

CITY - COUNCIL
DEVELOPMENT DEPT.

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



Grand Junction Planning - Mesa County Planning - Building Department

November 9th

MEMO

TO: City Council

FROM: Conni McDonough, Development Dept. Director

SUBJECT: North Avenue Corridor Policy Proposal

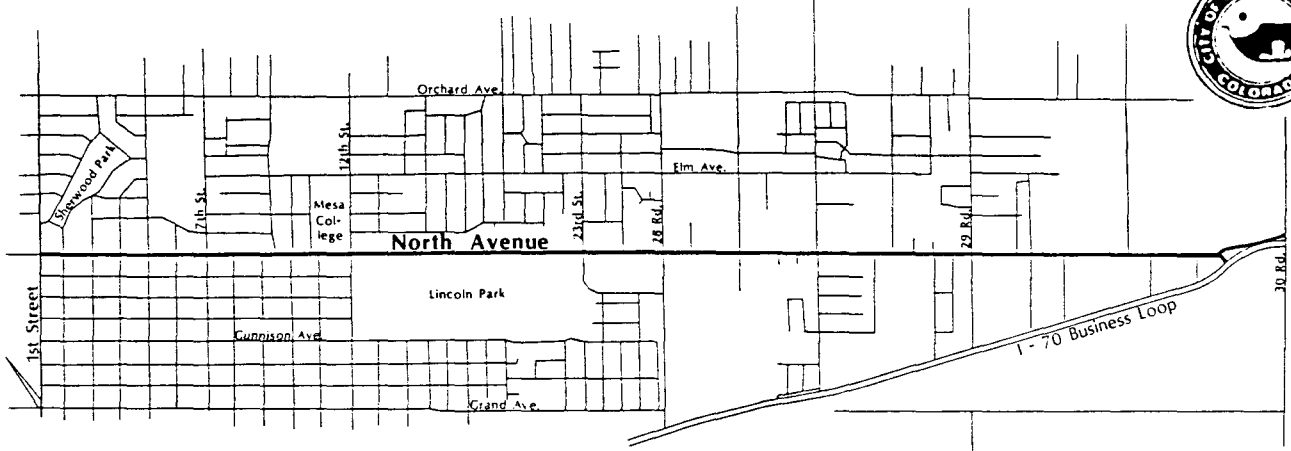
Attached please find thirteen policy statements concerning a North Avenue corridor defined as: that area between 1st Street and 18th Street, the alley north of Glenwood Avenue and the alley south of Belford Avenue.

Prior to the public hearing of the City Planning Commission on November 7th, each property owner in the corridor was notified and invited, by postcard, to an information/discussion meeting. There were approximately 100 people in attendance at that meeting.

Following the Planning Commission's public hearing, which was attended by approximately 45 interested citizens, the Planning Commission recommended to City Council that the attached policies be adopted. There were no adverse comments concerning the policy statements that were adopted at this hearing.

Advertisement has been placed for the Council's consideration of these policies for November 15th. Property owners in attendance at the Planning Commission hearing expressed intent to attend the Council meeting.

Subject to the adoption of these policies by Council, the Planning Commission would evaluate applications and/or petitions presented to them in accordance with these policies in order to achieve consistency in their recommendations.



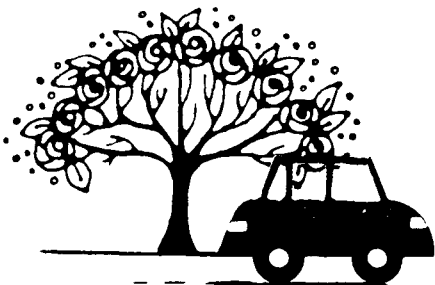
North Avenue Corridor Guidelines First Street East to I-70 Business Loop

North Avenue Status

According to the Functional Urban Classification System, North Avenue is classified as a major arterial.

This means:

- As a major arterial it requires 100 feet of right-of-way.
- It serves as a major east/west traffic route.
- It serves as a major connection for north/south corridors.
- It will have limited access and no on-street parking.
- It serves as a major retail/commercial strip.



NORTH AVENUE CORRIDOR GUIDELINES FIRST STREET EAST TO I-70 BUSINESS LOOP

Intent: The intent of this corridor guideline is to address the existing and future land uses along North Avenue, which serves as a retail/commercial strip and is a primary transportation route through the City.

Goal: As a major east/west corridor, the goal is to carry traffic in the most efficient way possible, minimizing access and traffic hazards and to encourage compatible land uses.

Policy: The policy is to ensure consistent decision making for new development and redevelopment of land uses along North Avenue.

General Guidelines

Anywhere along North Avenue, regardless of the type or scale of development, the projects should accommodate the following:

1) The existing uses and zoning are appropriate to the character of the area. Any new development of vacant land or redevelopment of large parcels is encouraged to consider the use of planned development concepts to help improve the appearance of this corridor.

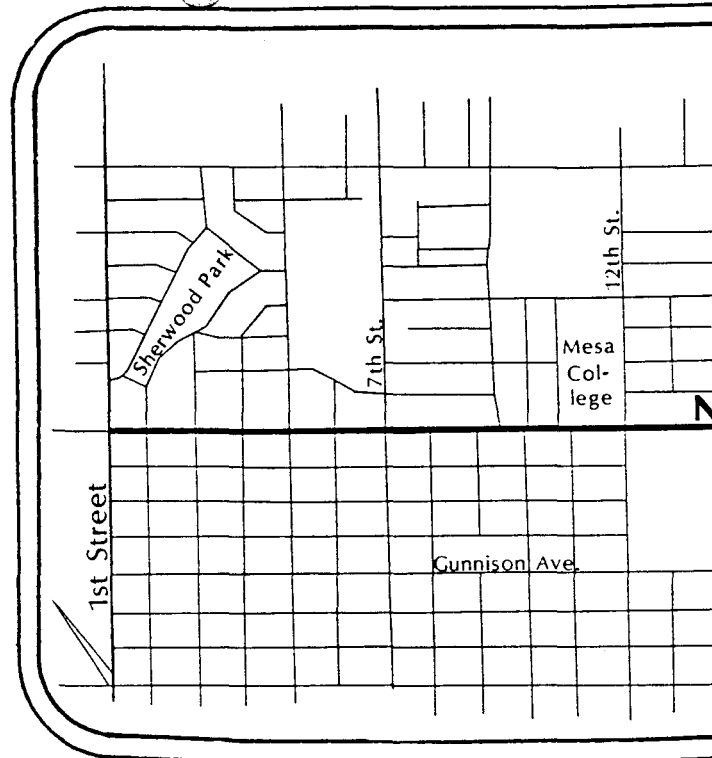
2) Existing housing in the residentially zoned areas abutting the North Avenue Corridor should be respected and protected whenever possible.

3) When new non-residential development adjacent to existing residential uses is considered, the impacts of increased traffic, noise, and lighting should not adversely affect the existing neighborhoods. New development is encouraged to use alternative accesses that do not encroach on the existing residential areas adjacent to the corridor.

4) Office and multifamily residential uses may be appropriate on the north side of Belford and the south side of Glenwood to buffer the existing single family residential uses from commercial development.

5) Where non-residential development may encroach on residential areas, neighborhood discussion is encouraged with the petitioner throughout the development process.

6) Alleys may be preferred accesses for commercial properties to alleviate traffic hazards on North Avenue and increased traffic on residential streets. If alleys are used, the developer is encouraged to contribute to the upgrade and improvements of the alley.



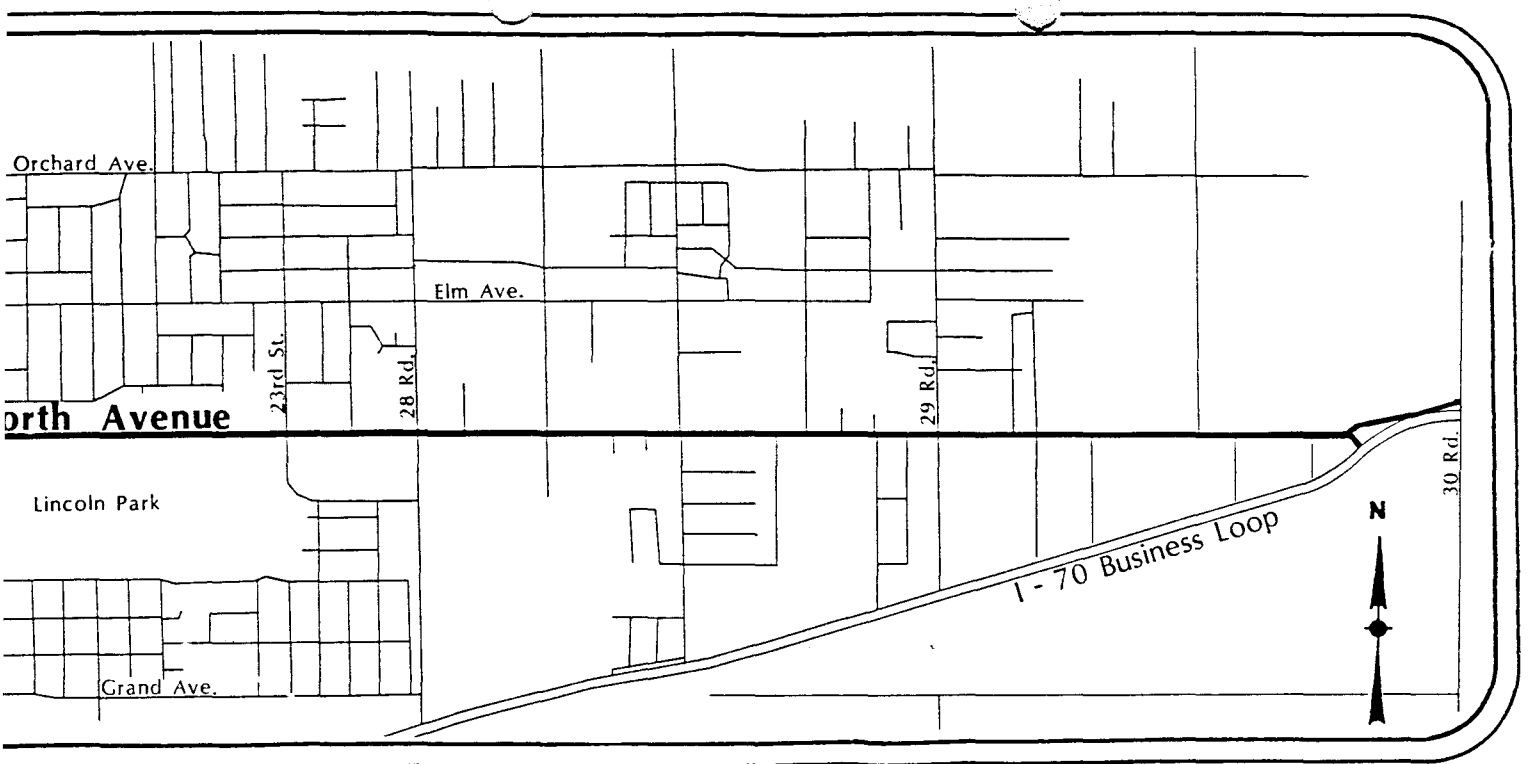
7) Because of the high volume of traffic along the corridor, parking should not be allowed to back directly onto North Avenue or onto connecting streets at or near the intersections.

8) Coordination with the City, County, and State to minimize curb cuts and encourage shared accesses will help create better traffic flow and minimize traffic along this major corridor.

9) Access points should be designed to maintain a clear site distance for vehicular, bicycle and pedestrian traffic safety.

10) The undergrounding of utilities is encouraged where feasible along this corridor.

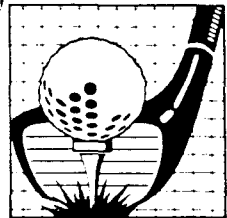
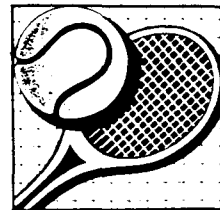
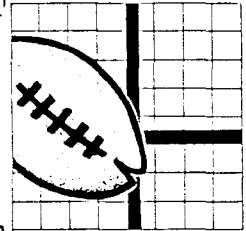
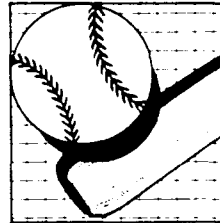
11) Drainage considerations to adequately accommodate runoff should be addressed with all new development.



12) Development should provide adequate setbacks for structures from the public right-of-way to be used in part for landscaping. The intent is to provide attractive surroundings for the tenants, residents, motorists and pedestrians throughout the corridor. Within the setbacks, landscaping amenities such as berms, buffers and streetscapes are encouraged.

13) Landscaping of frontages and medians within the public right-of-way to produce a more positive image of those developments and properties fronting on North Avenue is encouraged.

14) To accommodate the high volume of pedestrian use along the corridor, new development is encouraged to provide adequate sidewalks resulting in a continuous network along North Avenue.



North Avenue - First Street to I-70 Business Loop

NORTH AVENUE CORRIDOR FIRST TO EIGHTEENTH

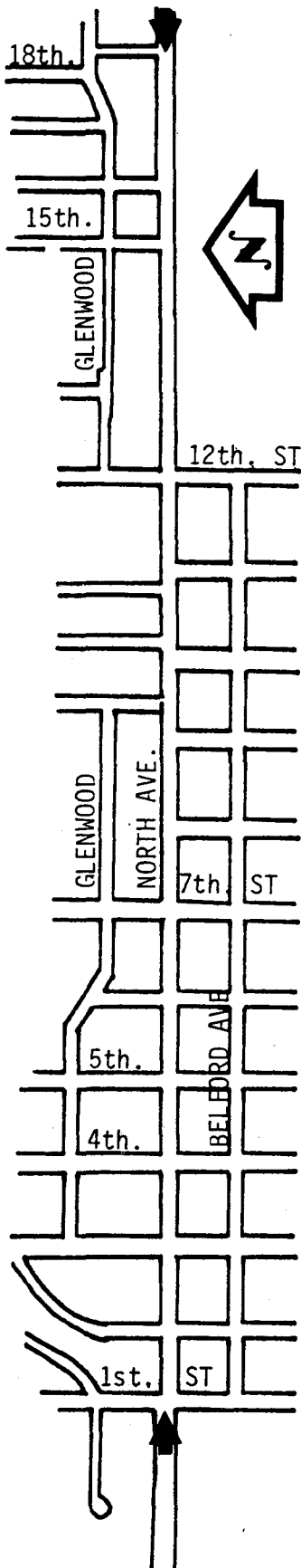
STATEMENT OF COUNCIL ACTION

At the regularly scheduled meeting of November 15, 1978 City Council held a public hearing and took the following action based upon favorable recommendation by the Grand Junction Planning Commission.

Motion, to adopt the policy statements for the NORTH AVENUE CORRIDOR, from First Street to Eighteenth Street, from the alley south of Belford Avenue to the alley north of Glenwood Avenue, duly seconded and passed on roll call vote.

POLICY STATEMENTS

1. Belford and Glenwood Avenues should serve as accessory streets, and should not function as through traffic routes.
2. North Avenue should serve as the high east-west traffic carrier in this area.
3. Increased density is feasible in the area along Belford and could be used as a single family residential buffer.
4. Higher density developments, such as apartment/hotel complexes should be considered in the area of the corridor along Belford.
5. Incentives for large-scale, well-done developments should be considered for entire blocks or large parcels in the area of the corridor.
6. The "courtyard" development concept is desirable for higher density developments in the area of the corridor along Belford.
7. "Human Scale" development should be encouraged in this corridor.
8. Office use would be appropriate for the north side of Belford.
9. Well-landscaped parking might be appropriate for the north side of Belford.
10. All business and commercial uses on Belford between First Street and Twelfth Street should have a neighborhood service orientation and should not



adversely affect the neighborhood with lighting or traffic.

11. Student housing would be appropriate along Glenwood from Twelfth to Eighteenth Street.
12. No service, business, or commercial uses should be oriented toward Glenwood between Twelfth and Eighteenth Street.
13. Uses on the southside of Glenwood between Seventh and Cannell should respect the single family residential uses and character on the northside of Glenwood.

* "Human Scale" - Buildings and spaces not only have to be in scale with people, they have to be in scale with each other. A gigantic tower building in the midst of intimate row houses is out of scale. A huge plaza bordered by tiny buildings is out of scale. Generally we refer to the offender in such a situation as being "out of keeping."

Revised
3/24/86

North Avenue Corridor Guidelines
First Street East to I-70 Business Loop

Intent: The intent of this corridor guideline is to address the existing and future land uses along North Avenue, which serves as a retail/commercial strip and is a primary transportation route through the City.

Goal: As a major east/west corridor, the goal is to carry traffic in the most efficient way possible, minimizing access and traffic hazards and to encourage compatible land uses.

Policy: The policy is to ensure consistent decision making for new development and redevelopment of land uses along North Avenue.

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- It serves as a major retail/commercial strip.

GENERAL GUIDELINES

Anywhere along North Avenue, regardless of the type or scale of development, the projects should accommodate the following:

- 1) The existing uses and zoning are appropriate to the character of the area. Any new development of vacant land or redevelopment of large parcels is encouraged to consider the use of planned development concepts to help improve the appearance of this corridor.
- 2) Existing housing in the residentially zoned areas abutting

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the North Avenue Corridor should be respected and protected whenever possible.

3) When new non-residential development adjacent to existing residential uses is considered, the impacts of increased traffic, noise, and lighting should not adversely affect the existing neighborhoods. New development is encouraged to use alternative accesses that do not encroach on the existing residential areas adjacent to the corridor.

4) Office and multifamily residential uses may be appropriate on the north side of Belford and the south side of Glenwood to buffer the existing single family residential uses from commercial development.

5) Where non-residential development may encroach on residential areas, neighborhood discussion is encouraged with the petitioner throughout the development process.

6) Alleys may be preferred accesses for commercial properties to alleviate traffic hazards on North Avenue and increased traffic on residential streets. If alleys are used, the developer is encouraged to contribute to the upgrade and improvements of the alley.

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structures from the public right-of-way to be used in part for landscaping. The intent is to provide attractive surroundings for the tenants, residents, motorists and pedestrians throughout the corridor. Within the setbacks, landscaping amenities such as berms, buffers and streetscapes are encouraged.

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14) To accommodate the high volume of pedestrian use along the corridor, new development is encouraged to provide adequate sidewalks resulting in a continuous network along North Avenue.

NOTE: It is important to note that goals, objectives, policies and guidelines are informational in nature and represent only one of the many factors which must be considered in the decision making process. The Planning Commission and City Council shall determine the applicability of any goal, objective, policy or guideline to any specific development situation.

PROPOSED POLICY STATEMENTS FOR THE NORTH AVENUE CORRIDOR-
FIRST STREET TO EIGHTEENTH STREET - FROM THE ALLEY SOUTH OF
BELFORD TO THE ALLEY NORTH OF GLENWOOD.

1. Belford and Glenwood Avenues should serve as accessory streets, and should not function as through traffic routes.
2. North Avenue should serve as the high east-west traffic carrier in this area.
3. Increased density is feasible in the area along Belford and could be used as a single family residential buffer.
4. Higher density developments, such as apartment/hotel complexes should be considered in the area of the corridor along Belford.
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6. The "courtyard" development concept is desirable for higher density developments in the area of the corridor along Belford.
7. "Human Scale"* development should be encouraged in this corridor.
8. Office use would be appropriate for the north side of Belford.
9. Well-landscaped parking might be appropriate for the north side of Belford.
10. All business and commercial uses on Belford between First Street and Twelfth Street should have a neighborhood service orientation and should not adversely affect the neighborhood with lighting or traffic.
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#108-78

Proposed addition to North Avenue Corridor Policy Statements reading as follows:

15. No additional drive-up uses of any kind should be allowed along North Avenue between 1st Street and 29 Road. This should include but not be limited to drive-up windows or restaurants, banks, cleaners, photo processing, etc.

#108-78 North Avenue Corridor Guidelines
Petitioner: Grand Junction Planning Commission. Location:
First Street East to I-70 Business Loop. A request to adopt
the North Avenue Corridor Guidelines. Copies available
at the Grand Junction Planning Department, 559 White Ave.,
Room #60, 244-1648.

Consideration of Adoption.

REVIEW SHEET SUMMARY

FILE # 108-78

ITEM PROPOSED ADOPTION OF NORTH AVENUE POLICY STATEMENT

PC MEETING DATE _____

MCC/CC MEETING DATE _____

DATE REC. COMMENTS

NO REVIEW COMMENTS

STAFF RECOMMENDATION

Recommend tabled for additional study at workshop.

COMPREHENSIVE TEAM

Grand Junction doesn't yet violate EPA standards for auto-related pollutants. In fact, data collection is just beginning. But it is also true that expediting traffic movement is an accepted means of air pollution control, because idling engines contribute disproportionate amounts of pollutants. Given Grand Junction's susceptibility to inversions, I feel that numerous drive-in windows in combination certainly could not improve our future air quality prospects.

Subdivision North Ave Policy STATEMENT
 Date _____ Item # _____
 Petitioner _____

Review Agencies Comments

Review Agencies Comments

Multiple horizontal lines for handwritten review agency comments, separated by a vertical line of small square markers.

Action Taken

Action Taken

P.C. _____
 C.C. Approved 15 Nov 78
Amendment (drive up uses)
P.C. recommend denial
C.C. denied 21 Mar 79

P.C. GPC 3-25-86 Rec. of Approval
 C.C. _____

Comments

C.C. APPROVED 15 NOV 78
Final Copy (yellow)

ITEMS REQUIRED FROM DEVELOPER

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