

Old Town Clifton

Mesa County, Colorado

July 31, 2007

Redevelopment Plan
Public Open House
Mesa County, Colorado

RE: Economic / Market Analysis and
Conceptual Land Use Plan Alternatives

The Open House was held on July 26, 2007, from 4:00 pm – 7:00pm at the Clifton Christian Church. The presentation of the Market Analysis and Land Use Alternatives was at 6:00pm.

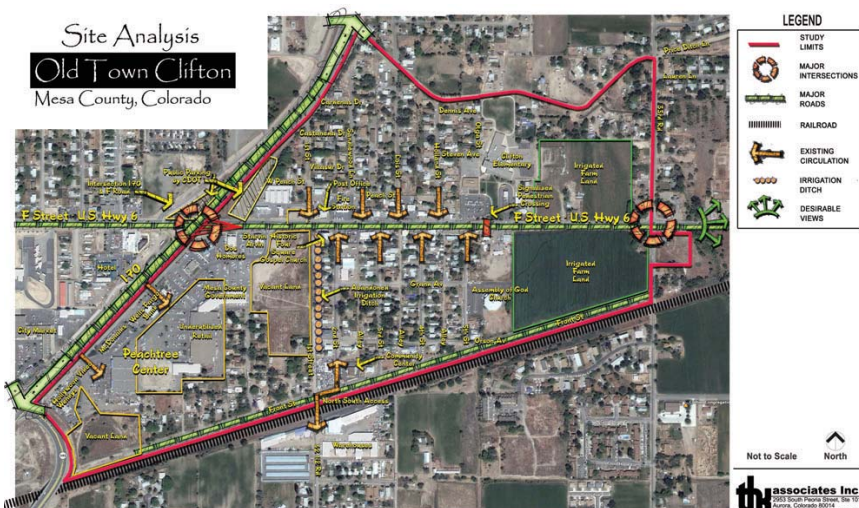


The purpose of the Redevelopment Plan is to allow Clifton residents and business owners to continue to develop a “vision” for Old Town Clifton. This vision is a follow-up to the previously completed Clifton / Fruitvale Community Plan of 2006.

“Clifton-Fruitvale residents value its small-town feel and promote its clean, safe and family oriented atmosphere; we continue to cultivate a diverse and vibrant economy and value and protect our unique community assets, which include the views, Colorado River corridor and geographic position within the Grand Valley”.

The Open House was divided into two segments.

First, participants from 4:00 pm – 6:00 pm took part in an informal review of Economic data as well as reviewing Land Use Plan Alternatives, which echoed the Land Uses proposed in the Market Analysis. Two representatives from THK Associates, Inc. of Aurora, Colorado were available for questions and to describe the information on display.



The second part of the meeting, from 6:00 pm – 7:00 pm included a brief presentation by THK Associates, Inc. regarding the Economic / Market Analysis followed by descriptions of three Land Use Alternatives for Old Town Clifton. These presentations were followed by a brief question/answer period.

Judging by the comments received during the informal review, most of the Vision Statements were supported. The strongest points were as follows:

- Building places for pedestrians, including sidewalks, parks and open space.
- Adding more control over “F” Road, traffic movement and speed.
- Redevelopment and/or re-use of Peachtree Plaza. Concepts included re-using the old Albertson’s Store location, as well as tearing it down and building new mixed-use facilities (Retail on first floor and office or residential on upper floors)
- Create a stronger sense of place along “F” Road, using detached walks separated from the road by street trees and lights. Construct new mixed-use, multi-story architecture along both sides of the road to give “F” Road stronger definition.
- Develop empty space between Peachtree Center and 1st Street.
- The depth and velocity of the market appeared reasonable to most viewing the data
- Some concerns were expressed over the types of density being suggested. In the past, it appears that higher density housing was introduced in Fruta with little or no control of quality and ongoing maintenance, leaving less than desirable housing conditions in some areas.
- Those in attendance for the open house expressed a need for attainable housing where residents (school teacher, store manager, etc,) can live in the Clifton area.
- The public meeting received less favorable response to higher density housing. The discussion was controlled by a limited number of comments from three to four people.
- Major concerns were increasing property taxes, high density housing that would result in poor quality housing, and increased traffic from a larger number of new residences.

RECOMMENDED DEVELOPMENT ACTIVITY FOR THE OLD TOWN CLIFTON AREA					
LAND USE	Units	Sq.Ft.	Rooms	Density	Acres
Residential Uses					
Townhomes					
Under \$192,300	50	--	--	14.0	3.6
\$192,300 to \$274,700	50	--	--	14.0	3.6
Condominiums					
Under \$192,300	50	--	--	20.0	2.5
\$192,300 to \$274,700	50	--	--	20.0	2.5
Rental Apartments					
Under \$780	20	--	--	40.0	0.5
\$780 to \$909	50	--	--	35.0	1.4
\$910 to \$1,039	90	--	--	35.0	2.6
\$1,039 and Above	60	--	--	30.0	2.0
Sub-Total	420	--	--	22.5	18.6
Retail/Commercial	--	200,000	--	0.25	18.4
Office	--	40,000	--	0.35	2.6
Hotel	--	72,000	180	40.0	4.5
Medical	--	30,000	--	0.25	2.8
Cultural/Recreational	--	20,000	--	0.25	1.8
Sub-Total	--	362,000	180	0.28	30.1
ROW and Open	--	--	--	--	3.6
TOTAL	420	362,000	180	--	52.3

Source: THK Associates, Inc.