



SOUTH DOWNTOWN PLAN

February 2007

SOUTH DOWNTOWN PLAN OPEN HOUSE



February 26, 2007
PUBLIC OPEN HOUSE
4:00 P.M. to 7:00 P.M.

at
Two Rivers Convention Center
159 Main Street

Please mark your calendar and plan to attend.

WHERE IS SOUTH DOWNTOWN?

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

PLANNING BACKGROUND

The community recognizes the impact and change that is now taking place in the South Downtown Neighborhood due to the opening of the first segment of the Riverside Parkway from 29 Road west to 9th Street. The Parkway is already starting to have major impacts on the development of the Las Colonias Park site and the neighborhood as will other proposed development in the area such as on the City-owned Jarvis property.

In September 2006, the City hosted a forum of a group of interested persons to begin discussions on the potential for development and redevelopment in the

South Downtown area. In addition at that time, a public open house was held to solicit interest in and ideas for the proposed plan.



Since then, City staff met with small focus groups listed below to solicit input and identify desirable concepts for the South Downtown Neighborhood.

- City Council / Planning Commission
- Downtown Development Authority
- Large Industry / Property Owners
- Other Business / Commercial
- Industrial Development Inc and Chamber of Commerce
- Business Incubator and Manufacturers Council
- Grand Junction Economic Partnership
- Oil and Gas
- Real Estate
- Housing
- Recreation, Riverfront and Arts
- Mesa County Facilities

The upcoming open house meeting is an opportunity for those involved in the meetings as well as the general public to provide input on the concepts developed thus far. Once ideas from the open house are compiled, City staff will develop a preferred plan as well as implementation strategies. Once completed, the Plan will reflect the community's desires and vision for the neighborhood, 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 City Planning at 244-1437 or kristena@gjcity.org

FUTURE SCHEDULE

- **Open House February 26**
- On-Going South Downtown Planning Process with Interim Public Meetings March - August 2007
- South Downtown Plan Adoption Fall 2007

PUBLIC PARTICIPATION OPPORTUNITIES

The City of Grand Junction is committed to using various public participation techniques in facilitating the South Downtown Neighborhood Plan.

The following techniques are being used.

- Information on City Website gjcity.org
- Newsletters
- Open Houses
- Briefings with City Council and Planning Commission
- Focus groups of landowners and primary interests
- Public Notices in the Daily Sentinel
- Letters/Notices to property owners and affected interests
- Press releases to the various media



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