

RESOLUTION NO. 77-17

A RESOLUTION CONFIRMING THE AMENDMENT OF THE DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT TO INCLUDE THE LAS COLONIAS BUSINESS PARK AS THE AREA COVERED BY THE PLAN AMENDMENT AND DESCRIBING THE GENERAL SCOPE OF THE DEVELOPMENT PROJECT UNDER CONSIDERATION ALL AS MORE PARTICULARLY DESCRIBED IN ORDINANCE 4765

Recitals:

During the past 9 or so months the City Council has carefully and diligently considered the proposed plan for the Downtown Development Authority (DDA) to amend the Plan of Development (POD or Plan) to include and afford the area known as Las Colonias Park the opportunity to continue to grow and prosper in accordance with the POD as it has been amended; that Plan, which includes the development of business and recreational park amenities has been recommended by the DDA Board, the Grand Junction Planning Commission and the City Council.

In order to confirm the direction of the POD amendment, and to ensure that the public and the City Council has had every opportunity to understand the POD amendment and the general scope of the project under consideration for development, prior to the closing of the financing for the project, the City Council is considering this resolution. If adopted, the resolution will affirm, confirm and ratify the POD amendment and all actions taken in support of and conformance therewith, including but not limited to the direction to the City staff to execute the financing agreements related thereto.

In furtherance of the importance of this matter the consideration of this resolution by the City Council has: a) duly and lawfully noticed its agenda for the December 20, 2017 meeting, which agenda includes this matter; b) by published a notice in the *Grand Junction Daily Sentinel*, a newspaper having general circulation in the City during the week immediately preceding the hearing of this resolution; c) included in that notice the time, date, place and purpose of the hearing; d) generally described the area contemplated for development by the POD amendment and e) outlined the general scope of the development project under consideration, all of which is in addition to the prior hearing by the Planning Commission on September 26, 2017 and the two published notices of action by the City Council (September 22 and October 6, 2017) relating to Ordinance 4765.

The POD for the DDA was originally adopted in 1981 and with an update addresses the recent development opportunities along the Riverfront corridor. The POD identifies public improvements to the Las Colonias area including providing parks and other public improvements such as streetscape improvements and parking, but does not explicitly identify the proposed business-related improvements; the amendment to the POD to include the Las Colonias Business Park provides public facilities and other improvements to public and private property of all kinds which will aid and improve the downtown development area.

In cooperation with the Planning Commission, the City Council and City staff confirm that the DDA POD amendment is consistent with developing long-range plans, specifically for the area(s) identified as the Las Colonias Business and Recreational Park and that the Plan will promote the economic growth of the area(s).

As identified in Section V of the Plan of Development, the purpose of the Plan is to establish a mechanism whereby the Authority and City can implement projects and programs that aid in halting the economic and physical decline of the Plan of Development area and Commercial Renovation Districts, and assist in the revitalization of and reinvestment in the downtown generally. Specifically, the Plan of Development, Section V outlines the following specific objectives:

1. Prevent the decline of property values.
2. Prevent the deterioration of existing structures.
3. Promote the efficient and economical use of costly land.
4. Maintain an intensity of activity at a pedestrian scale.
5. Conserve the historical character of the City of Grand Junction.
6. Promote appropriate development.
7. Maximize the return on public investments made in the downtown over the years.
8. Prevent the social problems associated with declining commercial areas.


Section VII of the Plan of Development identifies public facilities and improvements that can be used to support and encourage private redevelopment activities. This includes a list of 18 projects of varying specificity. The amendment adds the Las Colonias Business and Recreation Park as a project under of the Plan of Development.

The Las Colonias Business and Recreation Park will provide public improvements to the Riverfront Corridor and help spur private investment in the area which aligns with the goals and objectives of the Plan of Development. Improvements will be made to the Las Colonias property located in the City's River District Corridor. Improvements include the development of public park amenities, including lakes and green spaces for public and private use. Additional public improvements include utilities, parking, streets passive and active recreation, and streetscape improvements. These public improvements will be utilized to attract outdoor recreation businesses and manufacturers as well as riverfront retail and restaurants in order to spur development in the currently blighted area.

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

The amendments to the Downtown Development Authority Plan of Development are hereby approved, adopted, confirmed and ratified as generally and specifically provided herein, in the Plan as amended, in Ordinance 4765 and in accordance with this Resolution.

PASSED AND APPROVED this 20th day of December 2017.



Bennett Boeschstein
President of the Council *pro tem*



ATTEST:



Wanda Winkelmann
City Clerk