder, Colo.; U.S. Geological Survey Southwest Biological Center, Moab, Utah; University of Washington, Seattle; Center for Snow and Avalanche Studies, Silverton, Colo.; and the University of Colorado-NOAA Western Water Assessment, Boulder</small>

Executive Summary:

Dust caused by human activities in the American desert Southwest is a contributing factor in speeding up the melting of snow and reducing runoff in the mountains of the Colorado River basin, according to a new study led by NASA and co-authored by the U.S. Geological Survey.

Background, Analysis and Options:

More than 80 percent of sunlight falling on fresh snow is typically reflected back to space. When small, dark particles of dust fall on snow, that percentage drops sharply. Winds blow desert dust east from the Southwest, triggering "dust-on-snow" events. When dust falls on mountain snowfields, it absorbs more sunlight and warms that now 'dirty' snow surface, leading to much earlier melt and loss of snowcover.

The findings have major implications for the 27 million people in seven U.S. states and Mexico who rely on the Colorado River for drinking, agricultural and industrial water. The research shows that peak spring runoff comes as much as 3 weeks earlier than before the region was settled and soils were disturbed, but also that runoff may be decreased by more than 5 percent a year compared to pre-settlement levels.

How this item relates to the Comprehensive Plan Goals and Policies:

Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism; preservation of an adequate water supply will allow for future commerce, culture, and tourism.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

N/A.

Legal issues:

N/A

Other issues:

"Dust on Snow" has regional implications for future water supplies in the Upper and Lower Colorado River Basin, affecting all Basin states in their attempts to bridge the gap between water supply and water demand by the year 2050.

Previously presented or discussed:

Not previously discussed

Attachments:

A short power point presentation will be provided at the Workshop