



COMMUNITY WORKSHOP: LAND USE & GROWTH

CITY OF MONTROSE





WELCOME!

What is a Comprehensive Plan?

Current Vision & Guiding Principles

Existing Conditions & Looking Forward

Get Involved!

COMPREHENSIVE PLAN



- **A 20-year vision with a 10-year focus**
- **Community vision, values, and goals**
- **Guide physical growth & development**
- **Long-term plan for decision-making and implementation**

POTENTIAL THEMES



Land Use & Growth



Housing



Transportation & Mobility



Parks, Trails & Open Space



Downtown



Recreation & Tourism



Economic Development



Implementation



Public Services & Facilities



Environment

ESTIMATED TIMELINE



1. Initial Assessment
Spring-Summer
2019

2. Vision, Goals & Issues
Summer-Fall 2019

3. Develop Framework
Fall 2019-Winter 2020

4. Draft Comprehensive
Plan
Winter-Spring 2020

5. Adoption & Implementation
Summer-Fall 2020



CURRENT VISION & GUIDING PRINCIPLES

CURRENT VISION STATEMENT

“Montrose will be a community that **embraces diversity**; one that is sensitive to the **environment, grows smartly and efficiently** and provides economic, social and cultural **opportunities** for all citizens. It will be a City where the **downtown is thriving** and the local **economy is strong and balanced**. There will be extended **parks developed along the Uncompahgre River** and other waterways. It will be a place where the children of Montrose can return after college and find **meaningful careers** and the average person can **afford to buy a home**. It will be a place where the **transportation system is functional** and where **bicycles** can be used **for commuting**. Through these characteristics, Montrose will continue to be a pleasant place to live.”

GUIDING PRINCIPLES

1. **Plan Long-Range, Implement Consistently in the Short-Term.**
2. **Strengthen Our Role as a Regional Center and **Attract Quality Jobs** to Sustain Us.**
3. **Grow Efficiently.**
4. **Develop **Convenient “Centers”**.**
5. **Provide a Broad Range of **Housing Choice**.**
6. **Protect, and Provide Access to, Important **Environmental Resources**.**
7. **Connect Roads and Be **Transit-Friendly**.**
8. **Provide Public Services and Facilities Necessary for **Health, Safety and Welfare**.**



EXISTING CONDITIONS & LOOKING FORWARD

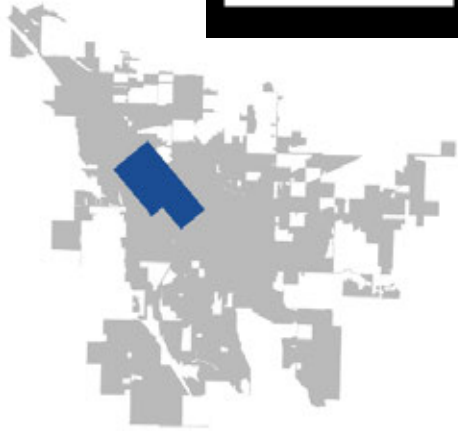
LAND USE & GROWTH

envision **2040**
MONTROSE
COMPREHENSIVE PLAN

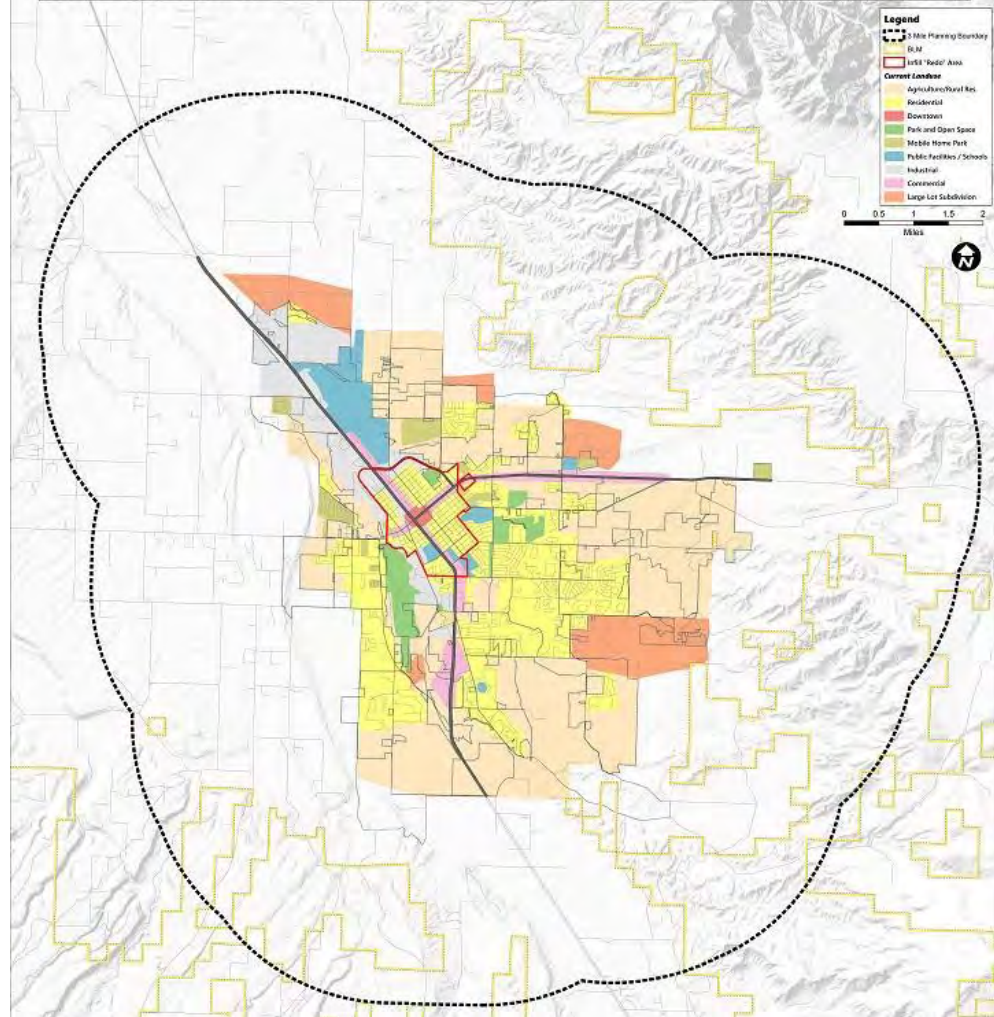


LAND USE & GROWTH

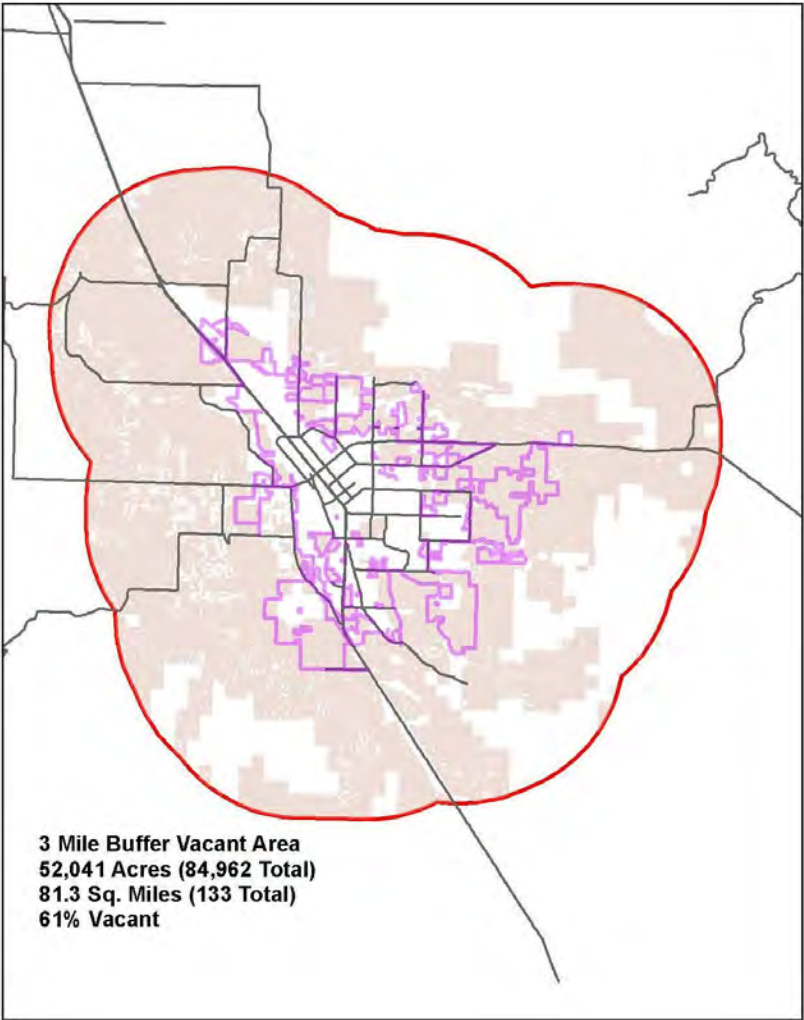
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2019 Comprehensive Plan Workshop - Land Use & Growth with Planning Boundary



FUTURE GROWTH AREAS



MONTROSE URBAN RENEWAL AUTHORITY (MURA)

LAND VALUES

AREA 1	AREA 2	AREA 3	AREA 4
			
\$12.00/SF	\$11.00/SF	\$9.00/SF	\$7.00/SF



MASTER PLAN

The master plan is a highly divisible yet flexible campus composed of approximately 670,000 square feet of development. An estimated \$83 million is proposed for site work, infrastructure improvements, river restoration and open space enhancements. The northern section is comprised of hotel and restaurant sites, with retail spilling onto Grand Avenue along the east end. Modern, quality housing units comprise the southern end, with abundant open space and trail access adjoining the properties.

POTENTIAL USES

- | | |
|---|--|
|  Multi-family - 306 Units |  Retail |
|  Live-work - 52 Units |  Hotel |
|  Single Family Lots - 10 Units |  Commercial |
|  Townhome - 70 Units |  Light manufacturing |
| |  Trail for walking, biking, & fishing |





PUBLIC SAFETY

Commander Matt Smith

KEYPAD POLLING



TurningPoint

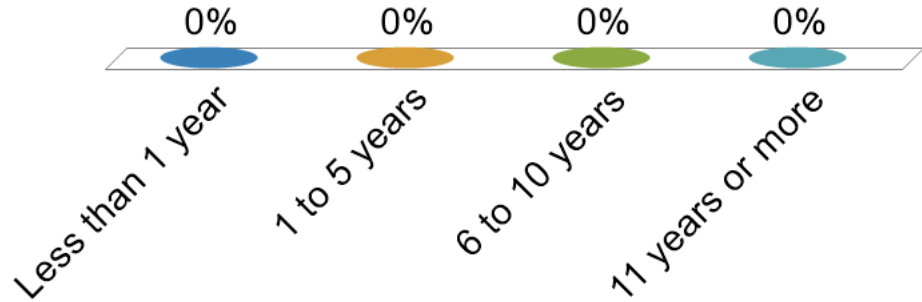
THE LCD SCREEN

- When transmitting a response, this symbol appears.
- Your answer will flash briefly after you provide a response.
- You may change your vote while poll is open.
- We will let you know when polling is open & closed for each question.



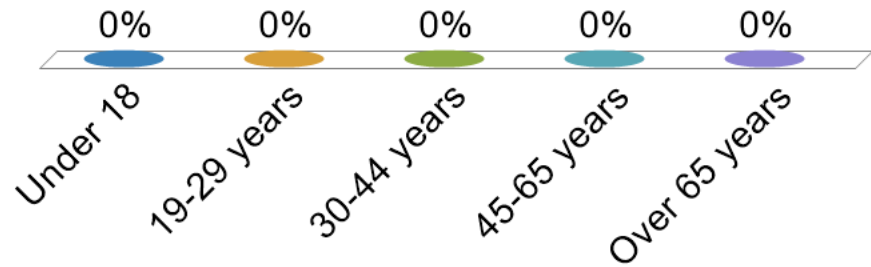
How long have you lived in the Montrose area?

- A. Less than 1 year
- B. 1 to 5 years
- C. 6 to 10 years
- D. 11 years or more



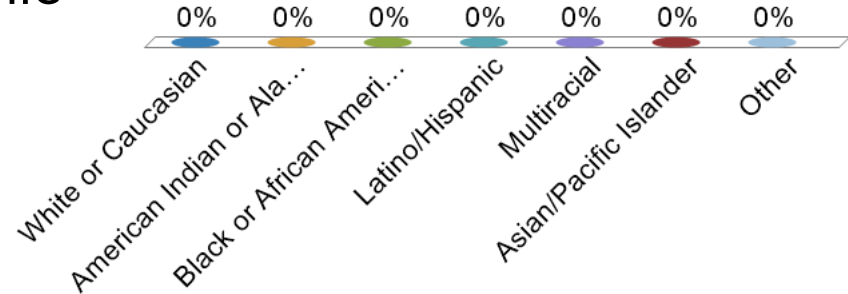
What is your age?

- A. Under 18
- B. 19-29 years
- C. 30-44 years
- D. 45-65 years
- E. Over 65 years



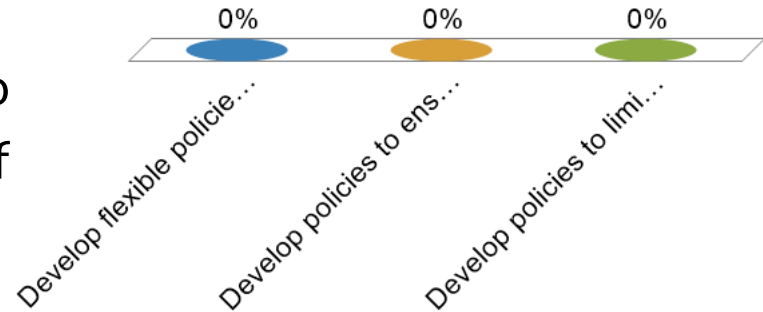
What race or ethnicity do you identify yourself with?

- A. White or Caucasian
- B. American Indian or Alaska Native
- C. Black or African American
- D. Latino/Hispanic
- E. Multiracial
- F. Asian/Pacific Islander
- G. Other



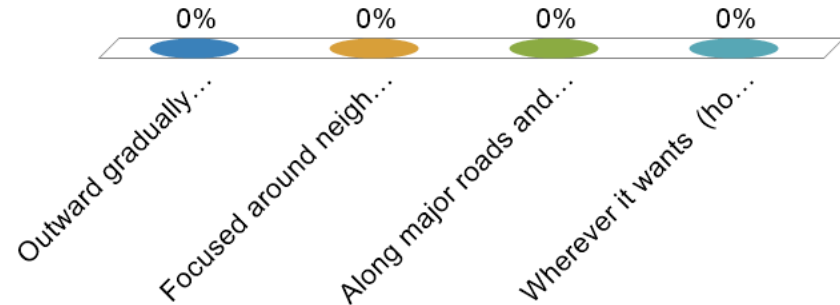
What is the BEST way to manage growth?

- A. Develop flexible policies to say yes to developer/resident needs
- B. Develop policies to ensure specific types of growth occurs
- C. Develop policies to limit the amount of growth that can occur



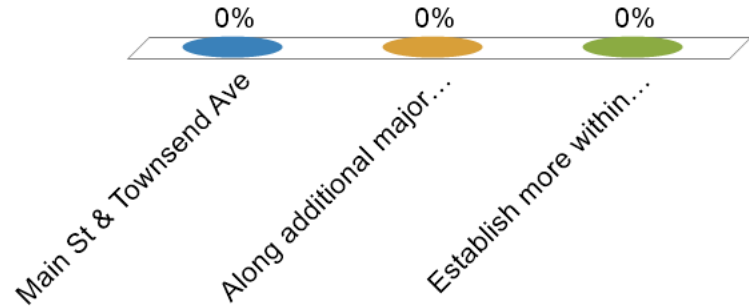
As Montrose continues to grow, how would you prefer growth to happen?

- A. Outward gradually (like tree rings)
- B. Focused around neighborhood centers
- C. Along major roads and intersections
- D. Wherever it wants (hopscotch pattern)



Where should the priority be regarding the location of commercial centers?

- A. Main St & Townsend Ave
- B. Along additional major streets such as Niagara, Oak Grove & Ogden
- C. Establish more within walking distance from neighborhoods





SMALL GROUP DISCUSSIONS

SMALL GROUPS

BLUE: STRENGTHS

What's working in Montrose?

YELLOW: CHANGES

What should be changed?

ORANGE: OPPORTUNITIES

Where is a new solution or opportunity needed?

LARGE GROUP DISCUSSION

Highlight 1 strength, 1 change & 1 opportunity

CONNECT WITH US

GET INVOLVED!

- Attend Community Meetings
- Online Surveys
- Interactive Maps
- Social Media

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 CityofMontrose.org/CompPlan

/CompPlan

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#CompPlan



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