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CITY OF Grand Junction COLORADO

JOINT GRAND JUNCTION CITY COUNCIL
AND PLANNING COMMISSION

MONDAY, JUNE 3, 2019

WORKSHOP, 5:30 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET

To become the most livable community west of the Rockies by 2025

1. Discussion Topics

a. Update regarding the Comprehensive Plan Process

2. Next Workshop Topics

3. Other Business

Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: June 3, 2019

Presented By: David Thornton, Principal Planner, Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Tamra Allen

Information

SUBJECT:

Update regarding the Comprehensive Plan Process

EXECUTIVE SUMMARY:

The City's Comprehensive Plan Consultant Houseal Lavigne will update City Council and Planning Commission on the 2020 Comprehensive Plan Update process.

BACKGROUND OR DETAILED INFORMATION:

The agenda includes discussion on the purpose of a comprehensive plan, the planning process, and what the community is saying so far.

FISCAL IMPACT:

N/A

SUGGESTED ACTION:

This item is for City Council and Planning Commission discussion.

Attachments

1. Comprehensive Plan - Planning Process

1 Project Initiation

To "kick-off" the planning process on the right foot, meetings with key City staff and officials will occur. We recommend the formation of a Steering/Advisory Committee to work with the consulting team and the City and to act as a "sounding board" to review deliverables and vet ideas. For proposal purposes, we will reference a Comprehensive Plan Advisory Committee (CPAC).

2 Community Outreach & Engagement

Community outreach and citizen participation are the cornerstones of our proposed planning process. Our outreach process includes both traditional (face-to-face) and web-based activities to obtain the broadest levels of participation in preparing the Grand Junction Comprehensive Plan and will be throughout the entire planning process. We understand that the City is separately conducting a Community Preference and Satisfaction Survey. Our public involvement process would complement that process and focus specifically on comprehensive plan related issues.

3 Market & Demographic Analysis

Using the U.S. Census and subscription data sources, including Costar and Esri, an analysis of existing conditions and trends within the City of Grand Junction and the larger market area will be conducted. The analysis will also utilize and build off of the Competitive Location Assessment Report from 2015. It is imperative that the Comprehensive Plan recommendations are grounded in market and economic realities, particularly related to housing and employment. A firm understanding of these areas will establish a foundation for land use planning and development decision-making.

4 Existing Conditions & Plan Analysis

This step will include the analysis of existing conditions and future potentials within the community. It will be based on information provided by the City, as well as feedback from community service providers, as well as reconnaissance, surveys, inventories, and analyses undertaken by the Consultant. The emphasis will be on the identification of existing conditions that will be taken into consideration during the formulation of goals, objectives, and planning recommendations.

5 Community Vision, Goals & Objectives

The purpose of this step will be to establish an overall "vision" for the future of the City of Grand Junction that can provide focus and direction for subsequent planning activities and serve as the "cornerstone" of the consensus building process. Based on the Vision and previous steps in the planning process, preliminary Goals and Objectives will also be prepared.

6 Subarea Plans

This step will entail the preparation of up to two preliminary subarea plans that will provide more specific recommendations for areas of the City facing unique opportunities or challenges. This could include the Downtown, corridors and/or other areas previously studied, or a newly desired area of focus, such as disinvested or redeveloping neighborhoods, emerging commercial areas, or key industrial areas.

7 Community-Wide Plans & Policies

This step will entail the preparation of future plans. The Plan elements will include, at a minimum, plans for land use, transportation, parks and trails, housing, economic development, and implementation. Collectively, these will address citizen quality of life, which is described as a deliverable component in the City's Request for Qualifications. These elements will provide the "core" for the Comprehensive Plan and will reflect community input and the City's Goals and Objectives.

8 Implementation Strategies

Step 8 of this approach includes the preparation of an Implementation Strategy, which will describe the specific actions required to carry out the new Comprehensive Plan. This will include recommendations regarding zoning and other regulations, priority improvement projects, public/private partnership opportunities, redevelopment sites, potential funding sources and implementation techniques, and general administration and follow-up to the Plan.

9 Plan Documents & Adoption

Based on the previous steps in the planning process, the draft and final versions of the Comprehensive Plan document will be prepared for local review and consideration, including Planning Commission public hearing(s) and the presentation to and adoption by the City Council.