

Community Development and Parks and Recreation Departments

SOUTH DOWNTOWN AND LAS COLONIAS PARK PLANS

SOUTH DOWNTOWN PLAN KICK OFF MEETING



September 11, 2006
PUBLIC OPEN HOUSE
4:30 P.M. to 7:00 P.M.

at
Two Rivers Convention Center
159 Main Street

Please mark your Calendar. Additional notice will be mailed in early September.

WHERE IS SOUTH DOWNTOWN AND LAS COLONIAS PARK?

The South Downtown Neighborhood includes all properties located between South 4th Street and 28 Road and between the Railroad Tracks and the Colorado River.

Primarily the former Climax mill tailings site, the future Las Colonias Park is located in South Downtown between South 9th Street and 27-1/2 Road and Kimball Avenue to the Colorado River.

WHY NEIGHBORHOOD AND PARK PLANS NOW?

At the request of many residents and business owners, the Community Development Department began developing a neighborhood plan for the South Downtown area in the early 1990s. The plan was guided by a steering committee but, due to initiation of the

City/County Growth Plan during that time, a specific plan for South Downtown was not completed.

A master plan for Las Colonias Park was created in 1998 following an extensive public process. The park design concept was a Cultural Activity Center with an open air and public amphitheater, a strolling promenade, picnic areas, meandering paths, interpretive centers, access to the Riverfront Trail system, and a few basketball and volleyball courts.

Since the early efforts on both the South Downtown Neighborhood Plan and the Las Colonias Park Master Plan there has been considerable growth and impact on both the overall neighborhood and the park site – most noticeably the Riverside Parkway that has recently started construction in this area. The Parkway will have major impacts on development of the park and the neighborhood as will other proposed development in the area such as on the City-owned Jarvis property.



Consequently it is appropriate for the community to undertake new planning efforts. Once completed, the new plans will reflect the community's desires and vision for the neighborhood and the park, complementing and enhancing the changes that are currently happening in this area of downtown.

HOW CAN I FIND OUT MORE?

- On the web, go to: www.gjcity.org and click on the South Downtown Plan link
- Contact Kristen Ashbeck with the Community Development Department at 244-1437 or kristena@gjcity.org or Shawn Cooper with the Parks and Recreation Department at 254-3869 or shawnc@gjcity.org

FUTURE SCHEDULE

- South Downtown Kick-Off Meeting
September 11
- Las Colonias Park Plan Start-Up
Late September 2006
- Las Colonias Park Plan Completion
December 2006
- On-Going South Downtown Planning
Process with Interim Public Meetings
October 2006-September 2007
- South Downtown Plan Adoption
September 2007

**CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPT
250 NORTH FIFTH STREET
GRAND JUNCTION, CO 81501**

PUBLIC PARTICIPATION OPPORTUNITIES

The City of Grand Junction Community Development and Parks and Recreation Departments are committed to using various public participation techniques in facilitating the South Downtown Neighborhood and Las Colonias Plans. The following techniques are being used.

- Information on City Website gjcity.org
- Newsletters
- Open Houses
- Briefings with City Council, Planning Commission and Parks and Recreation Board
- Core Committee of landowners and primary interests to develop land use options
- Focus Groups to discuss specific issues
- Public Notices in the Daily Sentinel
- Letters/Notices to property owners and affected interests
- Press releases to the various media