

**GRAND JUNCTION CITY COUNCIL  
MONDAY, JUNE 1, 2015**

**WORKSHOP, 5:00 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

1. **Las Colonias Amphitheater Update and DOLA Grant Discussion:** City Council approved a grant request to the Department of Local Affairs (DOLA) on March 19, 2014 for final design of the Las Colonias Amphitheater. Schematic design work has been completed along with initial cost estimates for development, so Council will be provided an update on the progress of the planning process and options for funding development costs. [Attachment](#)
  
2. **Comprehensive Plan Update Discussion:** The Comprehensive Plan, adopted in 2010, recommends a five-year review to assure the goals and policies of the document are still aligned with the community's needs and trends. Staff is requesting Council direction on the level of review needed at this time. [Attachment](#)  
[Supplemental Documents](#)
  
3. **Other Business** [Supplemental Document](#)
  
4. **Board Reports**



Date: May 25, 2015

Author: Traci Wieland

Title/ Phone Ext: 254-3846

Proposed Meeting Date:

June 1, 2015

## **CITY COUNCIL STAFF REPORT WORKSHOP SESSION**

**Topic:** Las Colonias Amphitheater Update and DOLA Grant Discussion

**Staff (Name & Title):** Rob Schoeber, Parks and Recreation Director  
Traci Wieland, Recreation Superintendent

### **Summary:**

City Council approved a grant request to the Department of Local Affairs (DOLA) on March 19, 2014 for final design of the Las Colonias Amphitheater. Schematic design work has been completed along with initial cost estimates for development, so Council will be provided an update on the progress of the planning process and options for funding development costs.

### **Background, Analysis and Options:**

The final design process for the Las Colonias Amphitheater was funded with a \$180,000 grant from DOLA, \$10,000 from the Grand Junction Lions Club, and \$50,000 from the Conservation Trust Fund. The design process began in February of 2015 and is a collaborative effort between the City of Grand Junction, Design Workshop, Method Studios, and Ted Ciavonne.

A \$1.5 million construction budget was anticipated for this project; however, after months of working closely with numerous community groups that have expressed interest in utilizing the facility, current and future funding partners, and City staff, the budget was not realistic based on a basic, yet functional, schematic design. The site/landscape cost estimates, including all site work and utility infrastructure, total \$1.4 million and the building cost estimates total \$1.1 million bringing the total cost to approximately \$2.5 million.

In anticipation of a higher construction budget, Staff has been working with community groups to develop a funding structure that will still allow a functional Phase I of the amphitheater. This includes a DOLA grant request and funding from local community organizations.

### **Board or Committee Recommendation:**

The Parks and Recreation Advisory Board has been involved in the planning of Las Colonias Park including the 2013 master plan revision, development of Phase I, and design of the amphitheater. The Board routinely participates in updates.

**Financial Impact/Budget:**

Numerous funding options have been explored for the Las Colonias Amphitheater including a construction grant through DOLA. An August grant request is anticipated with formal Council approval sometime in July. DOLA will fund 50% of total costs up to \$2 million. This generous grant program encourages grantees to leverage the most community support as possible, so several sources have been secured. The remaining \$280,000 of the Grand Junction Lions Club \$300,000 pledge and \$10,000 from the Riverfront Foundation have been secured. In addition, the City has \$283,000 in Open Space fees that have been earmarked for grant matches such as the DOLA grant. Staff will be presenting to the Downtown Development Authority on May 28, so an update regarding this meeting will be available at the workshop. In addition, several private foundations, including Boettcher and El Pomar, have been identified as a good fit for the amphitheater; however, they both require high grant matches prior to application. These options will be further explored.

**Legal issues:**

None.

**Other issues:**

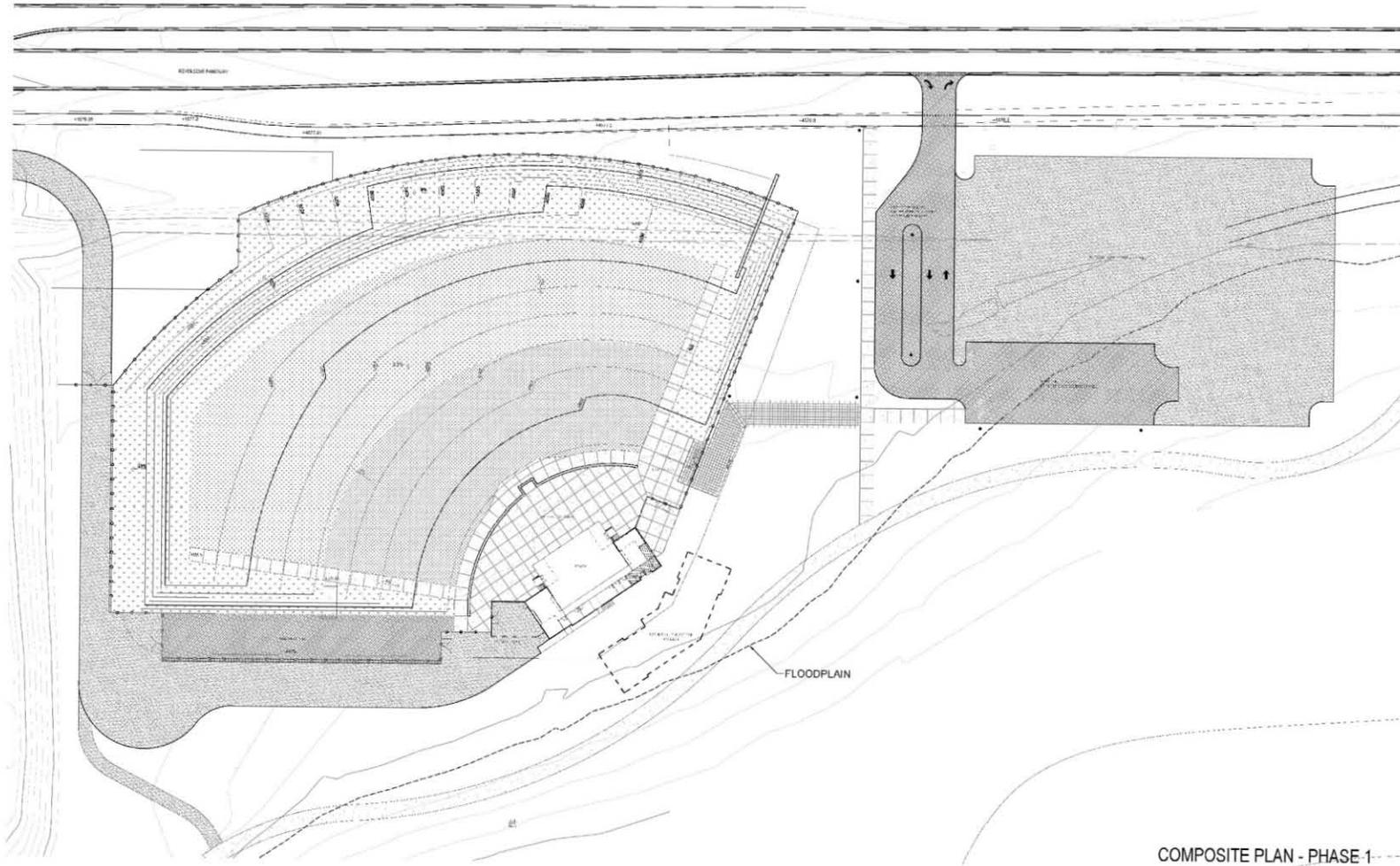
Phase I of Las Colonias Park is currently underway and includes a restroom/shelter, trail connections, parking, and native arboretum. Phase I is scheduled to be complete in time for a grand opening celebration on July 11, 2015.

**Previously presented or discussed:**

City Council approved the Las Colonias Master Plan on July 7, 2013.

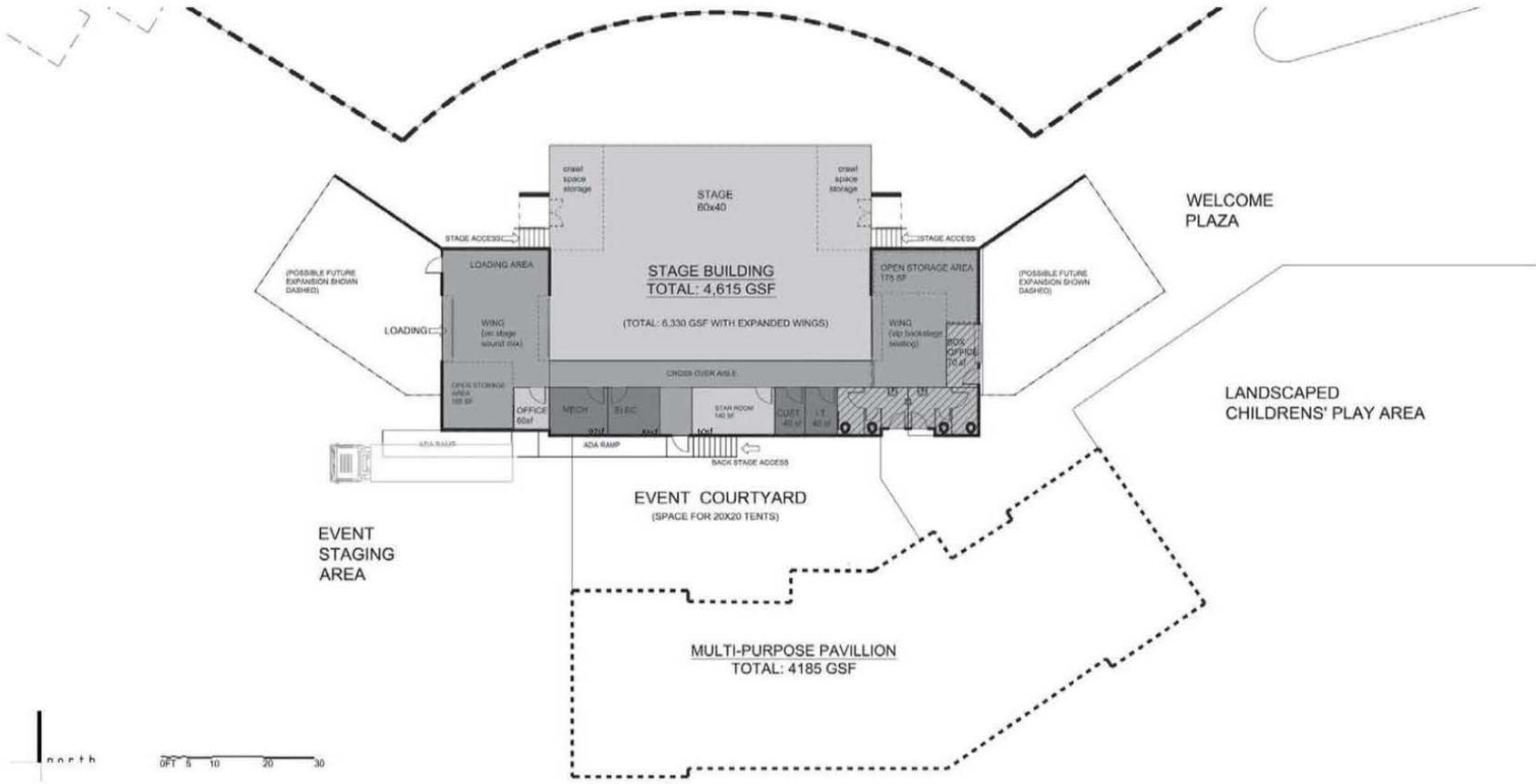
**Attachments:**

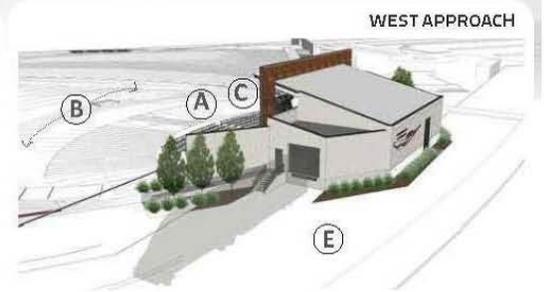
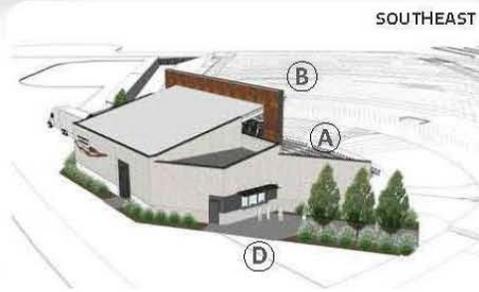
Schematic Site Plan  
Schematic Building Plan  
Schematic Perspective Building Views



**LAS COLONIAS AMPHITHEATER** SCHEMATIC DESIGN  
GRAND JUNCTION, COLORADO

COMPOSITE PLAN - PHASE 1





- NORTHEAST**  
 A VIP SEATING  
 B LAWN SEATING  
 C STAGE  
 D EVENT COURTYARD  
 E EVENT STAGING AREA



Date: May 21, 2015  
Author: David Thornton  
Title/ Phone Ext: Principal  
Planner/244-1450  
Proposed Meeting Date: June 1,  
2015

## CITY COUNCIL STAFF REPORT WORKSHOP SESSION

**Topic:** Comprehensive Plan Update Discussion

**Staff:** Kathy Portner, Community Services Manager  
David Thornton, Principal Planner

### Summary:

The Comprehensive Plan, adopted in 2010, recommends a five-year review to assure the goals and policies of the document are still aligned with the community's needs and trends. Staff is requesting Council direction on the level of review needed at this time.

### Background, Analysis and Options:

Since the adoption of the Comprehensive Plan in 2010, a number of recommended action items identified in the Plan have been implemented, including:

- Updated the Zoning Code to implement the new Comprehensive Plan;
- Reconciled Comp Plan land use with existing zoning on approximately 2,000 properties with no cost to the property owners, which was important so that as the economy recovered, the conflict between Comp Plan and zoning was resolved and any roadblocks were removed;
- Planning Commission and City Council adopted Greater Downtown Plan and Zoning Overlay;
- Revised the Orchard Mesa Neighborhood Plan pursuant to a commitment made by City Council to take a fresh look at the area. Engaged hundreds of Orchard Mesa residents in the planning process, addressing issues and concerns at a neighborhood level. Obtained funding for the B½ Road overpass improvements.
- Constructed 22 Road and I-70 B construction, which was a \$9 million joint project with City and CDOT to improve access and to set the stage for commercial and industrial development in this area. Mesa County also performed road and bridge improvements to 22 Road. Pursuant to the 2010 Comp Plan process, the development community identified future commercial / industrial areas as a need, so the 22 Road corridor was incorporated into the Comp Plan as future C-2 and/or I-1. The result has been a number of commercial and industrial developments have occurred as anticipated over the last 5 years (i.e., Ute Water, Grand Valley Power, Schmueser, etc.).
- Developed design plans for the Horizon Drive corridor and funding for Phase I;
- Mesa County updated the Clifton and Whitewater Plans to conform to the Comp Plan;
- Mesa County and CDOT are developing the US Highway 6 Study;

- Developed the North Avenue Corridor Plan, Zoning Overlay District and adopted the Catalyst Program, as well as funding, design, and planned construction of North Avenue improvements;
- Parks has developed a number of master plans, including Las Colonias Park, Matchett Park, and Mesa County Fairgrounds; and
- Public Safety improvements were developed and include:
  - the public safety facilities (downtown);
  - a regional emergency services training facility in Whitewater;
  - implementation of the Fire Safety Study moving the Orchard Mesa fire station to better serve the neighborhoods of Orchard Mesa and Pear Park; and
  - Pear Park Fire and EMS plan (the GJFD and Clifton Fire discussions have been tabled for now).

In addition, the City has adopted the Economic Development Plan, has reconstituted the Urban Trail Committee as an advisory board to the City Council, has started a Wireless Master Plan, plans to do a Broadband Master Plan, and will be initiating an updated Housing Needs Assessment, all efforts that support the guiding principles of the Comprehensive Plan.

After meeting with a number of stakeholders, it has been suggested that due to the economic downturn and resulting slow growth patterns in the Grand Junction area, it might be premature to conduct a comprehensive review of the Plan at this time. While an extensive review might not be warranted, staff recommends the following actions:

- Continue to monitor the plan and growth rates for the next one to two years.
- Focus efforts on specific areas, such as corridors, Wireless/Broadband, Housing Needs Assessment, and trail planning.
- Develop and implement an annual community survey.

**Board or Committee Recommendation:**

There have been no recommendations made.

**Financial Impact/Budget:**

Any financial or budget impacts will be considered with any future Comprehensive Plan amendments.

**Legal issues:**

Legal issues or impacts will be considered with any future Comprehensive Plan Amendments.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This item was on the Council May 15<sup>th</sup> Retreat Agenda, but was not discussed.

**Attachments:**

None.



# Becoming the Most Livable Community West of the Rockies

## 2010 Grand Junction Comprehensive Plan Community Indicators - 5 Year Scorecard

### What are Community Indicators?

Community Indicators are bits of information that when combined generate a picture of how our community is doing in following and implementing the City's vision and long range planning for growth and development. How well is the City doing in following the guiding principles, goals and policies of the Comprehensive Plan?

Indicators by themselves do not provide a model of how a community works or how to determine planning choices; rather, they are a snapshot of current trends that provide information that can be used by policy makers, government agencies, citizens, businesses and others. No conclusions can be made or trends determined through the analysis of a single year's information. It is more important to monitor the progress or lack of progress we are making as a community in reaching our vision and guiding principles to become the most livable city.

The *Community Indicators – 5 Year Scorecard* report includes measures of the six Guiding Principles found in the Comprehensive Plan as well as other planning tools the Plan provides to develop at densities and intensities commensurate with future growth needs.

In 2014 the City Council adopted the City's first Economic Development (ED) Plan. It is important to review this scorecard in how growth and the Guiding Principles found in the Comprehensive Plan support and further the vision and goals of the ED Plan.

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## **Comprehensive Plan Background**

### Broad Community Support for the Plan

There was broad community support for the city's Comprehensive Plan over a two and one half year process of the Plan's formation. During that time, 300+ meetings were held with community members, service providers, elected officials and City and County staff, seeking understanding, input and consensus.

From the extensive input received, it was clear the public recognized the value of a broad range and balance of uses throughout the community. They encouraged reducing commuting demands by locating shopping and businesses closer to where people live. However, residents were also concerned with poorly designed projects that would degrade the quality of life in their neighborhoods—they want to be certain that new development will not erode their property values or create excessive traffic or noise.

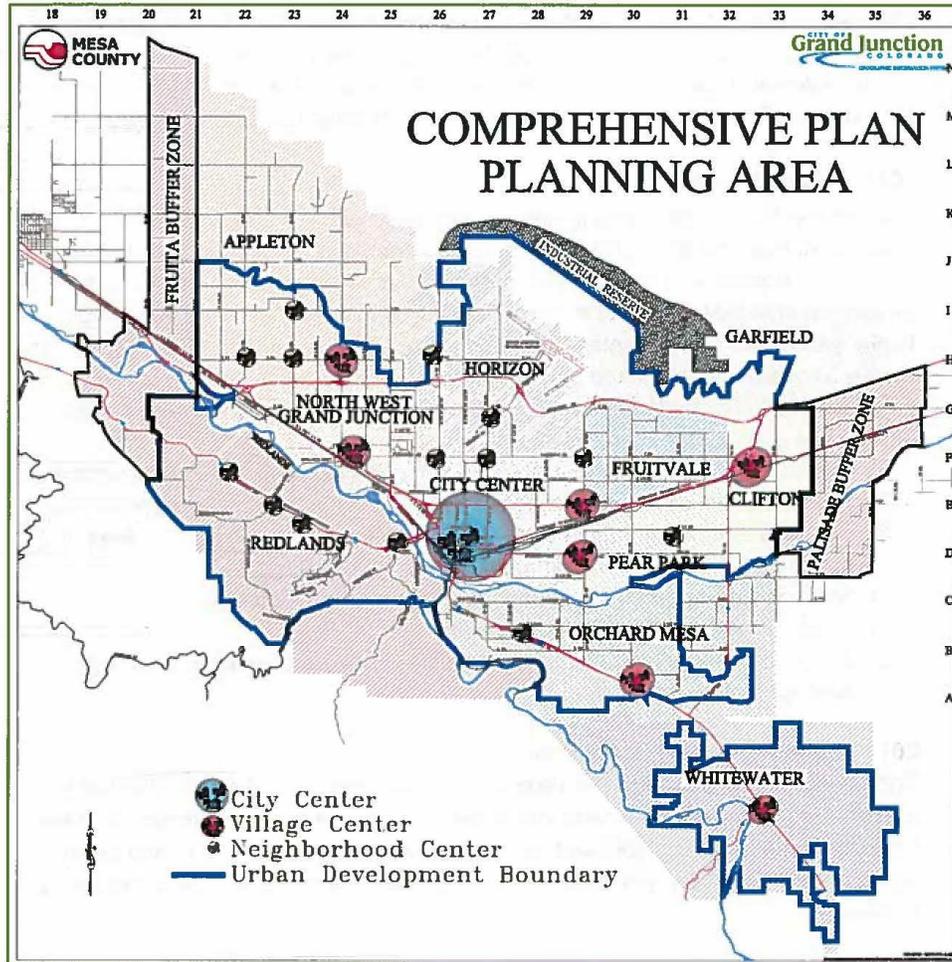
The 2010 Grand Junction Comprehensive Plan states on page 23, "In the last two decades we've increased our developed land area at a higher rate than our population...development has "leap-frogged" out into the countryside...increases the costs (and reduces quality and efficiency) of public services.... This issue has become an increasing concern to service providers. There is general acknowledgement that a more uniform, concentric pattern of growth with emphasis in compact development and infill development is required over the next planning period."

The Comprehensive Plan continues by stating that being consistent with our land use decisions and providing rigorous implementation of the Plan is key to ensuring the Plan's vision and goals are achieved. "It is increasingly apparent that low density sprawl is also reducing our ability to cost-effectively serve our citizens. Low density development means, per house, more road surface to repave, longer distances for police and fire, longer commutes, more traffic on country roads, and more air pollution. And with the specter of future gas price increases, everything travel-related will be more expensive: commuting, busing school children, delivering food, etc."

"A long-range look into future growth allows us to guide development in appropriate areas and reserve land for other uses we will need, such as roads, parks, natural areas and schools. We can install the proper size of infrastructure (water, sewer mains) and reserve adequate road rights-of-way today based on tomorrow's needs and desired development patterns." Future amendments to the Comprehensive Plan need to include wireless and broadband facilities that meet community needs.

Plan Boundary

The planning area goes from the Fruita Buffer (21 Rd) to the Palisade buffer (34 Rd) and from Whitewater north to the Bookcliffs. Within this boundary there are eleven planning areas where more detailed planning has been and will continue to be done.



New Plans since 2010

Since adoption of the 2010 Comprehensive Plan the North Avenue West Corridor Plan was completed and adopted by City Council in 2011, the North Seventh Street Historic Residential District Guidelines and Standards adopted in 2012, the Greater Downtown

Plan and Overlay adopted in 2013; the City's Economic Development Plan in 2014, and a new Orchard Mesa Neighborhood Plan was adopted on May 7, 2014. The previous Orchard Mesa Neighborhood Plan was sunset in 2010 when the Comprehensive Plan was adopted.

**2012 North Seventh Street Historic Residential District Guidelines/Standards**

Guidelines and Standards were adopted in 2012 for the City's only Residential District on the National Register of Historic Place, North Seventh Historic District from the south side of Grand Avenue to Hill Avenue on both sides of Seventh Street.

**2013 Greater Downtown Plan**

The Greater Downtown planning area is comprised of three sub-districts: the Downtown, Rail and River Districts. The areas are distinctly different due to their location, influences and historic development but complement each other to form a developed area that is central to the community with uses that range from single-family residential to rail-oriented heavy industrial. The vision of the Plan addresses the transportation network and other infrastructure, introduces green treatments, and creates design standards and strategies for community marketing and promotion efforts. The goals of the Plan are to:

- 1) Maintain and enhance the economic, cultural and social vitality of downtown;
- 2) Promote downtown living by providing a wide range of housing opportunities;
- 3) Enhance the transportation system to accommodate automobiles, bikes and pedestrians, and provide adequate, convenient parking;
- 4) Stabilize and enhance the historic residential neighborhoods;
- 5) Establish and promote a unique identity;
- 6) Jump-start the revitalization and reinvestment in the downtown area with strategic catalyst projects.

**2014 Economic Development Plan**

The Economic Development Plan emphasizes the need to 1) provide infrastructure that enables and supports private investment, 2) support existing business and keep costs transparent, predictable and as low as possible, and 3) invest in and develop public amenities. Many goals and action steps have been identified and are being followed.

**2014 Orchard Mesa Neighborhood Plan**

Since its adoption in 2014 much has occurred for the Orchard Mesa neighborhood in realizing improvements to infrastructure and services. These include grant funding for the B ½ Road overpass bike/pedestrian conversion project, a sidewalk constructed along B ½ Road providing a safe walking route to school, planning for a new fire station to replace an existing undersized facility at a better location,

additional infrastructure and facilities at the Whitewater Hill Emergency Services Training Center, and Mesa County improvements to the Fairgrounds.

#### Economic Development Incentives

New Economic Development incentives have been established for North Avenue and the Greater Downtown Plan areas to encourage infill and redevelopment supporting the Comprehensive Plan in growing inward and upward. These incentives include reductions to the Transportation Capacity Payment (TCP) fees, reducing them for new development by half and additional savings for multiple story buildings. North Avenue has additional incentives through the North Avenue Zoning Overlay District and the Commercial Catalyst Grant Program. The zoning overlay is optional, with Opt-In standards that reduce setbacks and landscaping when certain design standards are met; and the Commercial Catalyst Grant program provides 50/50 matching funds up to \$10,000 for façade and streetscape improvements for businesses abutting North Avenue.

Community Development Block Grant (CDBG) funds were used to complete a learning center at a low income housing complex in 2010 and the Business Incubator was given \$50,000 in 2013 for a revolving loan fund helping 2 businesses and creating 5 new jobs.

#### A Regional Plan

The Grand Junction Comprehensive Plan is a plan for not only the current city limits but also for the immediate vicinity of Grand Junction that may eventually be developed at urban densities. The Comprehensive Plan is intended to help coordinate the land use decisions of the City and Mesa County. As a result, the Plan is a joint effort of the City and Mesa County.

#### Comprehensive Plan Vision

The vision for the community is **“To become the most livable community west of the Rockies by 2025”**. The “Vision” for the Plan was established by City Council in 2008 at a Council retreat. In the months following, “Most Livable” was defined by City Council with input

#### **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

##### Keeping the Plan Current

- 2012 – For 2,000+ properties, either the zoning was changed or the Future Land Use map was changed to remove the conflict between zoning and Future land Use on these properties.
- 2013 – Amending the Code to include TCP incentives for new development in Downtown and North Avenue areas
- 2014 – 40 acre “Salt Flats” property on 28 Road, rezone and FLU Map Amendment.
- 2014 – Amending the outdoor light code section to permit increased lighting under canopies.
- 2014 – Amending Form Districts to provide better design for mixed use developments.

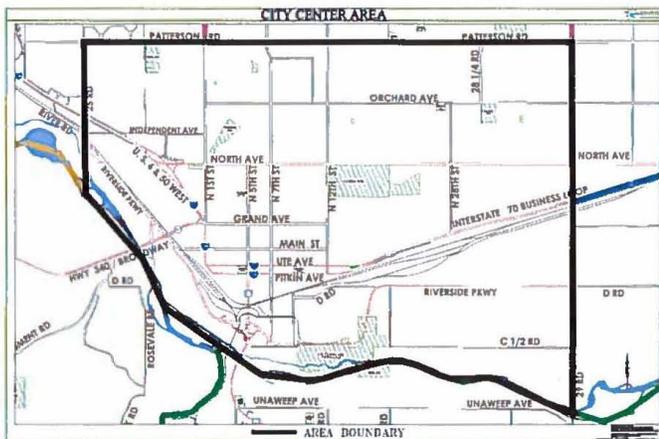
by the Mesa County Board of County Commissioners and other stakeholders.  
What does "Most Livable" mean? We are a community that:

- is fiscally sustainable.
- is vibrant.
- is organized, functioning and orderly.
- promotes a healthy life style.
- has a broad and balanced range of land uses.
- is safe.
- has a diversity of housing for a spectrum of incomes.
- is child and senior friendly.
- have exceptional medical services.
- provides superb educational opportunity.
- provides quality employment opportunities with a mix of job types and a business friendly environment.

#### Keeping the Plan Current

Great places are a result of thoughtful plans being implemented consistently over time. The Plan needs to be kept current - which means that it needs to change as the community changes.

Following adoption of the Comprehensive Plan in 2010, City staff brought to the community and City Council over 8,000 parcels of land that had zoning conflicts. These conflicts were the result of inconsistencies between the property's current zoning and its Future Land Use designation as adopted in the Comprehensive Plan. In the City's effort to make sure that both zoning and the Comprehensive Plan's goals were preserved and in keeping with the Community's needs and future growth the Comprehensive Plan envisions, conflicts between zoning and the Future Land Use Map were considered and changes were made to keep the Plan current.



## Comprehensive Plan Guiding Principles

### Six Guiding Principles

There are six "Guiding Principles" that will help the Grand Junction community seek and achieve its vision of becoming the Most Livable Community. These principles will help guide the community in how we grow and prosper. Each is described in this report.

**Guiding Principle #1 Concentrated Centers** - *The Plan calls for three types of centers; the City Center, Village Centers, and Neighborhood Centers. In addition, the Plan establishes "Mixed Use Opportunity Corridors" along some major arterial roadways throughout the urban area.*

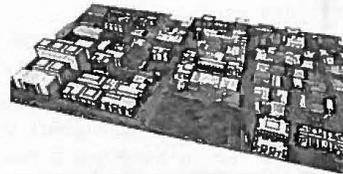
#### WHY CENTERS?

A key objective of the Comprehensive Plan is to locate shopping and employment closer to where people live. This helps reduce traffic congestion, shorten commute time, improve air quality, and reduce the cost of infrastructure. The emphasis on mixed-use 'centers' as a key growth pattern emphasizes the need to grow within, to develop in a more compact way, to utilize existing infrastructure and minimize sprawl, and encourage infill and redevelopment, with less external expansion.

Growing existing and establishing new mixed use centers will also help meet the growth demands Grand Junction will face as the community doubles in population. It will help reduce the length of vehicle trips. Today Grand Junction has a large population center on the east side of town and a large commercial and employment center on the west side of town, creating daily east/west traffic and transportation issues. Mesa County is largely made up of public lands with limited private land available for development. Historic residential development patterns have favored large lot residential development. The community values local agricultural lands and production and preserving them. It is for these reasons and more that establishing concentrated centers of more intense development scattered throughout the community will help relieve traffic congestion, provide more housing choice, and accommodate and preserve agricultural lands.

#### City Center

Chief among the centers is the resurgence of the City Center (which includes downtown) as the heart and soul of our community. The City Center is that area bounded by 25 Road to 29 Road, Patterson Road to the Colorado River and is approximately 10 square miles in size.



### Village and Neighborhood Centers

Growth outside of the City Center is to happen concentrically from existing urbanized areas and targeted to Village Centers and Neighborhood Centers. Village Centers are essential to the sustainability of Grand Junction. These centers provide a second level of shopping and place for employment closer to where people live.

Centers often have a grocery store or drug store focus that will be surrounded by other retail and service uses and other employment. In many cases the Comprehensive Plan identified "centers" locations as merely modest extensions of "centers" that already exist.

Centers consist of buildings, one to three stories in height in the core area (up to five stories in the Village Center), as drive-to destinations, but also have medium-to-high density residential and office uses mixed in vertically or horizontally adjacent to the core in order to provide a close-by clientele that will help sustain the retail. They have store fronts connected and facing along public streets or around plazas and other gathering areas.

#### **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

##### **Properties receiving an increase in density and/or intensity:**

###### 2010

- CB & G Rezone at 531 Maldonado St from residential to commercial – City Center

###### 2011

- Mesa County amended the Future land Use Map and the White Water Community Plan to include a village center at the northwest corner of Hwy 141 and US Hwy 50 in the unincorporated area of Whitewater.

###### 2012

- Four properties located at 2202, 2202 ½, 2204 H Road and 824 22 Road were rezoned from Mixed Use (MU) to the City's Form based zone MXG-3, a neighborhood center zoning district.

###### 2013

- A property located at 1941 Palisade Street was rezoned from R-8 to R-12.
- Heritage Estates rezone from R-8 to R-12

###### 2014

- Droskin Rezone at 2726 Patterson Road rezoned from R-8 to Residential Office
- GJHA Senior Living Housing Rezone at 805 Bookcliff Avenue from R-16 to Planned Development with density up to 32 dwelling units per acre.
- Pad Site commercial building at Home Depot, 3 units, 2430 Patterson Road
- South Dominguez Estates Rezone from R-4 to R-8

## **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

### **Development approved in "Centers":**

#### **2010**

- New American Furniture Warehouse – City Center
- Relocation of Abbey Carpet – City Center
- Andy's Liquor Mart – remodel/expansion – City Center
- New Einstein Brothers Bagels w/ new drive-thru window – City Center
- Watson Residence Expansion –7<sup>th</sup> Street Hist. District – City Center
- New Hobby Lobby – City Center
- Koloha Simple Subdivision II – City Center
- CB & G Rezone at 531 Maldonado St from residential to commercial – City Center
- C & F Foods new office bldg. – City Center
- Plaza on North Avenue, Building B condo units– City Center
- Family Truck and Auto Expansion – City Center

#### **2011**

- Hilltop Health Services Simple Subdivision – City Center
- Simons Residential Expansion – 7<sup>th</sup> Street Hist. District – City Center
- Bozarth Chevrolet Building Expansion – City Center
- Daylight Donuts w/drive-up window- Hwy 50 & B ½ Rd Neighborhood Center
- Mtn. West Dermatology new office bldg. – City Center
- New Daylight Donuts – City Center
- New Sprouts Farmer's Market – City Center
- New Buffalo Wild Wings Restaurant – Mesa Mall/24 Rd Village Center

#### **2012**

- New Del Taco w/ drive thru – Hwy 6 & 50 – City Center
- New Zoup Restaurant w/ outside patio seating – City Center

#### **2013**

- Monument Little League Batting Facility – City Center
- New Del Taco w/ drive thru – North Avenue – City Center
- Mesa County Workforce Center – North Avenue Village Center
- Value Place hotel – Mesa Mall/24 Road Village Center

#### **2014**

- New Taco Johns w/ drive thru – North Avenue – City Center
- Grand River Mosquito Control District Offices/Maintenance Buildings – City Center
- Mesa County Public Library Main Branch expansion and remodel – City Center (downtown)
- Canyon View II Office Building – Mesa Mall / 24 Road Village Center

These concepts represent important directions in the community's efforts to balance the pressures for outward growth with the desire to promote infill. Centers are the logical location for public facilities such as fire stations, branch libraries, parks and schools. Residential densities are typically higher in the vicinity of the center's core allowing services to be closer to more people.

Monument Village Neighborhood Center is an existing center located along Highway 340 on the Redlands and is an example of a center with future growth potential (see graphic below).



**2015 Scorecard for Commercial  
Commercial Square Footage**

	2010	2011	2012	2013	2014
<b>City Center</b>					
Downtown	3,614,014	3,637,769	3,629,229	3,482,118	3,517,244
North Ave 1st-12th	683,132	682,048	684,408	684,206	681,063
North Ave 12th-29 Rd	1,424,204	1,424,204	1,423,850	1,455,037	1,385,296
North Ave & 29 Rd	275,043	275,799	274,854	276,142	276,142
Corner Square	132,443	132,443	132,443	148,370	148,370
Rimrock Market Place	375,512	535,105	743,220	771,102	771,102
12th & Patterson	127,124	127,124	127,124	127,124	127,124
1st St & Orchard Ave	58,324	58,324	58,324	58,993	58,993
<b>Total Inside City Center</b>	<b>15,334,218</b>	<b>15,052,931</b>	<b>15,097,630</b>	<b>14,916,797</b>	<b>15,637,305</b>
<b>Total Commercial Centers</b>	<b>6,557,353</b>	<b>6,872,816</b>	<b>7,073,452</b>	<b>7,003,092</b>	<b>6,965,334</b>
<b>Inside City Center Outside Commercial Centers</b>	<b>8,776,865</b>	<b>8,180,115</b>	<b>8,024,178</b>	<b>7,913,705</b>	<b>8,671,971</b>
<b>Village Centers</b>					
Mesa Mall & 24 Rd	1,896,947	2,009,463	2,009,463	2,020,339	1,941,198
Appleton	0	0	0	0	0
29 Rd & Riverside Pkwy	14,000	14,000	14,000	14,000	14,792
North Ave 29 Rd-I70B	427,463	422,550	420,920	441,246	473,344
30 Rd & Hwy 50	9,516	9,516	9,516	9,516	9,516
<b>Total Village Centers</b>	<b>2,347,926</b>	<b>2,455,529</b>	<b>2,453,899</b>	<b>2,485,101</b>	<b>2,438,850</b>
<b>Neighborhood Centers</b>					
Monument Village	83,012	83,012	83,012	83,012	83,012
Hwy 340 & Redlands Pkwy	34,351	34,351	34,351	31,330	31,330
Redlands Marketplace	195,194	195,194	195,194	188,234	194,729
Horizon Dr & I-70	2,033,122	2,031,561	2,031,561	2,033,122	2,033,122
Horizon Dr & 12th St	86,837	86,837	86,837	86,880	86,880
29 Rd & Patterson	81,138	81,138	81,138	81,138	81,138
22 Rd & H Rd	0	0	0	0	0
23 Rd & H Rd	2,877	2,877	2,477	3,313	3,313
Hwy 50 & B 1/2 Rd	163,811	170,651	170,651	170,651	170,651
D 1/2 Rd & 31 Rd	0	0	0	0	0
<b>Total Neighborhood Centers</b>	<b>2,680,342</b>	<b>2,685,621</b>	<b>2,685,221</b>	<b>2,677,680</b>	<b>2,684,175</b>
<b>Total City Commercial</b>	<b>24,022,869</b>	<b>29,058,398</b>	<b>30,323,163</b>	<b>30,348,234</b>	<b>30,533,731</b>

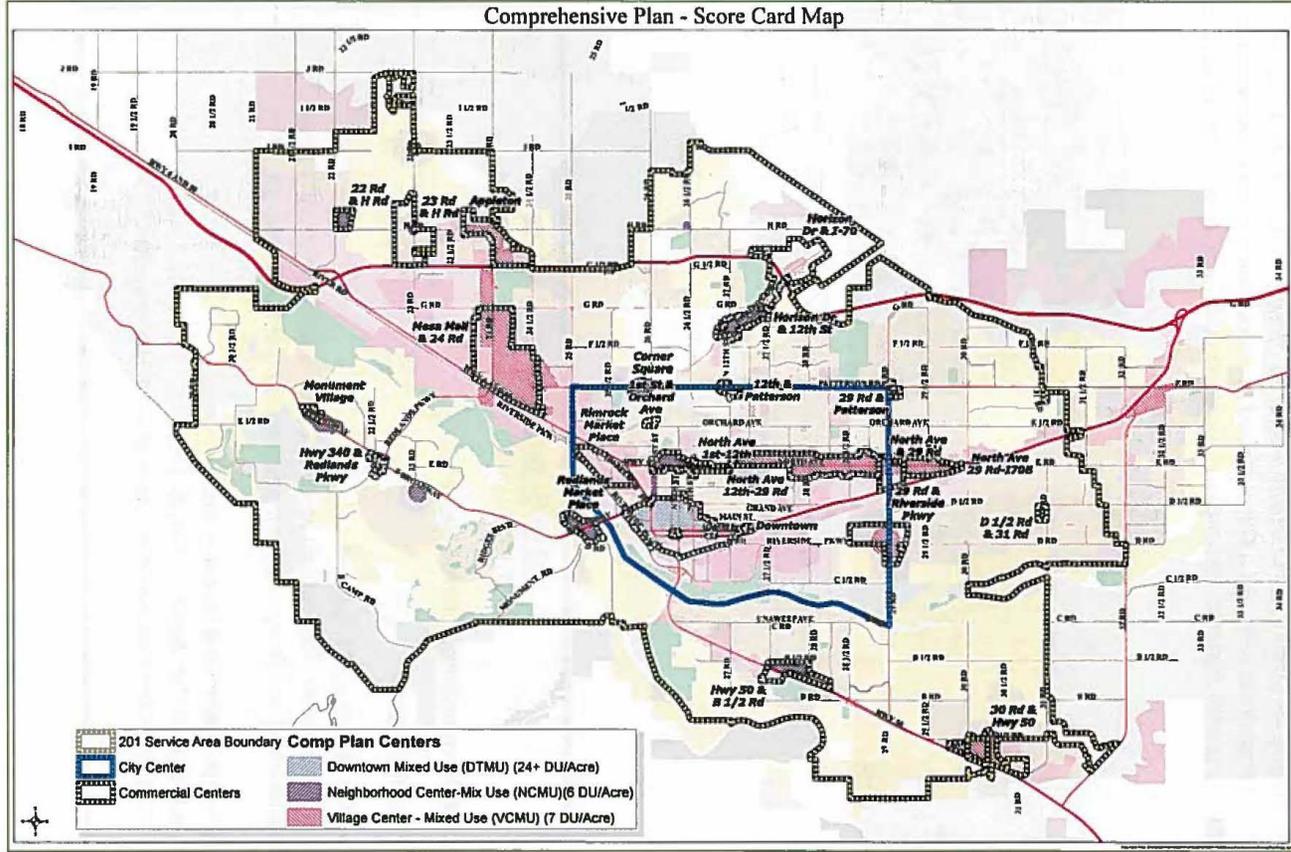
<b>Total Commercial Centers</b>	20,362,486	20,194,081	20,236,750	20,079,578	20,760,330
<b>Rest of City outside Centers</b>	3,660,383	8,864,317	10,086,413	10,268,656	9,773,401

**Vacancy Square Footage  
Business**

	2010	2011	2012	2013	2014
<b>City Center</b>					
Downtown	278,416	185,864	216,506	262,776	243,382
North Ave 1st-12th	72,186	70,957	69,003	78,852	36,942
North Ave 12th-29 Rd	207,734	225,124	223,535	150,491	161,612
North Ave & 29 Rd	0	1,250	14,900	50,414	48,422
Corner Square	7110	0	11000	0	0
Rimrock Market Place	5950	2550	0	5,500	20,566
12th & Patterson	3,693	1,100	1,500	1,501	7,868
1st St & Orchard Ave	0	0	22,824	24,993	31,593
<b>Village Centers</b>					
Mesa Mall & 24 Rd	18,295	117,925	109,811	49,953	56,345
Appleton	0	0	0	0	0
29 Rd & Riverside Pkwy	0	0	0	0	792
North Ave 29 Rd-I70B	43,206	0	0	3,590	5,846
30 Rd & Hwy 50	0	0	0	0	0
<b>Neighborhood Centers</b>					
Monument Village	4,800	3,600	20,955	19,755	2,400
Hwy 340 & Redlands Pkwy	0	0	0	6,659	4,620
Redlands Marketplace	25,102	34,714	25,110	22,156	34,277
Horizon Dr & I-70	87,929	65,790	51,692	135,185	133,462
Horizon Dr & 12th St	2,800	1,600	4,000	4,000	4,000
29 Rd & Patterson	4,000	0	0	0	0
22 Rd & H Rd	0	0	0	0	0
23 Rd & H Rd	0	0	0	0	0
Hwy 50 & B 1/2 Rd	7,800	3,900	31,768	2,700	1,200
D 1/2 Rd & 31 Rd	0	0	0	0	0

NOTE: Parcels were selected based on if they fall within a Commercial Center. They are then sorted by property type = Commercial, Industrial, Exempt (remove all residential zoning classes) and State Assessed. Total of 9222 parcels - May 30, 2013 \* 2010 includes some exempt residential. due to zoning field not available in 2010 data set.

Comprehensive Plan - Score Card Map



**Guiding Principle #2 Sustainable Growth Patterns - Fiscal sustainability where we grow efficiently and cost-effectively. As a City we need to encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.**



Changes seen at 10<sup>th</sup> Street and North Avenue

### **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

Projects that have occurred outside Centers...

Within Industrial Areas:

- American Tire on 21 ½ Road
- New Community Hospital and Medical Office Building at 2351 G Road
- Pacific Steel and Recycling New office building at 2365 River Road

Along Highways designated for commercial

- Splish Splash Car Wash on Hwy 6 & 50
- Maverik Gas and Convenience Store at 2696 Highway 50

### Infill and Enhancement of the City Center

Much of our future growth is focused inward, with an emphasis on infill and redevelopment of underutilized land, especially in the City Center, which includes downtown, Colorado Mesa University area, and the area around St. Mary's Hospital. Growing inward allows us to take advantage of land with existing services, reduces sprawl, and reinvests and revitalizes our City Center area. This includes maintaining and expanding a "strong downtown", essential for the area's regional economy. The 2015 scorecard shows much of our growth is occurring in centers and many existing buildings are being reused for new business uses.

#### **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

##### **Infill projects constructed within Centers:**

- Corner Square Mixed Use Development
- St Martin's Place
- New Public Safety (Police Dept.) building including 911 Regional Communications Center, remodeling of Fire Station No. 1 and old police building into new Fire Admin facility
- Reuse of City Market Warehouse into Mesa County Community Services
- Spring Hill Suites (Downtown)
- Veterans Hospital expansion
- Lincoln Park Tower Stadium expansion
- CMU campus expansion
- Atlasta Solar on S. 7th Street
- Edgewater Brewery on Struthers Avenue
- American Furniture Warehouse
- Abbey Carpet and Flooring
- Strothman Distillery on North Avenue, now purchased as office space for Mind Springs.
- Peppermill Lofts Apartments on North Avenue
- Kustom Koach Works - Mixed Use with Auto Repair and Residential
- Carville's Auto Mart at 25 Road/Hwy 6 & 50
- Mesa County Central Services Bldg. at 200 S. Spruce
- Fire Station #2 Addition at 28 ¼ Road and Patterson Road
- Mesa County Workforce Center at 29 ½ Road
- Impact Promotional Products expansion at 407 Glenwood Avenue
- Pad Site commercial building at Home Depot, 3 units, 2430 Patterson Road
- North Avenue Taco Bell remodel and parking lot expansion
- Canyon View II Office Building at 631 24 ½ Road

## 2015 Scorecard

(1/1/2010 to 12/31/2014)

### Preservation and appropriate reuse:

- GJ Flea Market, a former lumber yard at 515 S. 7<sup>th</sup> Street
- U-hall formerly Bookcliff Vet at 654 29 Road is soon to be (Pathways Village Apartments) the new Homeward Bound site with ground and building currently being razed
- Heritage Church formerly Eye Clinic at 2403 n. 12<sup>th</sup> Street
- Pediatric Dental formerly a retail use at 466 Hwy 6 & 50
- Salon Professional Academy formerly a hardware store at 432 North Avenue
- 970 Fitness (gym) formerly an office/warehouse at 583 ½ N. Westgate Drive
- Humphrey RV formerly industrial at 2749 S. Hwy 50
- Thermo Fluids Oil Recycling added recycling as a new land use at 725 S. 5<sup>th</sup> Street
- Bloomin' Babies medical building formerly a retail business at 2241 N. 7<sup>th</sup> Street
- Dance Works dance studio formerly a retail business at 2586 Patterson Road
- Poovey Dental formerly retail at 2412 Patterson Road
- Scotting Chiropractic formerly retail at 2490 Patterson Road
- Healing Horizons integrated Health Solutions formerly retail space at 2139 N. 12<sup>th</sup> Street
- Footprints Animal Hospital formerly office/warehouse space at 2525 High Country Court
- Expansion/remodel of an existing building housing the Main Branch Mesa County Public Library
- Volleys, formally an ice hockey rink at 330 North Avenue, now a volley ball complex with concessions.
- The Silo Adventure Center at 715 S. 7<sup>th</sup> Street, previously a grain elevator.
- GSI Office at 543 31 Road, previously a church
- Humphrey RV, previously a factory building.
- JD's Sheet metal & HVAC at 949 South Av. moving into what was a paint contractor shop.
- Brown's Cremation Service at 562 Crete Circle, formerly an art studio.
- Grand Events and Party Rentals at 2801 Grand Avenue, formerly Grand Valley Power office and yard.
- Amigo Animal Clinic at 588 25 Road, formerly a retail clothing store.
- Legacy Funeral Home at 762 Horizon Drive, formerly a message parlor.
- Edward Jones Investment Office at 517 N 1<sup>st</sup> Street, formerly an Urgent Care medical office.
- Russell's Garage at 730 Independent Avenue, formerly a cabinet shop.
- Amico Plumbing at 725 Pitkin Avenue moved into a vacant building.
- Ariel Clinical Services at 2938 North Avenue #D, formerly a tavern/bar.
- Gallagher's Flooring at 1104 Pitkin Avenue, formerly a martial arts gym.
- Mind Springs Health at 2862 North Avenue, formerly a distillery.
- Safety Inc. at 2381 Patterson Road, formerly and auto/trailer sales lot.
- Saito Accounting Office at 329 Ouray Avenue, formerly a single family residence.
- T.J's Billiards at 509 28 ½ Road moved into a vacant building.
- Unitarian Universalist church at 536 Ouray Avenue, formerly the Library Office building and previously a credit union.
- Belford Dwelling Unit, conversion of a storage unit into a single dwelling unit.
- A zipline company now occupies the baggage wing of the Railroad Depot.

**Guiding Principle #3 Housing Variety**—*Housing for all life stages—allow/encourage more variety in housing types (besides just medium to large lot single family detached homes) that will better meet the needs of our diverse population—singles, couples,*

**2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

**Platted: New Single Family Detached Housing Developments:**

- 2010
  - Hoffman – 13 lots
  - Halls Estates phase 1 – 9 lots
  - Arbors Filing 2-A – 14 lots
- 2011
  - Wexford Estates – 74 lots
  - Red Tail Ridge – 22 lots
- 2012
  - Redlands Mesa Filing 9 – 7 lots
  - Heritage Estates Filing 1 - 15 lots
  - River Trail – 24 lots
- 2013
  - Chipeta Heights West – 17 lots
  - Walnut Estates Filing 2 – 22 lots
  - Heritage Estates Filings 2 thru 7 - 84 lots
  - Copper Creek – 24 lots
  - Ruby Ranch – 27 lots
  - Willow Wood Village – 42 lots
  - Apple Acres – 26 lots
  - Arbors 2-B – 23 lots
  - Pear Meadows – 56 lots
- 2014
  - Columbine Cottages – 10 lots / 11 units
  - Eddy Subdivision – 2 lots
  - John H Hoffman Subdivision – 41 lots
  - Peony Heights Subdivision – 4 lots
  - Heritage Estates Filing 8 – 21 lots
  - Burnell Subdivision – 2 lots
  - South Rim Hollow Subdivision – 14 lots
  - Stokes Subdivision – 2 lots
  - Summer Hill Filing 7A & 7B– 28 lots

families, those just starting out, children who have left home, retirees, etc.

**Areas of stability** - The Comprehensive Plan assumes that most built neighborhoods will continue to exist as they do today. These are “areas of stability.” The land uses for “areas of stability” will remain virtually the same in the future.



The Grand Valley Housing Strategy, a study conducted in 2009 by LeLand Consulting Group for many Grand Valley partners including, the City, County, GJHA, Chamber of



Commerce and others showed a disproportionate share of the valley’s housing stock to be single family detached. The study found that the housing market is not meeting the housing needs represented by other housing choices, (i.e. attached units, etc.).

### **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

**Constructed:** Higher density, non-single family detached housing projects:

- Peppermill Lofts Apartments - 48 units
- Corner Square Apartments - 48 units
- St Martin’s Place Housing for Homeless Veterans (phase I & II) - 40 Units
- Vista’s at Tiara Rado Townhouses - 10 Units
- Four-plex at 15<sup>th</sup> Street and Glenwood Avenue - 4 units
- GJHA’s Village Park Apartments - 168 dwelling units
- Monument Inn Motel apartment conversion – 78 units
- Beehive Homes Assisted Living – 15 beds
- Belford 6 Plex – 6 units
- Glasoe Apartments – 3 units
- Walnut Park Apartments – 14 new Senior units

**Guiding Principle #4 A Grand Green System of Connected Recreational Opportunities** - Tie together the exceptional open space assets of Grand Junction, including the Colorado River, our excellent park system, trails and our surrounding open spaces.

This includes emphasizing the need to connect neighborhoods with the Colorado River. This may include using the drainage corridors for portions of the off-street trails system; and continuing and/or expanding the concept of combining schools and neighborhood parks on a single site.

**2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

**Parks and Open Space projects:**

- No Thoroughfare Trail - 2010
- Rocket Park Renovation: playground, trails, and restroom/shelter - 2010
- Lincoln Park Pool and Orchard Mesa Pool Diving Board Replacements - 2010
- Canyon View Park Improvements: irrigation pump, parking lot, G Road parking, sidewalk/trail additions - 2010 and 2012
- Capra Way Trail Development - 2010
- Cemetery Office and Maintenance Shop - 2010
- Completed the Parks Inventory and Future Needs Assessment - 2011
- Lincoln Park Tower - 2011
- Relocation of Parks Maintenance to Riverside Parkway Building - 2011
- Hawthorne Park Restroom/Shelter - 2011
- Lincoln Park Renovation: arboretum trail, two restroom/shelters, playground, and removal of Loop Road - 2012
- Orchard Mesa Pool Boiler Replacement - 2012
- Ridges Duck Pond Park Playground Replacement - 2012
- Hidden Valley Park Playground Replacement - 2012
- Watson Island Disc Golf Course - 2013
- Orchard Mesa Pool Deck Replacement - 2013
- Orchard Mesa Pool Replaster - 2013
- Pomona Park Playground - 2013
- Washington Park Playground Replacement - 2013
- Stocker Stadium Track Renovation - 2013
- Lincoln Park Pool Locker room ADA Renovation - 2013
- Orchard Mesa Pool Locker room ADA Renovation - 2013
- Las Colonias Master Plan Revision - 2013
- Lincoln Park Tennis/Pickleball Renovation - 2013
- Matchett Park Master Plan - 2014
- Lincoln Park Hammer/Discus Cage - 2014
- Lincoln Park Pool Filtration System - 2014
- North Avenue Streetscape - 2014
- Riverfront Trail to Fruita (Mesa County) - 2014
- Mesa County adopted the Old Spanish Trail Plan - 2014



**2015 Scorecard**

**Park Land Acreage**

Developed:  
2015 = 387 acres

Undeveloped:  
2015 = 396 acres

City Cemeteries:  
2015 = 52 acres

**Guiding Principle #5 Balanced Transportation -**  
*Accommodate all modes of transportation including: air, transit, freight, auto, bike and pedestrian.*



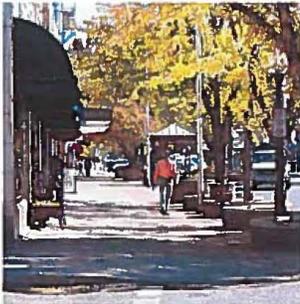
<b>2015 Scorecard</b>	
<b>Miles of Trails</b>	
	<u>2014</u>
Riverfront	33.6
Signed Bike Routes	26.8
Bike Lanes	104.3
Detached Trails	34.2

The Comprehensive Plan calls for a convenient, functional transportation network. The transportation layout inside the urban area has an imbalance of land uses where much of the population resides on the east side of the valley and the services, retail and employment are located on the west side, creating traffic issues along our east/west

corridors. There are also physical constraints in our transportation network too that limit where roads can go, such as: the crossings of the Colorado River, areas where valleys and escarpments are too steep for roads, and limited crossings of the railroad tracks. These physical constraints force vehicular traffic onto several major corridors, which creates bottlenecks that only increase as we grow in population.

<b>2015 Scorecard</b>	
<i>(1/1/ 2010 to 12/31/2014)</i>	
<b>Grand Valley Transit Ridership</b>	
2010 =	983,698
2011 =	1,045,898
2012 =	1,028,465
2013 =	991,478
2014 =	919,784

A multi-modal approach to traffic provides for a complete transportation system. Bike lanes and routes throughout the City, pedestrian facilities and connections linking neighborhoods with schools, parks, the riverfront,



downtown and other desired locations provides alternatives to our citizens in the way they get around. Transit plays an important role as well in balancing the transportation system. Creating safe loading and unloading areas for buses along the traffic-filled corridors creates a safer environment for transit users and the motoring public.

An element of the Comprehensive Plan is the Grand Valley

Circulation Plan. This plan, last amended in 2013, provides a road map for the Community's transportation system and establishes location and hierarchy of road corridors throughout the community.



It is through the Grand Valley Circulation Plan that Major and minor arterial streets and major and minor collector streets are established to accommodate existing and future traffic.

Safe Routes to Schools has become an important program to the City. Federal funding through the CDBG program has funded a sidewalk to Dos Rios Elementary School and to Nisley Elementary School, both in 2014.

### **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

#### Transportation Projects completed:

- 2010 - Downtown Uplift Phase I - Main Street 1st to 4th St
- 2010 - Bridge Replacement - 25.3 and D.1 (Rosevale)
- 2010 - Bridge Replacement - 26.5 and F.6
- 2011 - 29 Road Overpass on I-70 Business Loop
- 2011 - Downtown Uplift Phase II - Main Street from 4th to 7th St
- 2011 - CDOT Hwy 6 & 50 widening to six lanes with pedestrian facilities between 24 Rd and 24 ¾ Rd.
- 2012 - City construction of a round-about at 23 Rd and G Rd.
- 2012 - CDOT Hwy 6 & 50 widening to six lanes with pedestrian facilities between 24 ¾ Rd and 25 Rd.
- 2013 - CDOT Hwy 6 & 50 widening to six lanes with pedestrian facilities between 25 Road and Rim Rock Avenue.
- 2013 - City of Grand Junction realignment and widening of 22 Road
- 2014 - CDOT I-70 / Exit 26 (Hwy 6) Interchange reconstruction with Diverging Diamond Interchange

#### Planned for 2015:

- I-70 at Horizon Drive Interchange reconstruction
- North Avenue Streetscape - 12th Street to 23rd Street
- Mesa County/CDOT Clifton Transportation Study

**Guiding Principle #6 A Regional Center** - Preserve Grand Junction as a provider of diverse goods and services and residential neighborhoods. The Plan calls for a community that provides strong health, education and other regional services, and for the continued development and delivery of those services.



### 2015 Scorecard

(1/1/2010 to 12/31/2014)

What is the community doing to reinforce our Regional Attraction/Competitiveness?

#### Colorado Mesa University

- Establishment of Mesa State College as a University (Colorado Mesa) in 2012.
- Expansion of campus and increasing student enrollment – Ongoing

#### Grand Junction Regional Airport

- Expansion and upgrades to the Airport - Ongoing

#### Downtown

- Downtown improvements
  - 1) 2010 – Reconstruction/Beautification of Colorado Avenue
  - 2) 2011 – Main Street Uplift Project

#### Mesa Mall

- Mesa Mall welcomed Cabelas, a regional sporting goods store in 2012.

#### St. Mary's Hospital

- Expansion of Hospital – Ongoing

#### Grand Junction (VA) Medical Center

- Expansion of Hospital – Ongoing.

#### Community Hospital

- Relocation of Community Hospital to 2351 G Road – Ongoing.

#### Colorado National Monument

- Marketing of the Monument within the tourism industry - Ongoing
- Community work on establishment of the Colorado National Monument as a possible National Park – Ongoing

#### Whitewater Hill Public Safety Training Facility

- Ongoing planning for this facility by CMU, City of GJ and Mesa County

#### Mesa County Fairgrounds

- Mesa County adopted a master plan in December 2012
- Entrance improvements, a covered arena, new show office, and additional RV spaces constructed in 2014

#### Avalon Theatre

- Expansion and Renovation of the Avalon Theatre in 2014

#### The Business Incubator Center

- Constructed broadband infrastructure to their facility in 2013/14



The regional draws include St Mary's Hospital, Grand Junction VA Medical Center, Colorado Mesa University, Downtown Grand Junction, Mesa Mall, Colorado National Monument, the local wineries, recreational access and more!

The community needs to think about its future needs to maintain its "Regional" attractiveness. What can it do to bring more people to the community to do business, spend money, and help the economy?

Goal 4 in the Comprehensive Plan speaks to supporting the development of the downtown area of the City Center.

### **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

#### **Comprehensive Plan Goal 4: Support the development of the downtown area of the City Center**

2010

- Rezone 315 Ouray Avenue to B-2
- Rezone 415 S. 3<sup>rd</sup> from C-1 to B-2
- New Der Wienerschnitzel Restaurant
- Downtown Uplift Phase I

2011

- St. Martin's Place Phase I – 415 S 3<sup>rd</sup> – 16 multi-family dwelling units for homeless veterans.
- Edgewater Brewery – 905 Struthers
- Juniper Family Medical Bldg. – 735 White Avenue
- Downtown Uplift Phase II

2012

- St. Joseph Catholic Church alley vacation for future development – 300 block of White Ave.
- Guild Mortgage Company – 501 Main Street

2013

- Mesa County Library alley and utility easement vacation for future development

2014

- Mesa County Public Library Expansion
- Avalon Theatre Expansion
- St Martin's Place Phase II – 24 multi-family dwelling units for homeless veterans
- St. Joseph Catholic Church first phase under construction - 300 block of White Ave.

### **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

#### **Comp Plan Goal 12: Being a regional provider of goods and services**

2010

- La Milpa Tortilla Factory – 514 30 Road (local supplier to restaurants)
- Grand Valley Power Solar Farm – 714 29 Road

2011

- Maverick Stimulation – 787 Valley Court – new oil/gas service company
- DT Swiss – 2493 Industrial Blvd. (Swiss bicycle parts manufacturer)
- H&P – 2360 G Road (CO office for international well driller)
- HCSI – 2385 F ½ Rd (new HQ for environmental consulting firm)
- ABC Industries - 610 S. 12<sup>th</sup> St. (US mine equipment manufacturer)

2012

- Suncor– 2200 Railroad Ave. (regional fuel distributor – Canadian corp.)
- Schmueser & Assoc. – 811 22 Road (new HQ for industrial contractor)
- PowderTek – 738 Scarlet Street – new powder coating business expansion



### **2015 Scorecard**

(1/1/ 2010 to 12/31/2014)

#### **Comp Plan Goal 12: Being a regional provider of goods and services**

2013

- Value Place Hotel – 659 Market Street
- Avalanche Equipment – 2149 Bond Street – new heavy equipment business
- Tesla Supercharging Station – 2434 Hwy 6 & 50 – Electric Vehicle charging station in Mesa Mall parking lot

2014

- Mesa County Public Library Main Branch Expansion
- Transwest RV – 2224 Stanford Drive – Business Expansion
- Rocky Mountain Orthopedic – 627 25 ½ Road – Business Expansion
- Grand Valley Climbing – 611 25 Road – new Recreation Business
- EmTech – 2295 Tall Grass Drive – Business Relocation/Expansion
- HRL Compliance – 2385 F ½ Road – Business Expansion
- Schmueser & Associates – 811 22 Road – Business Expansion
- Mountain States Hot Shot Fleet field vehicle storage yard – 371 Indian Road – Expanded business
- Loves Truck Stop – 748 22 Road
- Pilot Travel Center (Truck Stop) – 2195 US Hwy 6 & 50

## MESA COUNTY PROJECTS FOR COMPREHENSIVE PLAN SCORECARD

### Center

- New Taco John's w/ Drive-through – I-70B, Clifton

### Other Relevant Projects

- Mesa County Fairgrounds Master Plan, 2013; PUD Amendment, 2014
- Garfield Planning Area Interim Development Policy, 2012
- Bookcliff Urban Service PID (formed 2009; dissolved 2012)
- Clifton Annexation petition circulated (2009-2010)

### Master Plan Amendment

- Whitewater Village – From Commercial to Village Center Mixed Use in order to provide potential developers more flexibility, 2010

### Rezoning

#### 2010

- Springfield Estates, Highway 141, AFT to C-2 and I-1 – Orchard Mesa

#### 2011

- Dollar General, 3199 E Road, RMF-8 to B-1 (MUOC) – Clifton
- 9723 22 Road, AFT to URR – Northwest Area?
- 3244 D Road, AFT to RMF-8 – Clifton

#### 2012

- Stagecoach Trail Subdivision, 31 Road & F ½ Road, RSF-R to RSF-4 – Fruitvale

#### 2013

- 1501 Reeder Mesa Road, AFT to RSF-E – Whitewater

#### 2014

- Sagewood Estates, 3271 ½ F 3/10 Road, RSF-4 to RMF-8 – Clifton
- 4180 Highway 50, AFT to RSF-4 – Whitewater

### Other Notable Projects

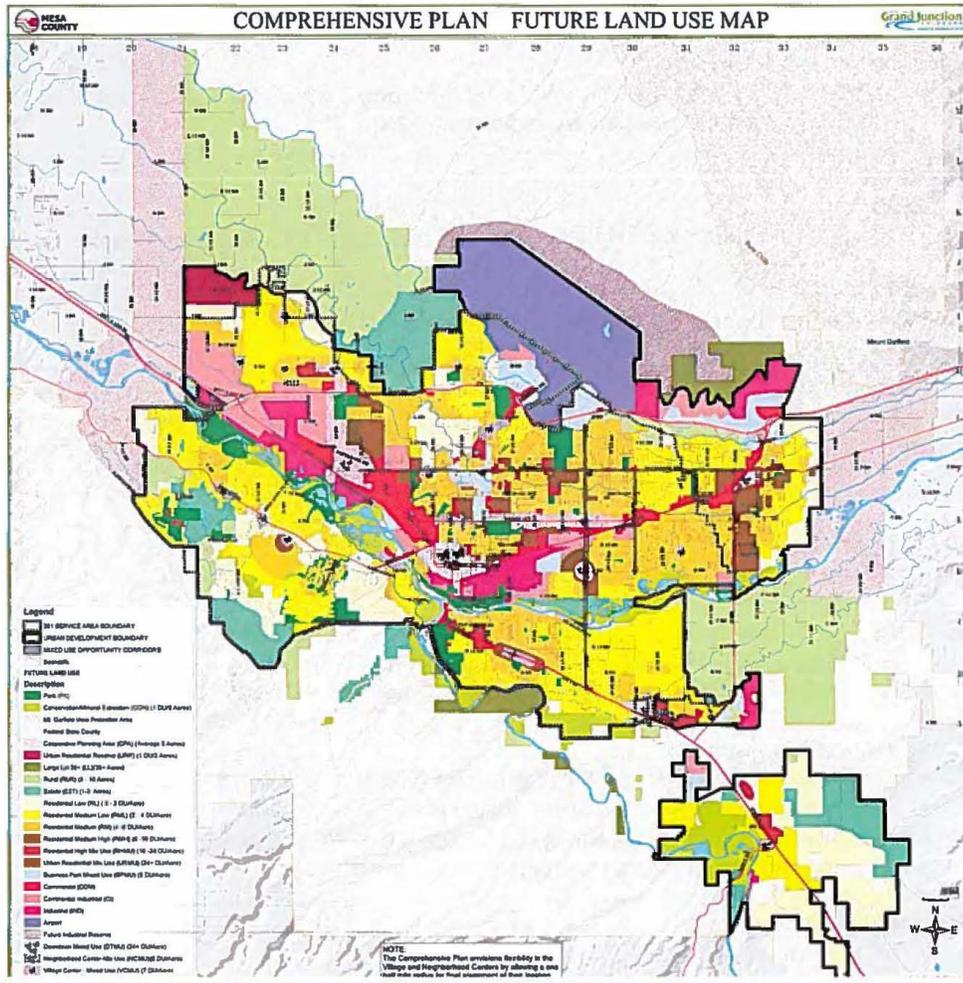
- Mesa County Public Works Facility, Coffman Road, 2011 – Whitewater
- Western Colorado Waste, 2010 – Whitewater
- Grand Junction Motor Speedway expansion, 2010 – Garfield area
- Otter Creek Gravel Pit, 2011 – Clifton

### Residential Subdivision

- 2012: Stagecoach Trail – 74 lots

## Growth Projections

The population in the Comprehensive Plan planning area is projected to nearly double from the base year of 2005. This may or may not occur by 2035 as originally projected during the Comprehensive Plan planning process; in fact, current thinking is that it won't occur until around 2045. Most importantly it is still expected to occur sometime in the near future. When looking at the past 50 years of growth with several boom and bust cycles, the average growth rate has still managed nearly 2% annual growth. During a time of economic recession, growth between 2010 and 2013 (four years) saw annual growth rates



of 0.3% for Mesa County as a whole and 1.27% within the City limits. Some of this growth came from annexing existing housing during this period. There is no reason to not believe that Grand Junction and Mesa County will rebound and see higher growth rates in coming years.

The Comprehensive Plan provides for such growth. This means that approximately an additional 41,000 households and 102,500 additional persons for a total population reaching over 200,000 will live within the Grand Junction planning area. The Future Land Use Map is designed to accommodate the projected growth (housing and employment) for the region well beyond 2045 or doubling the 2005 population.

#### **Areas of Change**

Mesa County's population has been urbanizing (as of 2010), with 87% living within the urbanized area and more than half of those living in incorporated areas. On the Comprehensive Plan Future Land Use Map, most new growth is shown to occur in "areas subject to change", which include:

- Areas near and within Centers
- Vacant, undeveloped land
- Underutilized land

#### **Comprehensive Plan Implementation Tools – Providing Flexibility**

The Comprehensive Plan and the Zoning and Development Code allow for flexibility in increasing density and intensity of development as the City grows and achieves the vision to become more compact, grow more inward and upward. The Comprehensive Plan established a few options or implementation tools that can be used to request an increase in the density and/or intensity of development on a site.

##### **1. Adjacency Review**

When a property with one future land use designation is adjacent to a property that is designated a different land use designation as shown on the Comprehensive Plan's Future Land Use

#### **2015 Scorecard**

(January 1, 2010 thru December 31, 2014)

What development projects have requested an increase in density or intensity as allowed under the Adjacency Review?

- 2010 - Rezone for 531 Maldonado Avenue from Residential 8 (R-8) to Light Commercial (C-1).
- 2012 - Rezone for 3000 Patterson Road from Residential Office (RO) to Neighborhood Business (B-1).
- 2013 – Zoning Mesa County Workforce Center to Light Commercial (C-1)

Map, then under the “Adjacency Review” that property can request a rezone that is not allowed under their current land use designation, but is allowed under the adjacent designation. For example, Parcel 1 is designated Residential Medium and zoned R-8 and an adjacent Parcel 2 is designated Commercial on the Future Land Use Map and zoned C-1. Parcel 1 can request a rezone from their current R-8 zone to Commercial C-1 without having to first seek and obtain an amendment to the Future Land Use Map making their Parcel 1 a commercial designation before requesting the rezone.

**2. The Blended Map**

The “Blended Map” has three land use categories allowing an appropriate mix of densities for our community’s neighborhoods that do not create higher densities than what would be compatible with adjacent development.

For example:

- 1) Single family detached housing is the expected housing type in the Residential Low category. There may be some duplexes.
- 2) In the Residential Medium category the type of housing ranges from single family small lot detached to multi-family small apartment buildings or condos.
- 3) In the Residential High category large condominium and apartment complexes are the allowed housing type.

**Blended Map  
Residential Land Use Categories**

Residential Categories	Comprehensive Plan Future Land Use Designations							
	Rural	Estate	RL	RML	RM	RMH	RH	Urban RH
Residential Low (Rural to 5 du/ac) Single Family detached & Duplex	x	x	x	x				
Residential Medium (4 du/ac to 16 du/ac) Single family to small Apt/Condo complexes					x	x		
Residential High (16 du/ac to 24+ du/ac) Large Apt/Condo complexes							x	x

Establishing residential housing using only three categories allows for flexibility in the residential market, helps streamline the development process and supports the Comprehensive Plan’s vision and three of the Plan’s Guiding Principles. These Guiding Principles include:

1. Its commitment to the establishment of Neighborhood Centers, Village Centers and concentrating compact growth in the City Center;

2. Creating a sustainable growth pattern; and
3. Encouraging more variety in housing for all life stages.

Market conditions will help establish appropriate residential densities creating a wider mixture of housing type and density, all within the same land use designation. For example, in areas in the Residential Medium designation on the future land use map, a range of densities between four dwelling units per acre and sixteen dwelling units per acre are possible and can occur through rezoning.

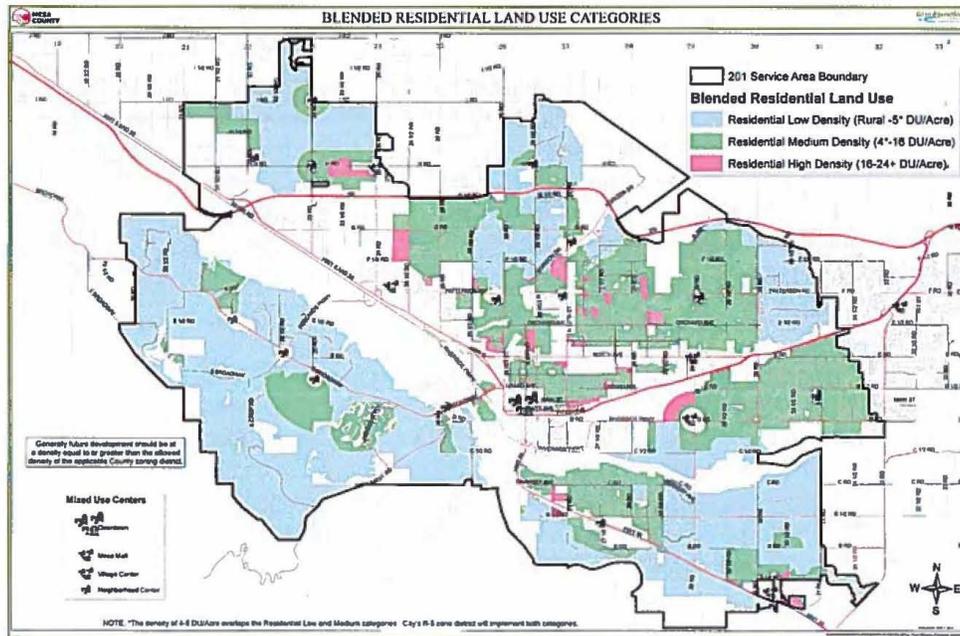
Differences in neighboring density can transition from one density to another through the use of buffering and transitioning standards that are incorporated within the City's Zoning and Development Code. It is through zoning where specific compatibility techniques can be implemented.

Three categories of residential

1. (BLUE) Residential Low – Rural (5 acre+ lots sizes to 5 units per acre. In this category you should expect single family detached housing. Occasionally there may be duplexes. As a residential category of low residential density there is compatibility between the different densities of single family detached. Transitioning/buffering between densities will be limited since compatibility exists.
2. (GREEN) Residential Medium – 4 units per acre to 16 units per acre. It is this residential density category that a broader range of housing types will be seen, from single family detached at quarter-acre lots sizes to small apartment/condo complexes of 16 units per acre will be seen. In this residential category, transitioning will be important, ensuring compatibility between housing types as one density type transitions/buffers itself from existing neighboring lower density housing types.
3. (PINK) Residential High – 16+ dwellings per acre is expected in these areas. This category will accommodate the housing needs of our community for high density housing, apartment/condo living. These residential projects will be both horizontal projects of multi-family housing spread over many acres of development to more compact taller residential buildings. It will be important to transition and ensure

<p><b>2015 Scorecard</b>          (January 1, 2010 thru December 31, 2014)</p> <p>What development projects have requested an increase in density as allowed under the Blended Map?</p> <p><u>2010 thru 2012</u></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><u>2013</u></p> <ul style="list-style-type: none"> <li>• Palisade Street Rezone - 1941 Palisade Street</li> <li>• Peony Heights Rezone – 612 Peony Drive</li> </ul> <p><u>2014</u></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
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compatibility between these projects that are located adjacent to residential medium and residential low housing development.



### 3. The Mixed Use Opportunity Corridors

Mixed Use Opportunity Corridors are located along four arterial streets within the urban area, providing for an appropriate mix of commercial and higher density residential on properties abutting the street. These corridors include:

- Patterson Road
- 30 Road
- 32 Road
- 29 Road



The vision for these corridors is to not allow strip commercial development to undermine the existing residential neighborhoods nearby. The mixed use form-based zoning that is required for any new commercial-type zoning along these corridors will respect the residential use through building and site design while creating a buffer and transition from the corridor traffic for the residents.

**4. Property with two or more Land Use designations**

If a property has more than one land use designation, then any one of those land use designations can be applied to the entire property.

**Annexations**

Under the Persigo Agreement, an agreement between Mesa County and Grand Junction, all new development must annex and receive development approval under the City's Zoning and Development Code. There were nineteen (19) annexations that have occurred since the Comprehensive Plan was adopted in 2010. They include the following.

**2010**

- Cris-Mar Enclave Annexation (108.62 ac – 260 dwelling units)
- GJ Regional Airport Annexation of 614.3 acres

**2011**

- Hatch Annexation – 2061 & 2063 S Broadway – zoned to R-12 and B-1 zone districts
- Crossroads Methodist Church Annexation
- JR Enclave Annexation (6.8 ac – residential FLU)
- Banner Enclave Annexation (1.671 ac – 2 industrial lots)
- Sturgeon Electric Enclave (2.375 ac – established business)

**2012**

- Hernandez Enclave Annex (0.5 ac – 1 dwelling unit)
- Rohner Annexation – 249 Abraham Ave.

**2015 Scorecard**

(January 1, 2010 thru December 31, 2014)

What development projects have requested an increase in density and/or intensity receiving approval as part of the Mixed Use Opportunity Corridor?

- 2011 – A property at 564 29 Road was rezoned from R8 to the City's Form based zone MXG-3.
- 2011 – Mesa County rezoned 3199 E Road in Clifton from Residential (RMF-8) to Business (B-1).
- 2014 – Three properties at 2562, 2566, and 2570 Patterson Road were rezoned from R-8 to MXG-3 and MXS-3.
- 2014 – A new zone district for the Mixed Use opportunity Corridor was established to be the only form district used along these corridors.

2013

- Feuerborn Annexation – 2902 D Road
- Rock Shop Enclave Annexation (Greater Downtown Plan)
- Heritage Church Annexation – 2935 Patterson
- Bibeau Enclave Annexation (Pear Park Plan)
- Wild Enclave Annexation (Pear Park Plan)
- Karis House Annexation
- Mesa County Workforce Center Annexation

2014

- GSI Annexation – 543 31 Road
- Proiette Annexation – 782 24 Road
- Fire Station No. 4 Annexation – 2884 B ½ Road



June 1, 2015

Irv Halter, Executive Director  
Colorado Department of Local Affairs  
1313 Sherman Street, Room 518  
Denver, CO 80203

Director Halter,

The Grand Junction Fire Department respectfully supports the Clifton Fire Protection District's grant request for a new fire station in Mesa County. If awarded, this fire station will serve an area that is currently underserved for fire and emergency medical services due to the distance from current fire stations. This area has seen an increase in population over the years and the residents endure longer response times for emergency services. An additional fire station is needed to address this issue and provide the same level of services provided to other areas of the community.

Through a cooperative aid agreement all fire departments in Mesa County rely on the Clifton Fire Protection District as part of the county emergency response system. With common borders, the Grand Junction and Clifton Fire Departments work together daily to ensure that our citizens receive excellent service no matter their emergency. As an agency with limited funding the award of this grant is a critical piece of the Clifton Fire Protection District's ability to construct needed public safety facilities. In addition, having proper, safe and adequate facilities for first responders and response apparatus is an essential component of providing quick and effective fire and EMS services.

I encourage you to give favorable consideration to this request to improve emergency services in Mesa County and the Grand Junction and Clifton communities.

Sincerely,

Ken Watkins  
Fire Chief