



# Visioning Workshop Summary

## Planning Commission

Thursday, August 22, 2019 - City Hall, 250 North 5<sup>th</sup> Street, Grand Junction

The City of Grand Junction hosted a Visioning Workshop on Thursday, August 22, 2019, in the Community Development Conference Room at City Hall as part of the ongoing outreach process for the *One Grand Junction Comprehensive Plan*. This workshop was led by City staff and was attended by eight members of the City's Planning Commission. Input received at this workshop and through additional outreach avenues will assist the *One Grand Junction* planning team in identifying goals and objectives essential to achieving the Plan's vision.

### WORKSHOP FORMAT

Participants were assigned to two groups who were charged to work as a team to prepare their vision for the community, including mapping desired improvements and development. Each group was provided a workbook packet that included guidelines for discussion along with a large map of the City and surrounding area. Suggested topics included the following:

- Residential Areas and Housing
- Commercial Areas and Uses
- Industrial Areas and Uses
- Transportation issues and improvements (including public transit and biking)
- Parks, Open Space and Recreation, and Natural Areas
- Community Facilities
- Image and Identity
- Other Ideas

*The Visioning Maps accompany this summary in a separate document.*

## SUMMARY LIST OF IDEAS

The following is a list of ideas, suggestions, and concepts that were written in the workbooks and/or on maps organized by topic. The ideas below were stated by participants during the visioning workshop and do not represent recommendations of the *One Grand Junction* planning team.

### RESIDENTIAL AREAS AND HOUSING

#### GROUP A

- Everybody wants density—NIMBY
- Multifamily near 24 Road
- Connect Downtown to Riverfront

#### GROUP B

- High density and multifamily are identified by:
  - The tightest hatch pattern in blue marker on the map and
  - Within the yellow mixed use areas on the map
- Our use of the term “mixed use” is highly emphasized to force the inclusion of high-density housing within it. We don’t know if the map should also call the whole area “mixed use” and then try to find a mechanism to force high density within it, or if further study should be done to determine specific designations within the areas we identified as mixed use to dial in where residential is particularly appropriate. For example, we felt the area north and west of Riverside Parkway between the mall and the Colorado River is very appropriate for high density housing but may need some mixed use commercial/retail in respect to its current non-residential status. Our goal for the mixed use designations was to create areas where high density housing could be developed and would still allow commercial/retail to be developed right next door without vague and subjective barriers such as “compatibility” preventing it from happening

### COMMERCIAL AREAS

#### GROUP A

- Commercial should be out by airport or existing commercial

#### GROUP B

- The commercial areas are shown in orange on the map
- There are some instances we identified as commercial and/or industrial with orange and green cross hatching. We don’t know if it would be best to create a master plan designation that allowed both commercial and industrial or if a closer look is needed to create specific designation within the area we identified in orange and green
- Our goal for the mixed use designations was to create areas where high density housing could be developed and would still allow commercial/retail to be developed right next door without vague and subjective barriers such as “compatibility” preventing it from happening

## INDUSTRIAL AREAS

- Focus should be at airport area
  - H Road
  - West 6/t 50
- I-70 corridor—but with residential growth northwest, will be somewhat conflicting
- If interchange takes place at 29 Road and I-70—more industrial and commercial

## TRANSPORTATION

- Multimodal transportation
  - E-bike growth, more access
  - Dedicated bike lanes for transportation
  - Connection 12<sup>th</sup> Corridor
    - Trolley trucks
  - Ring Road
  - Keep what we have and expand

## PARKS, OPEN SPACE AND RECREATION, AND NATURAL AREAS

- Outdoor recreation—focus
- Tourism
- Balance between growth and sustainability
- ADA new plan—infill—24-hour-a-day viability and link to river

## COMMUNITY FACILITIES

- Convention center
- Community gathering facilities
  - For citizens
  - Not strictly recreation center
- Special attention to seniors and youth