

DOWNTOWN DEVELOPMENT AUTHORITY

"Plan for Redevelopment"

Introduction

In an effort to keep the downtown healthy, the Downtown Development Authority has assembled two and a half blocks for redevelopment purposes on the west end of the shopping park. The current redevelopment plan calls for a multiple use concept, including commercial, retail parking and community uses.

Approach

Our current approach includes:

1. Preparing a plan of action which coordinates public and private interests;
2. Keeping the land assembled for continuity of the project;
3. Continuing to encourage developers to submit proposals for development of the site;
4. Examining possible financing arrangements including federal, local and private.

The Concept

The multiple use concept has evolved from the various expressed interests. Our major considerations for this project are:

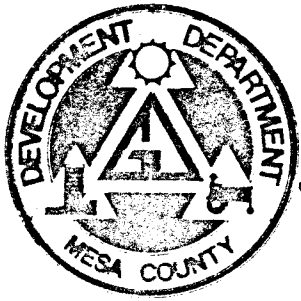
1. To enhance the existing shopping mall;
2. To compliment existing facilities and activities at Two Rivers Plaza;
3. To provide sufficient parking for existing and proposed uses;
4. To provide smooth pedestrian and vehicular access to and from the project.

Parking -

The overall plan is based on a "two-layer" useage of the land with parking 1/2 level below the street and a pedestrian plaza and buildings 1/2 level above the street. The multiple useage of the land makes it more attractive to potential developers by compensating somewhat for the high land costs.

Commercial -

The Southeast block would be considered for commercial uses. A current proposal for this block includes a hotel and an office building. The site could also accommodate a financial institution.



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

68-78

July 27, 1978

Loran Dake, Acting Director for the Downtown Development Authority
Horizon's West Dev. Corporation
2721 North 12th Street, #22
Grand Junction, Colorado 81501

Dear Loran:

The Grand Junction Planning Commission at the regularly scheduled meeting on July 25, 1978, approved the Outline Development Plan for the Planned Development Business - Downtown Redevelopment Project.

The following conditions and requirements were attached to the approval:

1. Police indicated a need for access to and from Two Rivers Plaza.
2. The Fire Department indicated that close working relationships will have to occur between the Developer and the Fire Department to ensure fire protections to minimum standards. Consideration should also be given to pumper company and fire fighter access to all parts of the complex including subgrade parking areas; i.e., design floor to support trucks and provide vertical and horizontal clearances.

This item is scheduled for the City Council meeting of August 16, 1978 at 7:30 p.m. in the City Council Chambers.

If you have any questions concerning this approval, please contact us prior to that meeting.

Yours truly,

Del Beaver
Senior City System

DB:df

Subdivision PD-B Downtown Redev. - Outline Dev. Plan

Date 5 July 78

Item # 68-78

Petitioner Downtown Development Authority
1st To 3rd Sts. & Road To Colo Ave.

Review Agencies Comments

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~~Comments~~

See Fire Dept.
comments

Police - Need access from
2 Rivers Plaza

City Engr - Need greater detail
at Prelim. to respond to Traffic,
streets, etc.



Action Taken

Action Taken

P.C. App. July 25 78

P.C. _____

C.C. Approved 6 Sept. 78

C.C. _____

Comments

Comments



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)