

Press Release  
January 25, 2008

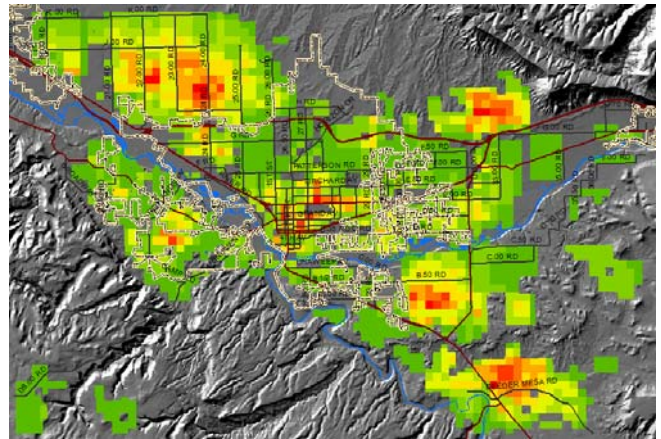
# Comprehensive Plan Grand Junction



## The Grand Junction Comprehensive Plan Update: Broad Concepts Are Emerging

In a series of public meetings in various sections of the city, Grand Junction residents used a variety of tools to provide input into how they thought the region should grow. In the "Chip Game" people used development "chips" representing various densities to indicate "what kind" of development should happen "where" in order to accommodate the approximately 52,000 new households we expect by 2035. The results have been tabulated and show support for focusing the majority of new growth in five areas:

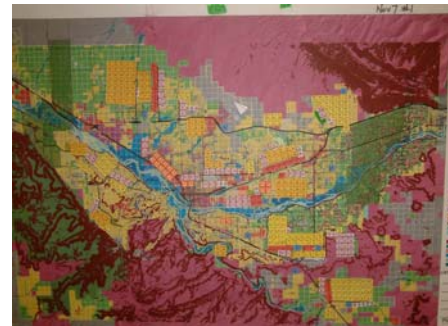
- ❖ the Whitewater area
- ❖ east Orchard Mesa
- ❖ the area northwest of the airport
- ❖ the area east of the airport, north of I-70
- ❖ infill and redevelopment of the downtown



In addition, attendees "voted" with individual keypads on a variety of choices regarding type and character of growth, as well as preferences for how to solve some of our current challenges.

The staff and consultant team analyzed the results, and began to summarize them into growth concepts, which were then presented at a well-attended public open house at the Two Rivers Convention Center. The emerging concepts are:

1. **More Compact, Efficient Growth** –grow incrementally outward (rather than our current radial, leap-frog pattern) in a way that is more efficient to serve with public services and infrastructure.
2. **Shopping Closer to Where People Live**—distribute new commercial uses throughout the community, in locations that reduce driving (at least for convenience items) and may even encourage walking.
3. **More Mixed Use and Housing Variety**—allow/encourage a greater mix of uses in new development centers—with stores, offices and affordable housing closer together.
4. **More Housing Variety**—allow/encourage more variety in housing types (besides just large lot single homes) that will better meet the needs of our diverse population—singles, couples, families, just starting out, children left home, etc.
5. **Transportation Connectivity**—complete the missing links and make sure that new streets tie into an overall system so that there are multiple ways for residents and emergency vehicles to move through our community.
6. **A Grand Green System** –take advantage of, and tie together the exceptional open space assets of Grand Junction, including the Colorado River, our excellent park system, trails and our surrounding open spaces.
7. **Strengthen/Improve the Downtown Area**—encourage infill and redevelopment in the downtown –not only for retail and offices uses but also for residential uses that bring vitality to the core area of the city and



offers a more n urban lifestyle for the growing segment of population that desire it.

8. **Affordable Housing**—special attention is warranted to make sure that we have housing that is affordable to the many workers in our community (teachers, police, store clerks, etc.) that have been left behind as property values have escalated faster than wages.
9. **Realize Infill & Redevelopment Potential**—take advantage of the very large inventory of unbuilt land within the city, and properties that could be redeveloped to more intensive uses, both of which already have roads and utility services and are relatively easy for the City to provide services.

### **Next Steps**

- ❖ The City Council and County Commissioners are evaluating the potential to expand the 201 (Sewer District) Boundary, which could increase the Comprehensive Plan area. That decision is expected on approximately February 13th.
- ❖ If the 201 Boundary is adjusted, additional planning meetings will be held during early March with the respective neighborhoods. The development of Scenarios (alternatives) for the Comprehensive Plan will follow, to be presented to the public in mid- to late April.

Follow the Comprehensive Plan Process by visiting the City website ([www.gjcity.org](http://www.gjcity.org)) and follow the leads to the Comprehensive Plan. You'll find background data, results of the public meetings, and opportunities to send your own suggestions.