

New Partners for Smart Growth
February 14, 2014



Gettin' Real in Rifle

Nathan Lindquist



Clark Anderson



Blu
Anderson

Jim Charlier



Charlier Associates, Inc.

Session Outline

Challenges Facing Rural Communities

Rifle: Bridging the Past to the Future

Rifle's Downtown Strategic Plan

Observations

Challenges Facing Rural Communities



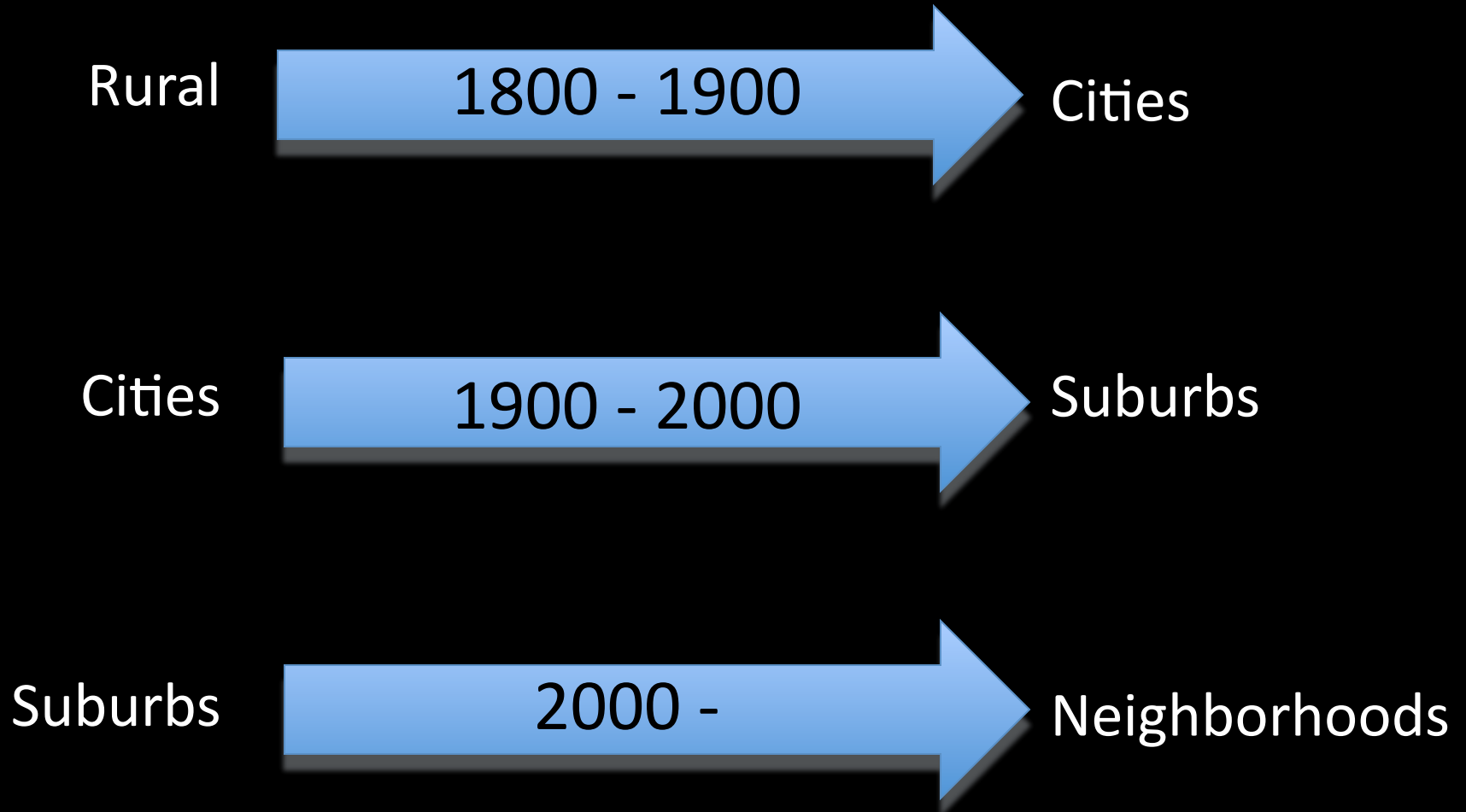


“Rural”



“Rural”

Development Patterns In US History



Quality of Life - 1900



Quality of Life - 1950



Quality of Life - 2000



21st Century “quality of life”

Walkable, mixed use, transit-
served, complete
neighborhoods

Economic Vitality...

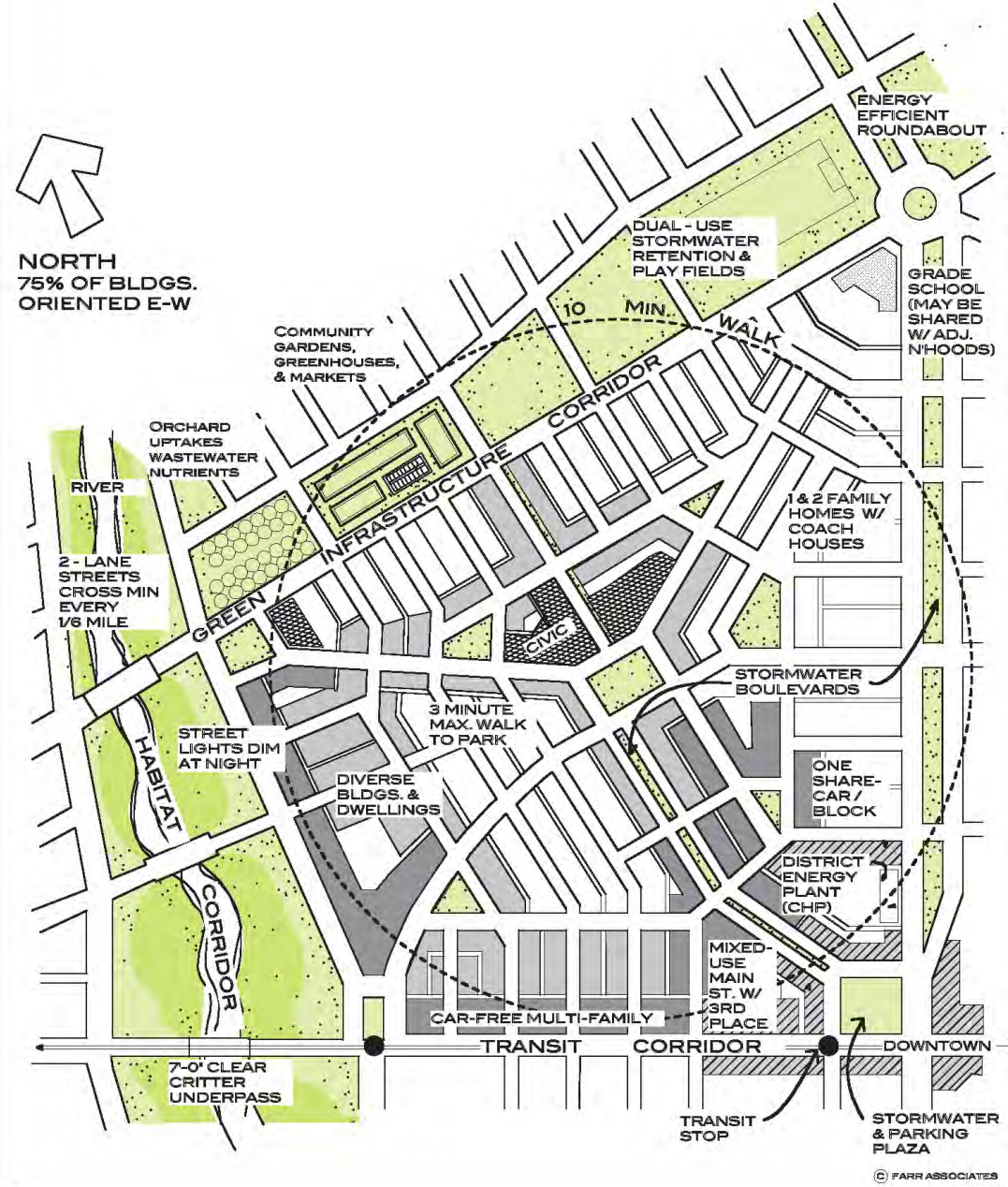
Complete Neighborhoods (quality of life)

Regional Accessibility (jobs/opportunity)

the neighborhood

- ¼ mile radius
- 160 – 200 acres

AREA: PREFERABLY 160 ACRES, MIN. 40, MAX. 200
POPULATION: TO SUPPORT CRITICAL MASS OF WALK-TO DESTINATIONS.

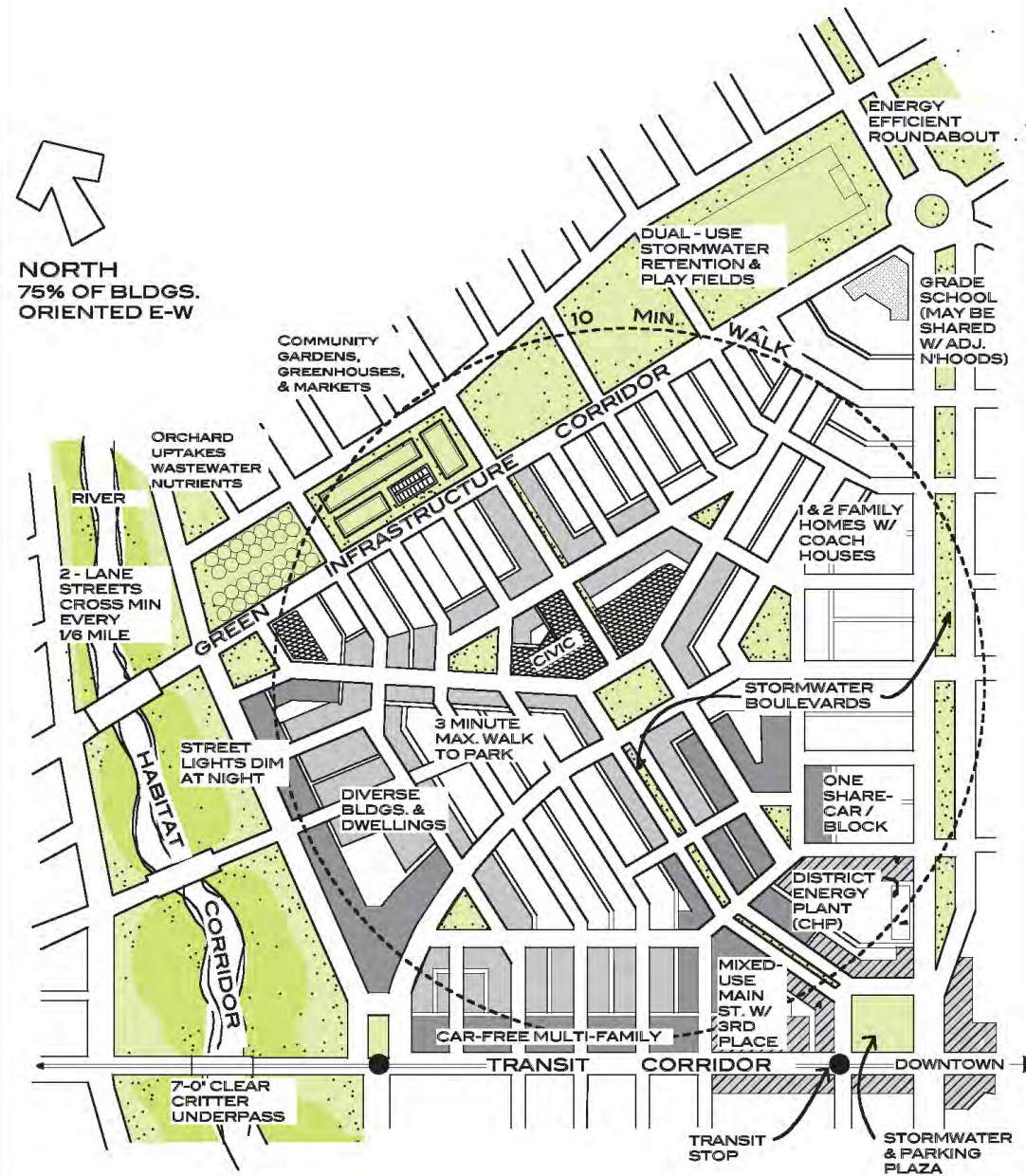


A SUSTAINABLE NEIGHBORHOOD (BUILDING BLOCKS OF A SUSTAINABLE CORRIDOR)

the complete neighborhood

- schools
- local retail
- services
- parks
- diverse housing
- transit

AREA: PREFERABLY 160 ACRES, MIN. 40, MAX. 200
POPULATION: TO SUPPORT CRITICAL MASS OF WALK-TO DESTINATIONS.

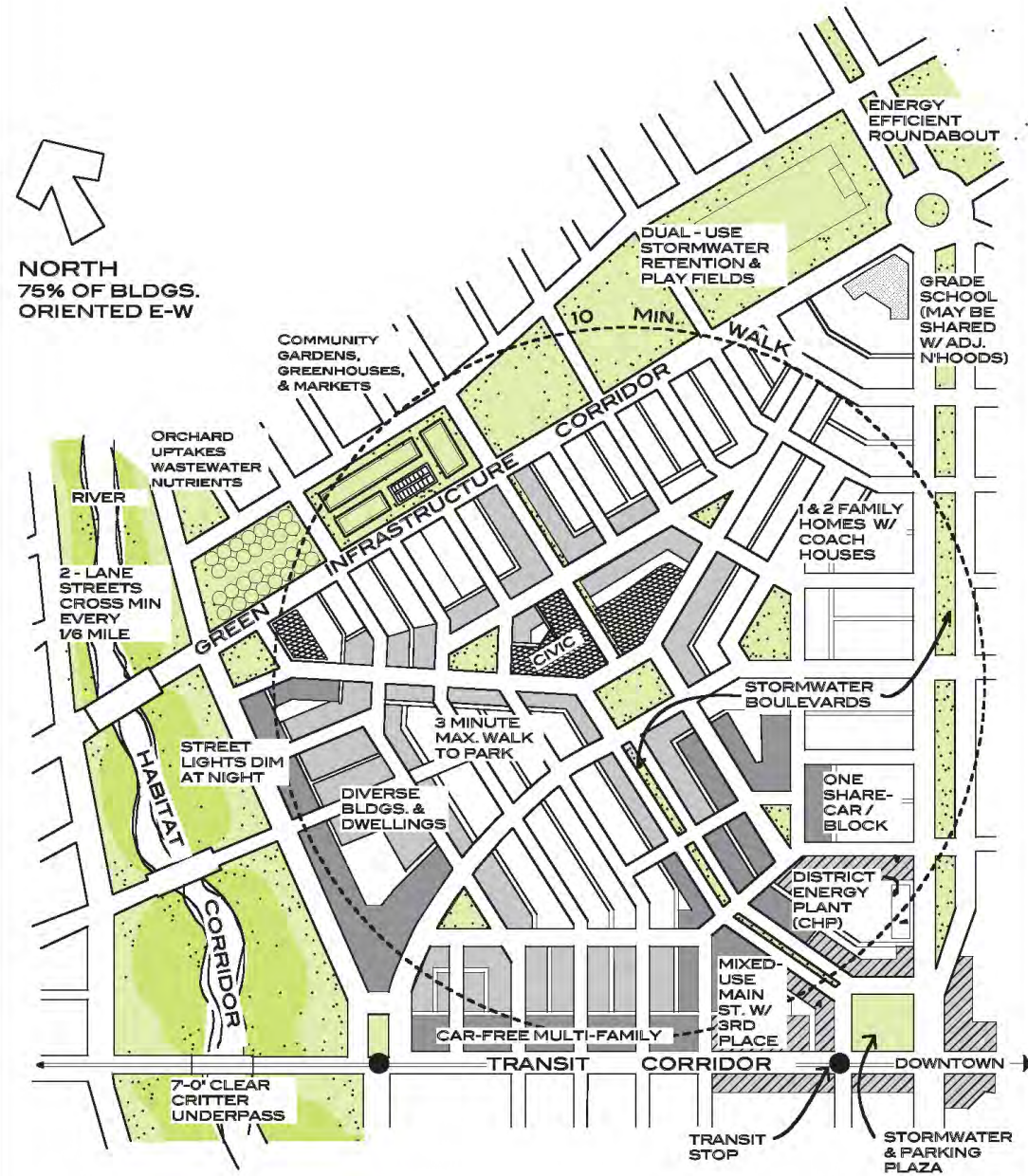


A SUSTAINABLE NEIGHBORHOOD (BUILDING BLOCKS OF A SUSTAINABLE CORRIDOR)

the complete neighborhood

- walkable
- mixed-use
- transit-served

AREA: PREFERABLY 160 ACRES, MIN. 40, MAX. 200
POPULATION: TO SUPPORT CRITICAL MASS OF WALK-TO DESTINATIONS.



A SUSTAINABLE NEIGHBORHOOD (BUILDING BLOCKS OF A SUSTAINABLE CORRIDOR)

Economic Vitality...

Complete Neighborhoods (quality of life)

Regional Accessibility (jobs/opportunity)

For 100 years, primary jobs have concentrated
in regional employment centers



Place Types

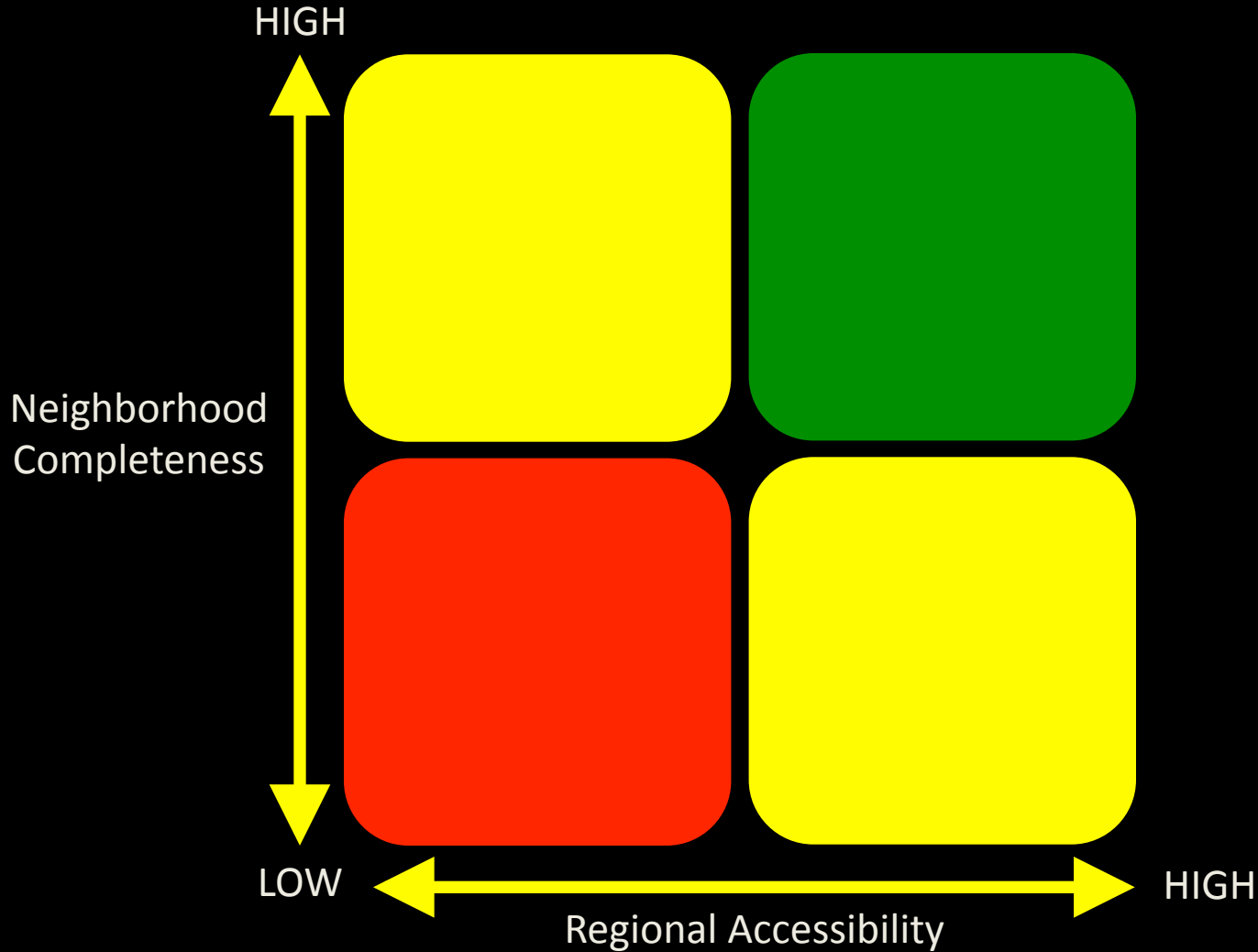
Return on Investment



High



Low



Place Types

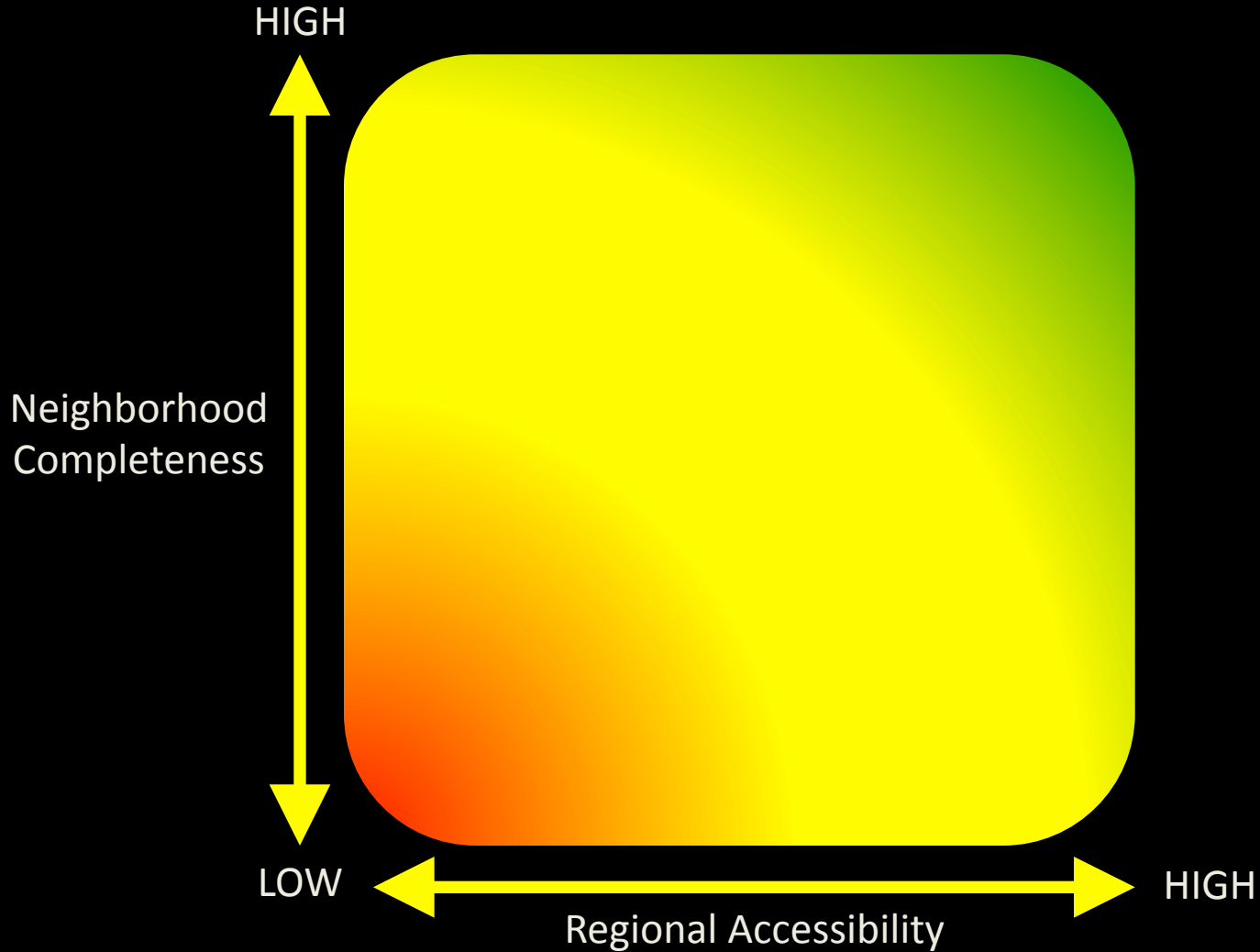
Return on Investment



High

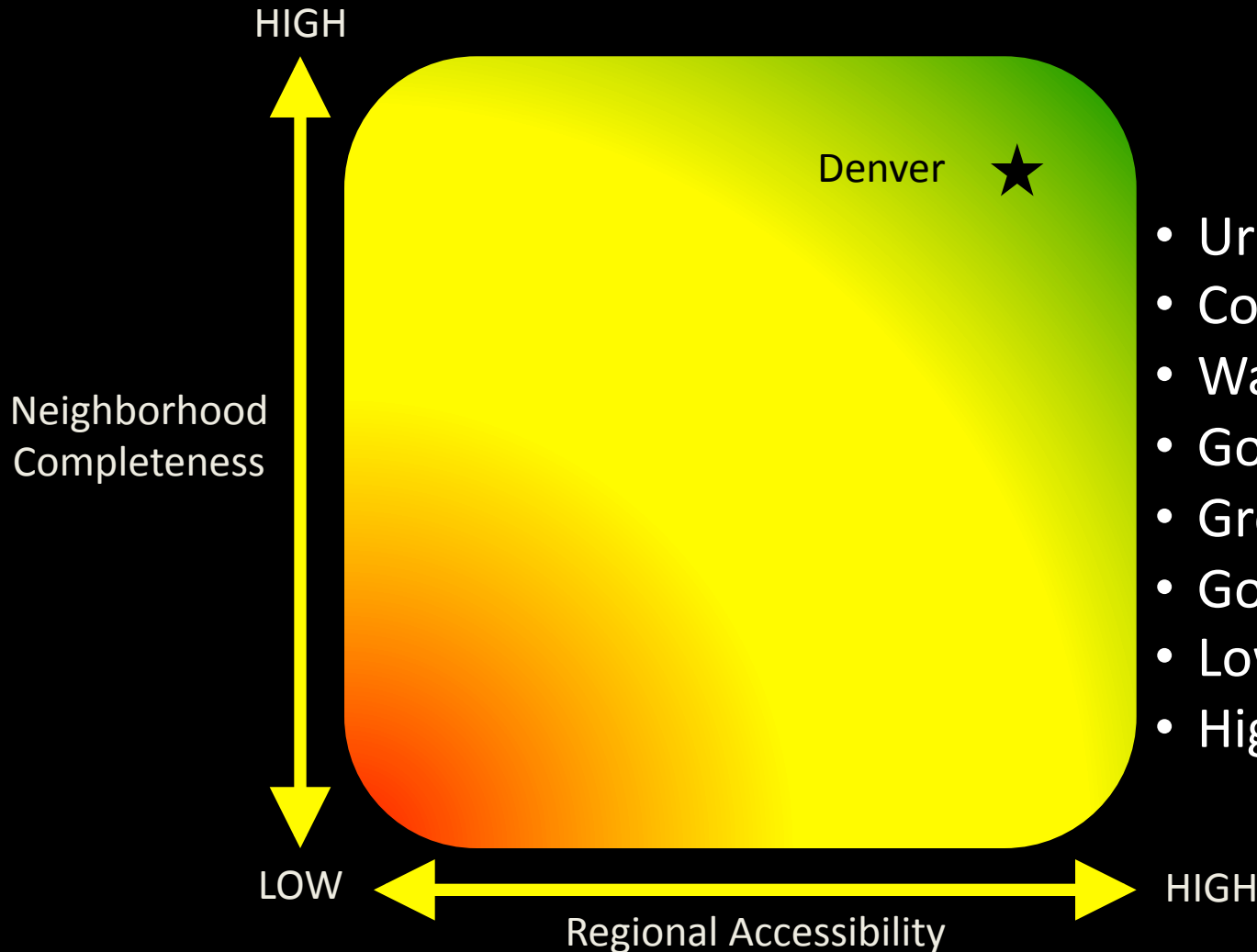
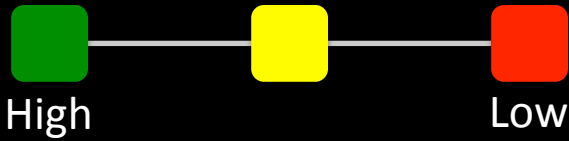


Low



Place Types

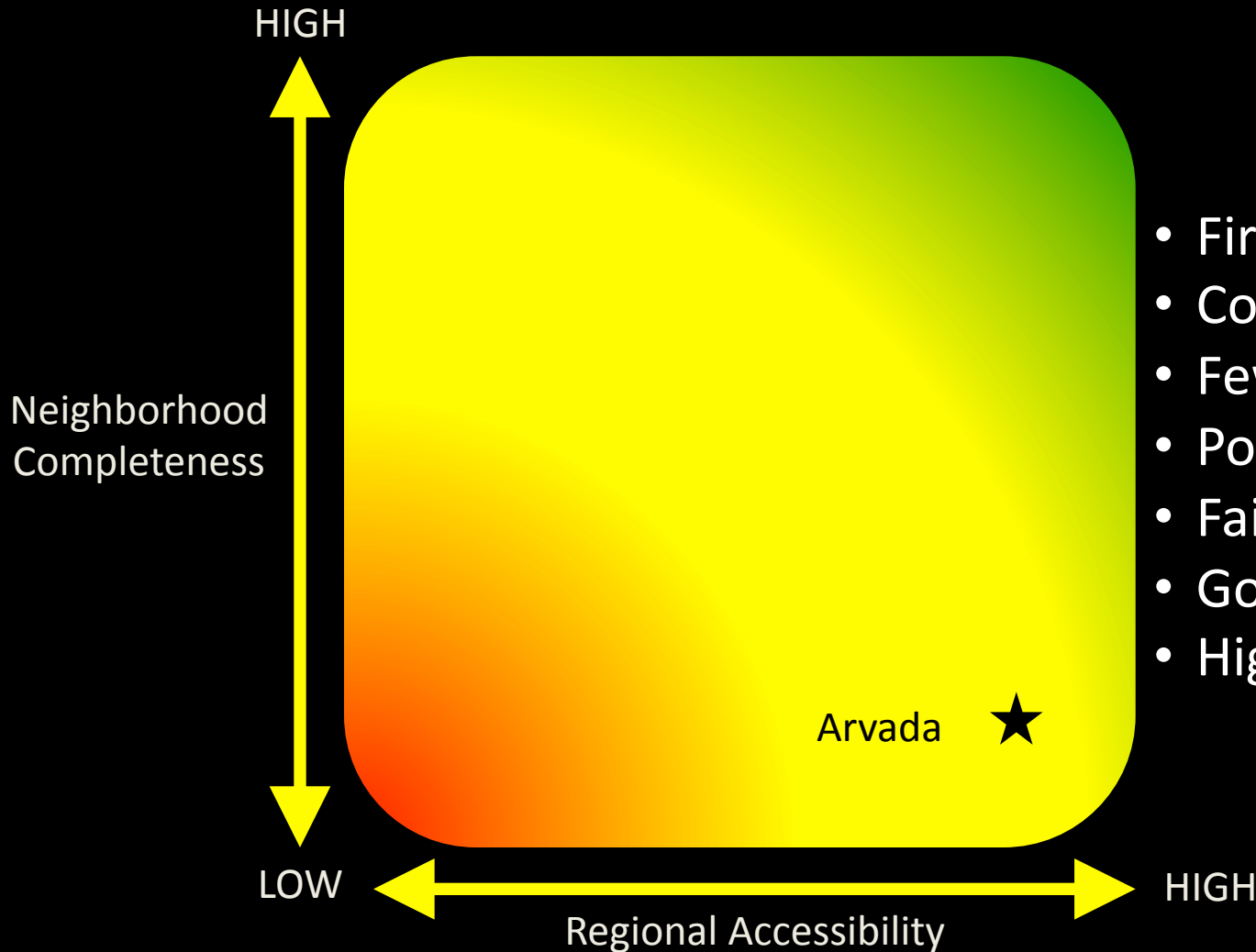
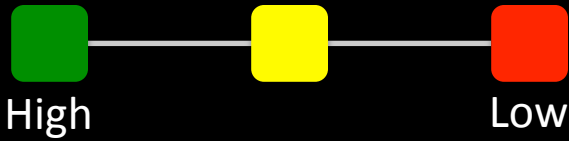
Return on Investment



- Urban centers
- Core neighborhoods
- Walkable places
- Good public health
- Great transit
- Good access to jobs
- Low oil dependency
- High housing costs

Place Types

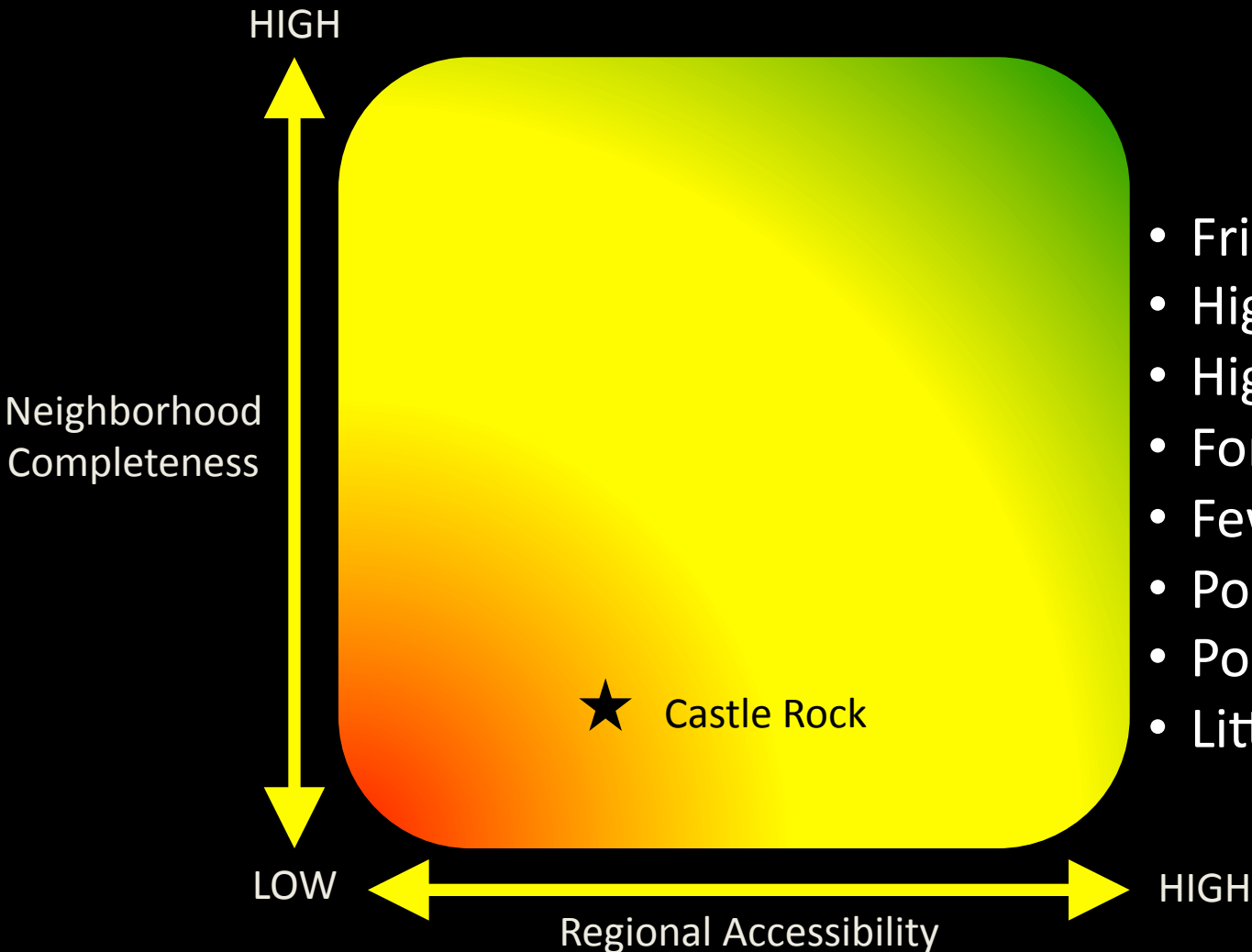
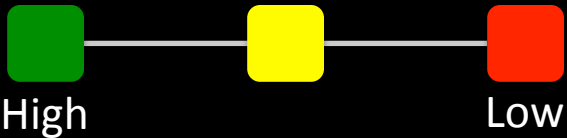
Return on Investment



- First tier suburbs
- Connected sprawl
- Few walkable places
- Poor public health
- Fair to good transit
- Good access to jobs
- Higher housing costs

Place Types

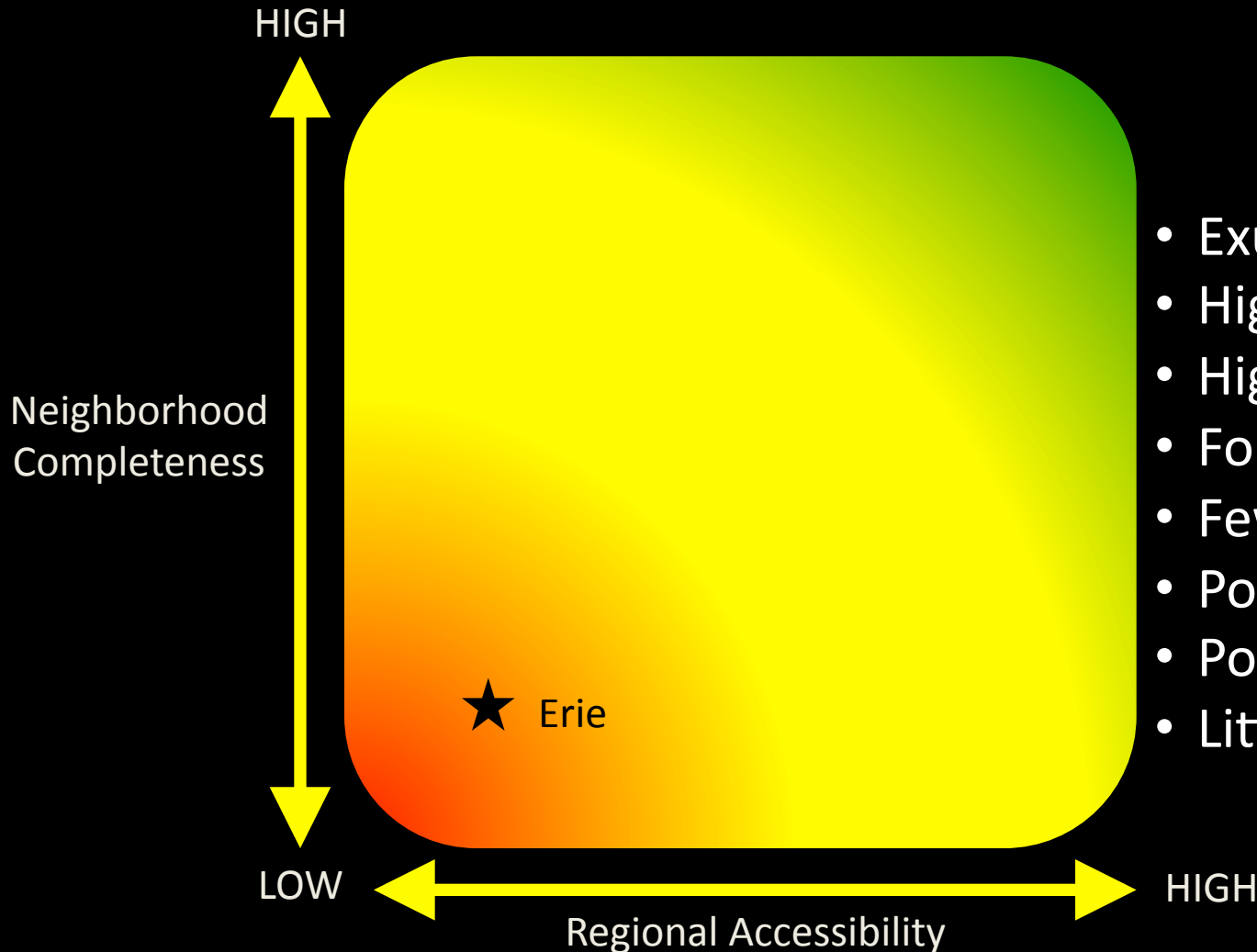
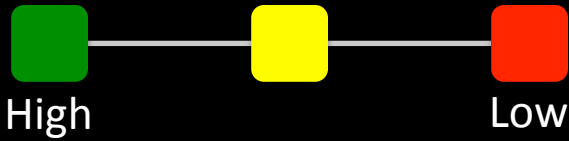
Return on Investment



- Fringe sprawl
- High oil dependency
- High H + T costs
- Foreclosures
- Few walkable places
- Poor public health
- Poor access to jobs
- Little or no transit

Place Types

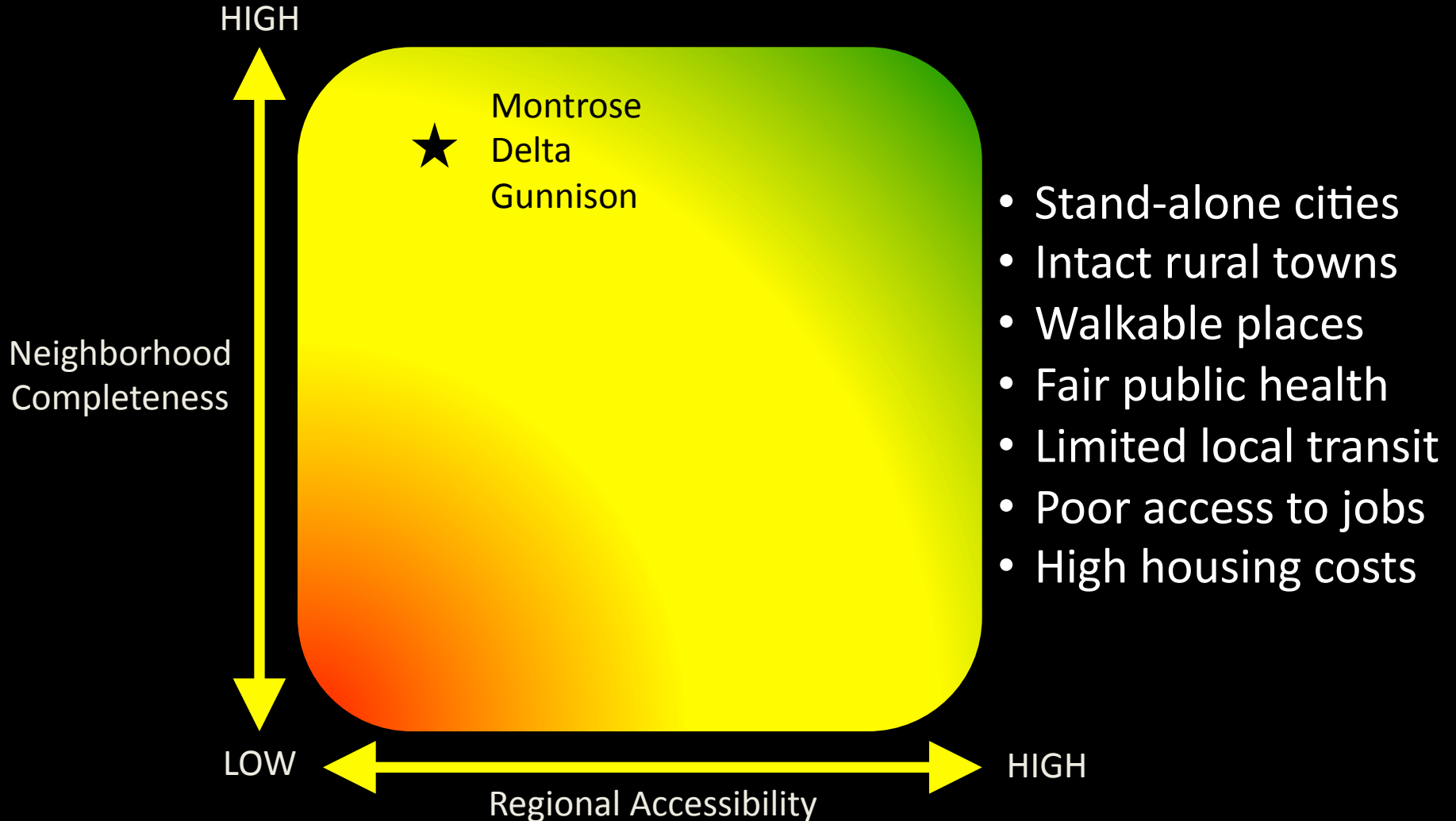
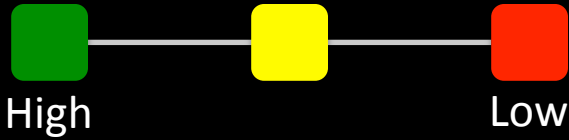
Return on Investment



- Exurban sprawl
- High oil dependency
- High H + T costs
- Foreclosures
- Few walkable places
- Poor public health
- Poor access to jobs
- Little or no transit

Place Types

Return on Investment



Return on Investment

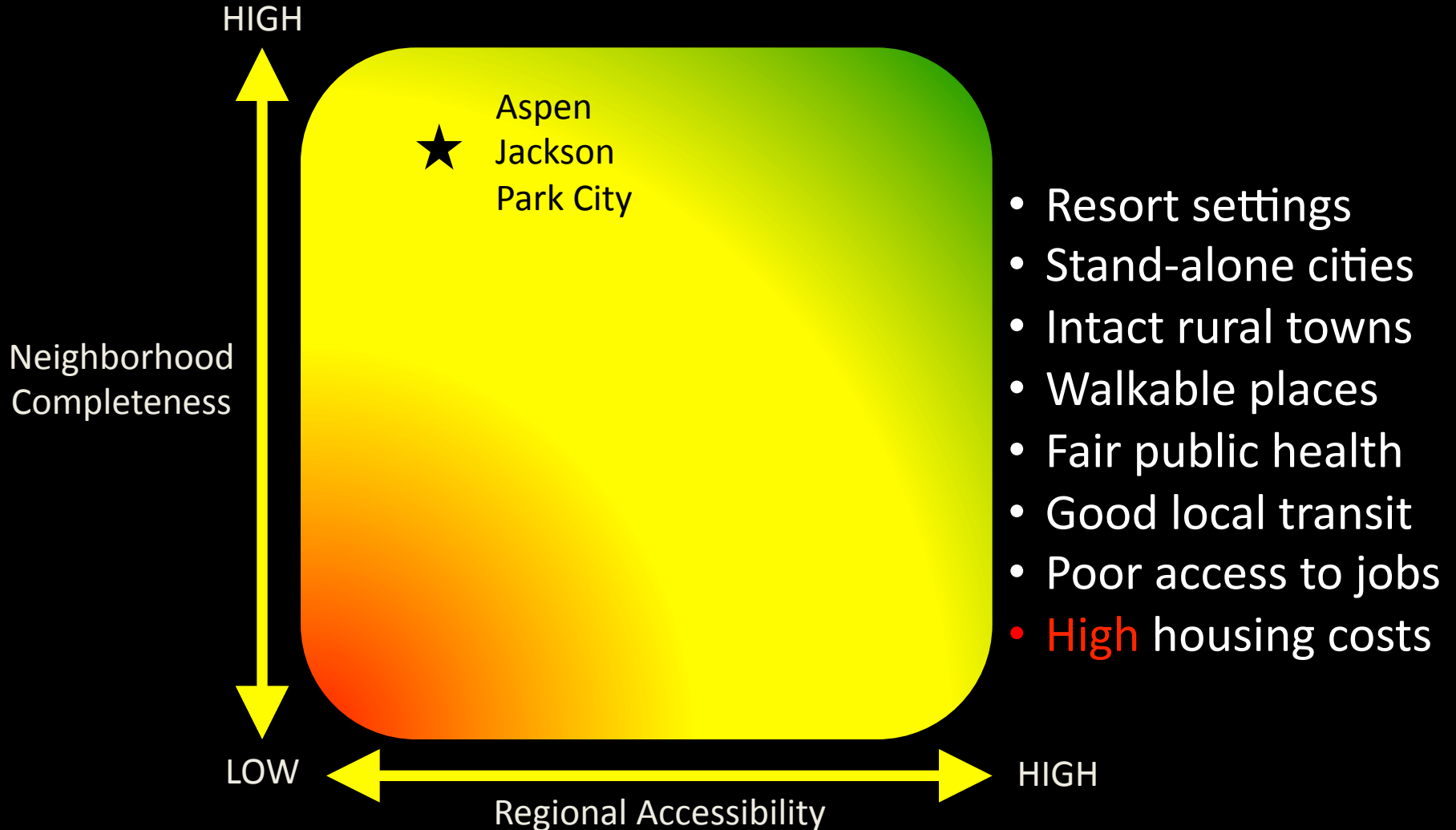


High

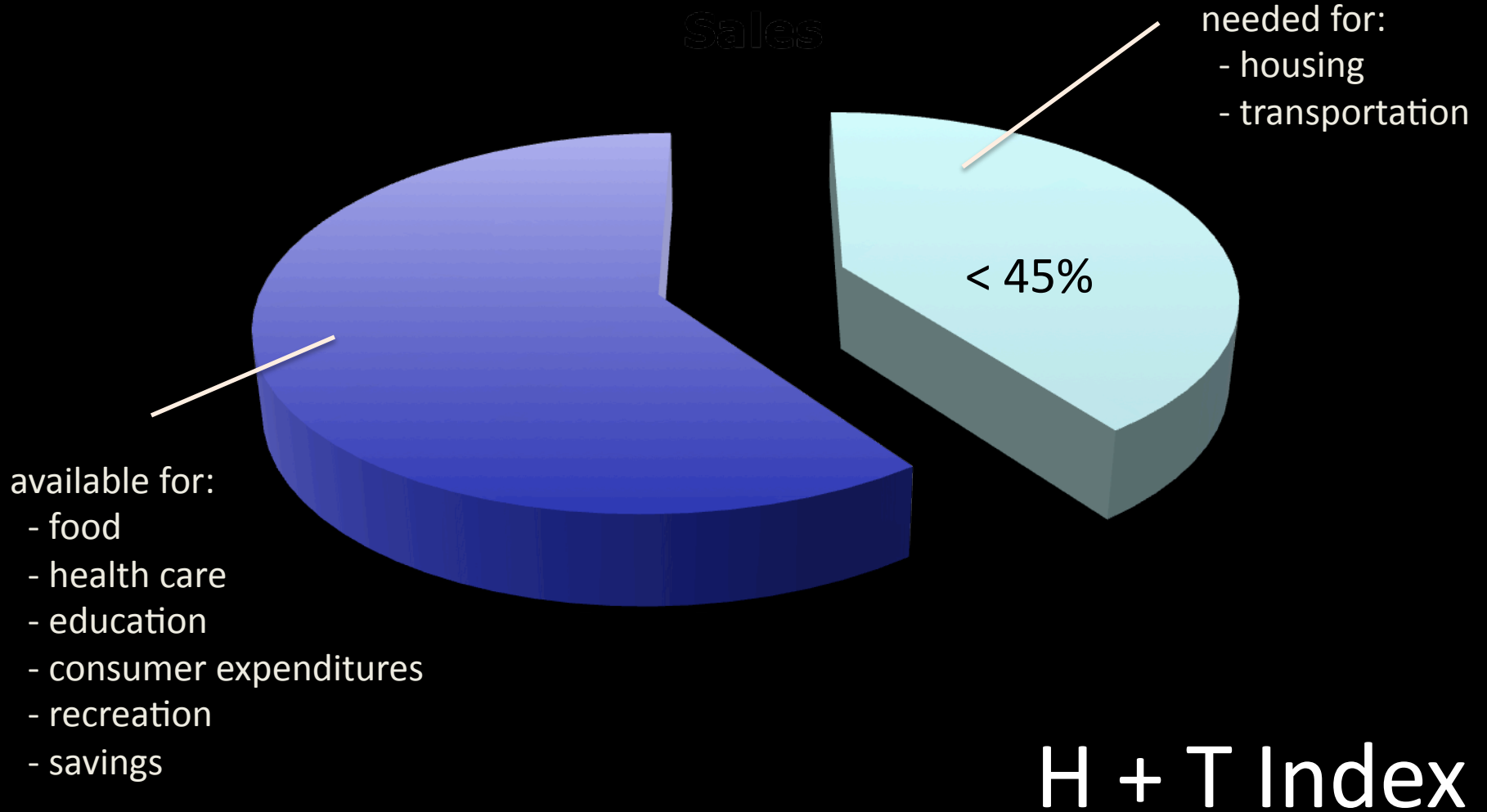


Low

Place Types (special case)



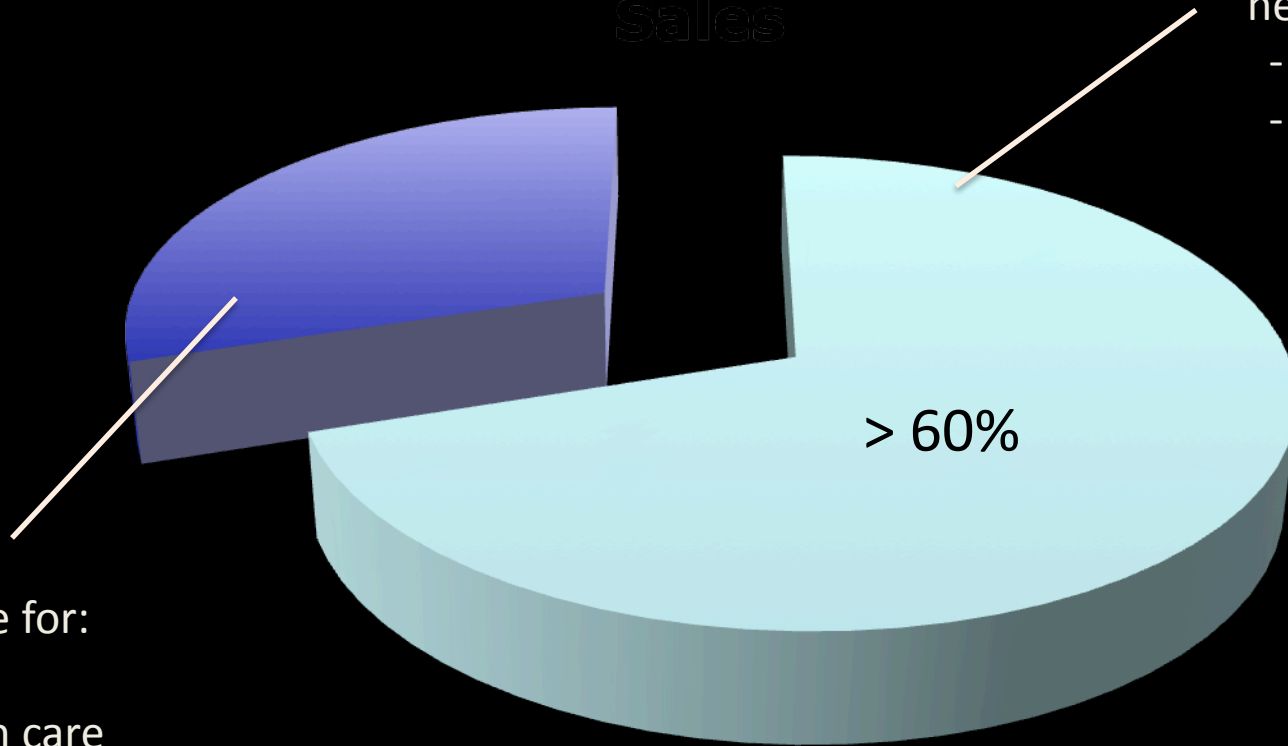
how it should be



many rural households

Sales

needed for:
- housing
- transportation



available for:
- food
- health care
- education
- consumer expenditures
- recreation
- savings

H + T Index

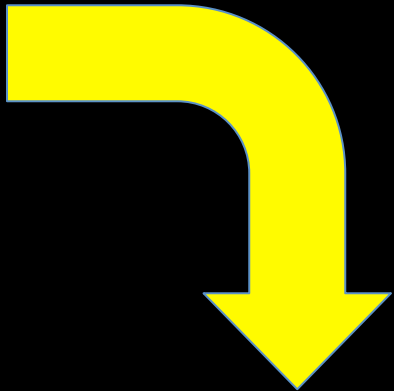
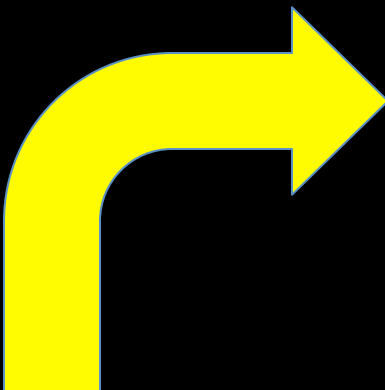
Primary Challenges for Rural Places

- Limited access to primary jobs
- High housing + transportation costs (H + T)
- Limited tax base to support investment

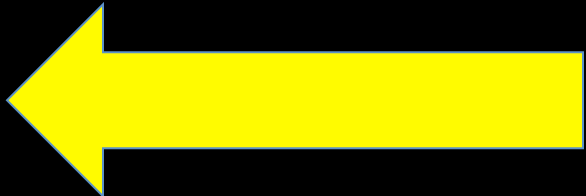
How to Invest Wisely?

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PRIMARY
JOBS



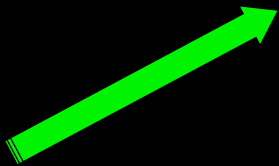
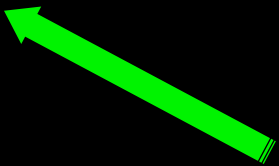
QUALITY
OF LIFE



ECONOMIC
GROWTH

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Rifle: Bridging the Past to the Future






Rifle's Story

Nathan Lindquist, Planning Director





Rifle's historic economy
agriculture, energy, tourism,
a small regional center



The Colorado River

The old and the new



BOOM and BUST

1975-1982: The oil shale boom





1983: The oil shale bust





Another BOOM economy



000 - 2008

A diverse economy

How does a western slope town get there??



2002: Starting from square one visioning and strategic planning



Rifle in 2035 is a community that:

- Has preserved its small town values and cohesive sense of community;
- Has a sustainable and growing economic base that offers ample employment, housing, and business opportunities;
- Is well-planned, environmentally responsible, and comprised of diverse neighborhoods that are safe, secure and have convenient access to services and amenities;
- Offers a premier and integrated system of recreational, educational, and cultural activities for all ages and income levels;
- **Is the regional center of commerce, culture and education;**
- Has achieved a high level of resource efficiency and sustainability.



Mayor Keith Lambert 2001 - 2009

Why all the strategery?



- Team building between Council and Staff
- Integrates new staff and council members
- A forum to hash out big picture disagreements without losing direction
- Its worth it to pay for good facilitation



2005 Economic Opportunity Assessment



A regional center

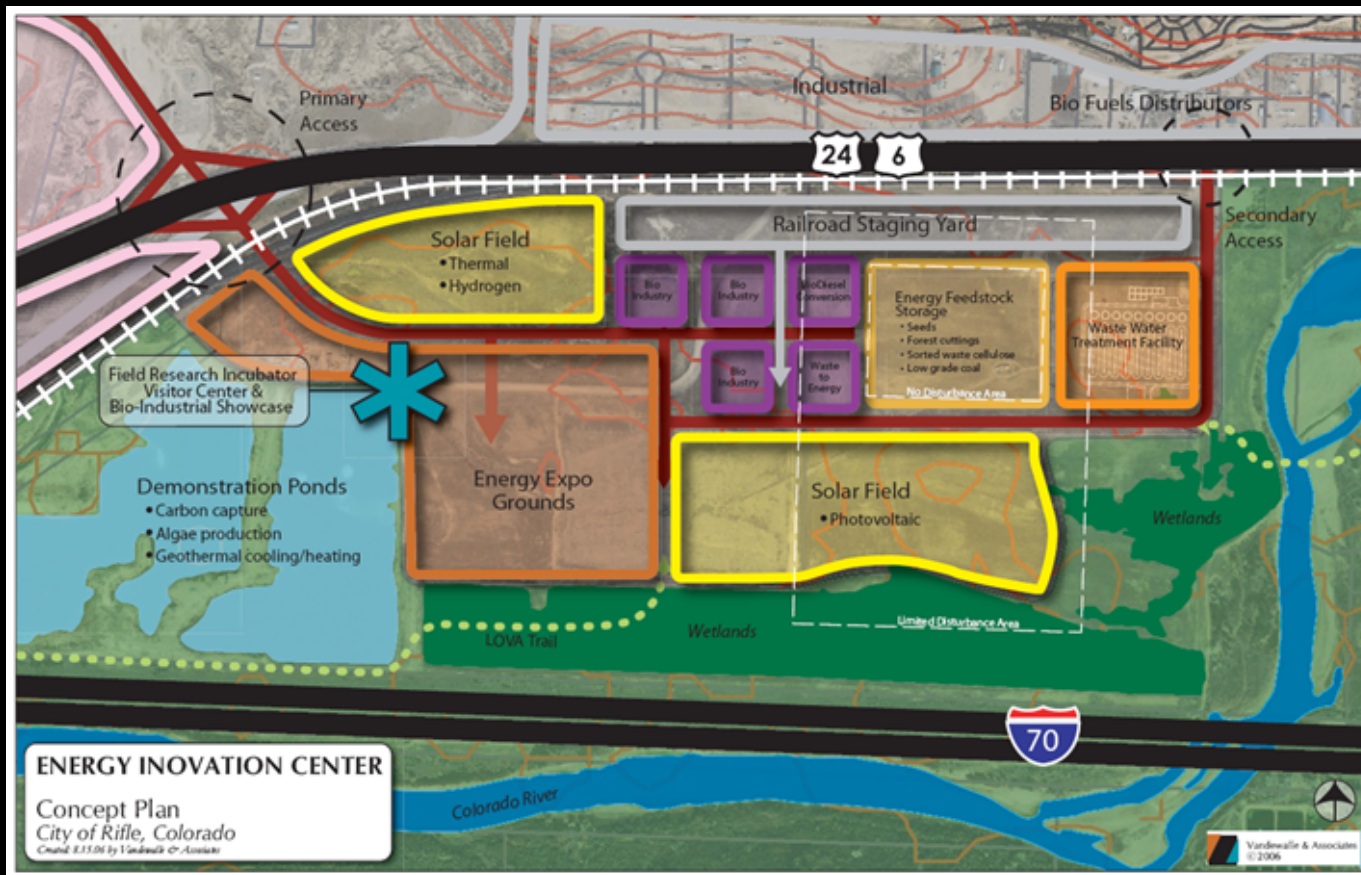
leader in energy innovation

Colorado River town

vibrant downtown



Energy innovation





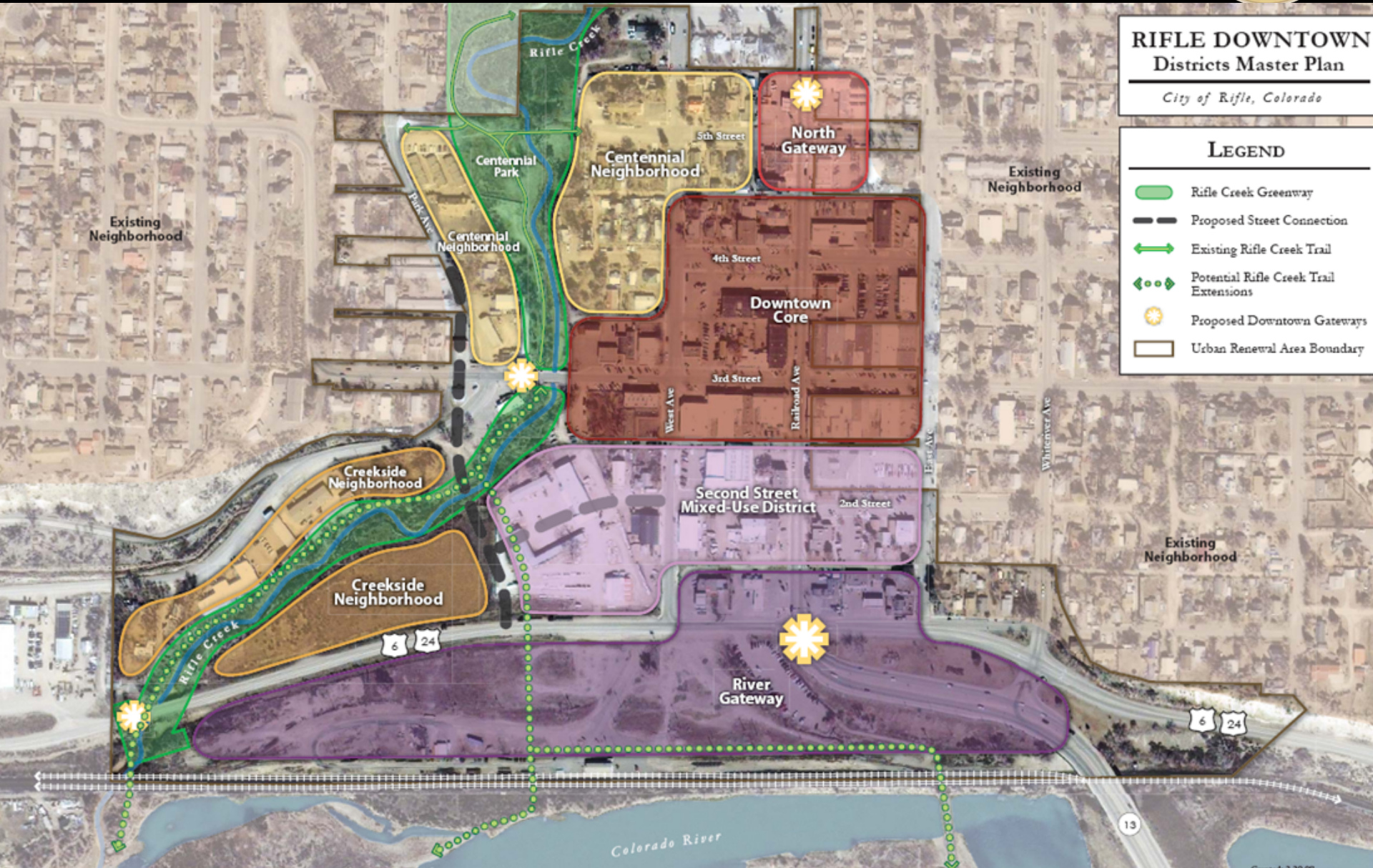
Downtown Master Plan

RIFLE DOWNTOWN Districts Master Plan

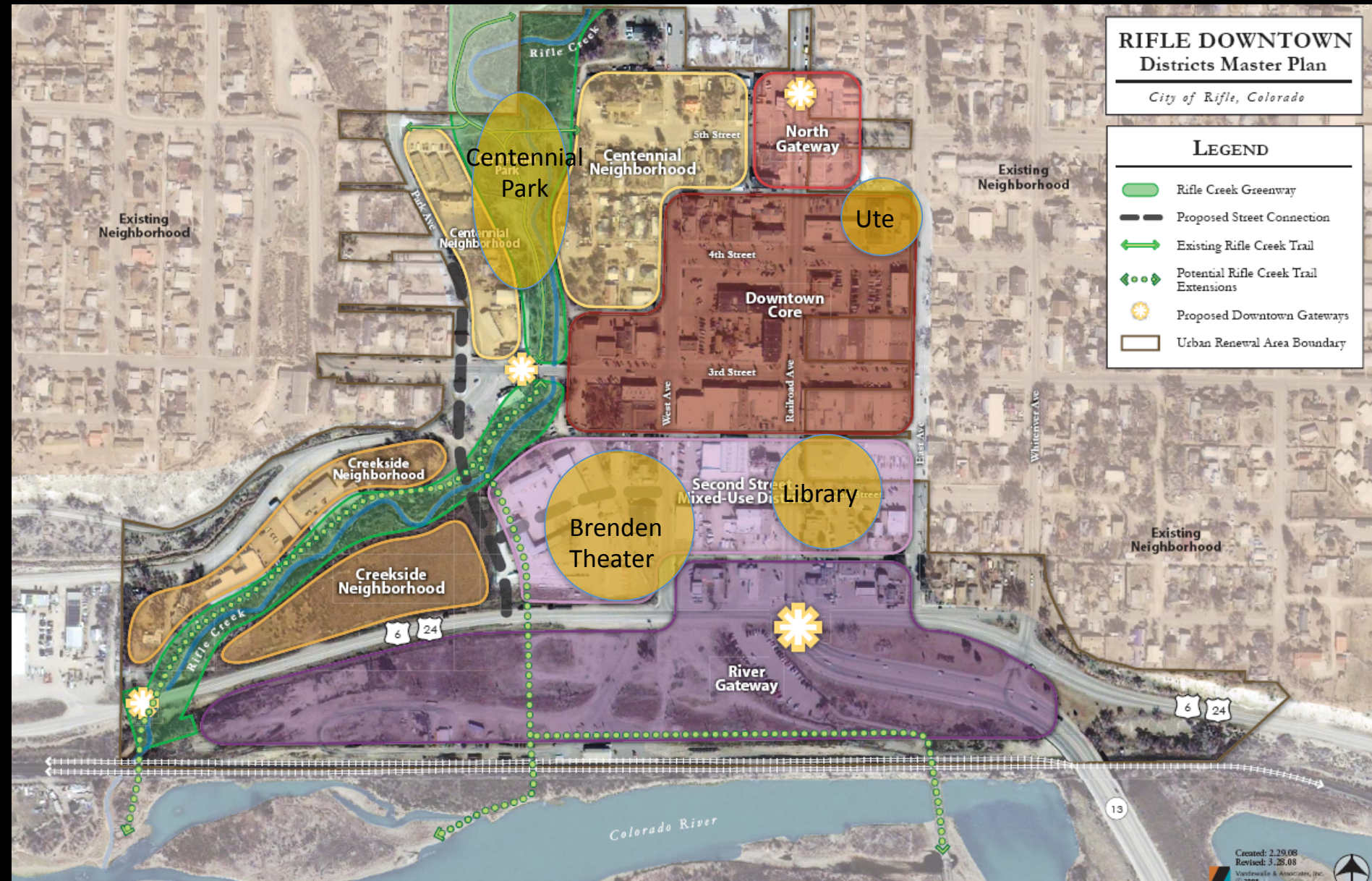
City of Rifle, Colorado

LEGEND

- Rifle Creek Greenway
- Proposed Street Connection
- Existing Rifle Creek Trail
- Potential Rifle Creek Trail Extensions
- Proposed Downtown Gateways
- Urban Renewal Area Boundary



Building downtown amenities



Old Rifle Creek Theater



KARATE KID 7 PM NIGHTLY
Matinee **SUN 3 PM**
NOW SELLING MIDNIGHT MOVIE TICKETS FOR ECLIPSE JUNE 30



29/06/2010

New Ute Event Center





Example of urban design improvements





Example of urban design improvements



Old Valley Lumber Site



Brenden Theaters w/commercial pad sites



old library



new library



Rifle Creek floodplain



Centennial Park



Industrial building on 2nd Street Lot



new event space at 2nd Street Lot





Continue the street grid and connect to the river



Legend

	Traffic Signal		Closed or Removed
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Downtown Zoning Code

- Form-based requirements
- Use regulations based on neighborhoods
- Density consistent with market realities
- Detailed requirements give developers certainty and allow easy approvals process
- Variances and PUDs prohibited

“Required”, “Preferred”, “Discouraged”, “Prohibited”

<i>Building Design Element</i>	<i>Required</i>	<i>Preferred</i>	<i>Discouraged</i>	<i>Prohibited</i>
(a) Architectural style	<ul style="list-style-type: none"> • Preservation and restoration of High-Priority Preservation Sites consistent with preservation standards in the CBD Glossary • Consistent on all exposed sides • Additions in same or complementary style as existing building • Pre-manufactured buildings shall meet all requirements of and be similar to conventional buildings in function and appearance; including foundations, facades, architecture and interiors 	<ul style="list-style-type: none"> • Preservation and restoration of all other historic buildings consistent with preservation standards in the CBD Glossary • Single stylistic approach • Styles historically common to downtown Rifle • Simplified, nonstylistic designs conforming to sub-district rhythms, forms and proportions 	<ul style="list-style-type: none"> • One-story buildings • Replication of a former building in the City • Multiple styles on a single building • Styles emphasizing exaggerated references to historic details (e.g., Post-modern) • Styles emphasizing unarticulated facades • Contemporary Folk styles • Neo styles • Nonstylistic designs not conforming to sub-district rhythms, forms and proportions 	<ul style="list-style-type: none"> • Franchise architecture • Replication of existing building in the City • Styles predominate in other regions not indicative of Western Colorado • Bold, stylistic expression
(b) Facade and articulation	<ul style="list-style-type: none"> • Facades facing streets with recess, offset or pilaster at least 1' in depth or projection every 40' • Rectangular footprint • Rectilinear and simple building form • Main entry as primary focal point • Pedestrian scale of first floor facade 	<ul style="list-style-type: none"> • Noncorner buildings with symmetrical primary facade • Corner buildings oriented to intersection • Large building facades broken up to be reflective of traditional lot widths (50') • Upper floor balconies accessible to occupants • Articulated components 	<ul style="list-style-type: none"> • Angular or curved walls as dominant or repetitive element • Overly complex geometry • Clearly disruptive to rhythm on block • Single facade design wider than 100' • Greater than 15% unarticulated wall plane on primary facade 	<ul style="list-style-type: none"> • Greater than 40% unarticulated wall plane on any facade
	<ul style="list-style-type: none"> • Differentiation of first floor from upper floors on primary facade • Harmonizing rhythm of lower and 	<ul style="list-style-type: none"> • Less than 15% unarticulated wall plan on primary facade • Less than 25% unarticulated wall 	<ul style="list-style-type: none"> • Greater than 25% unarticulated wall plane on secondary street facade 	

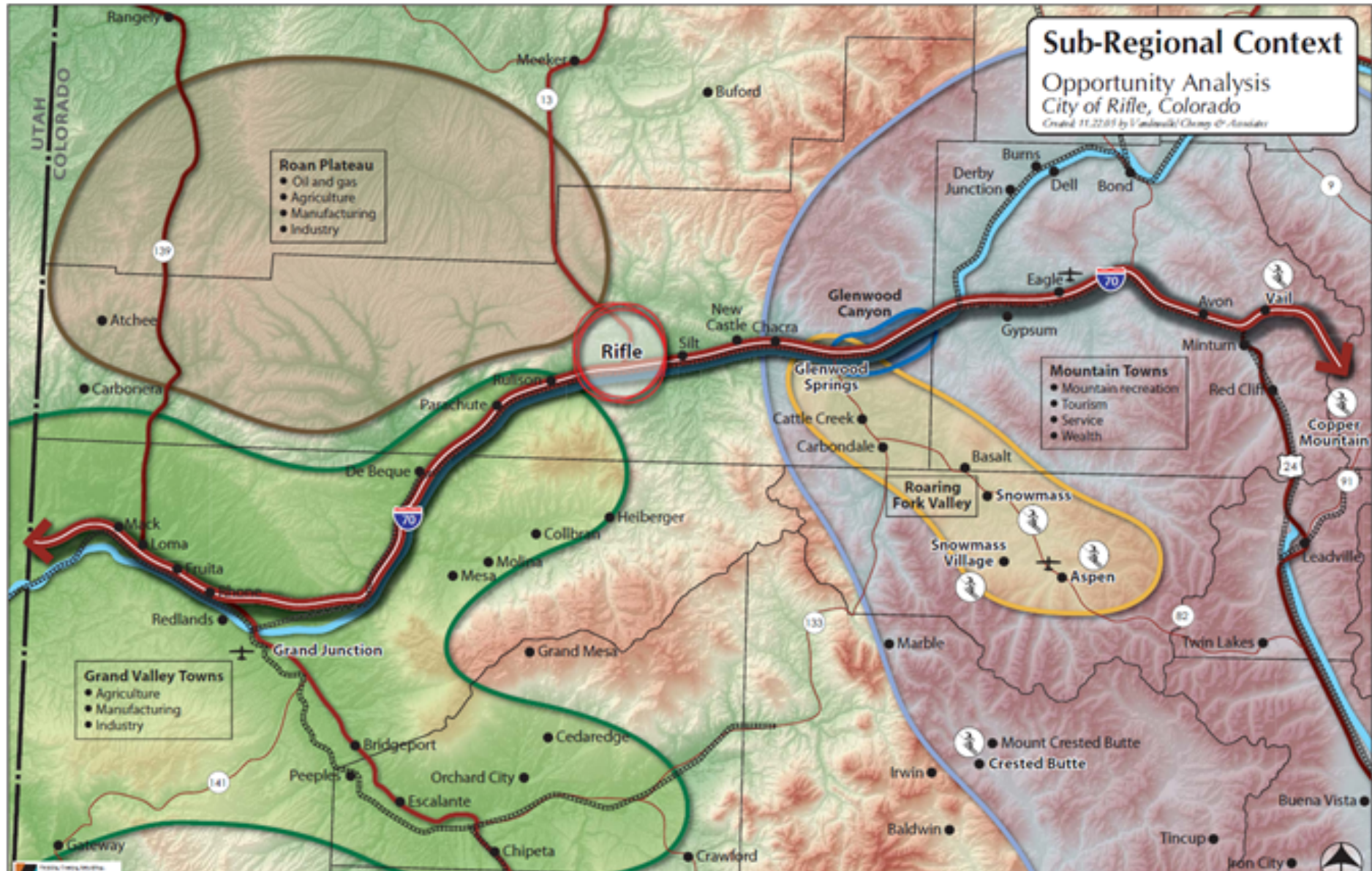
Design guidelines

Figure 16-18-220-1



- *Consistent façade rhythms*
- *Brick as primary material*
- *Articulation of façade*
- *Three-dimensional details*
- *Vertically proportioned windows on upper floors*
- *Preservation of historic features.*

Rifle as a regional center



Regional Leadership: partnerships



Rifle's Downtown Strategic Plan



Colorado Sustainable Main Streets Initiative

- Town of Fowler
- City of Monte Vista
- Denver Five Points
- City of Rifle



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US HUD

US DOT

Colorado
DOLA

City of
Rifle



Grant Project Steering Committee

RREDC

Colorado Mtn College

DDA

Colorado DOT

City Council

US HUD

Garfield County

Colorado DOLA

RFTA

City Staff

Project Objectives

Infill and
Redevelopment

Mixed-Use, Walkable,
Transit-Served

Shovel-Ready Capital
Projects

Strategic Transit
Development Plan

Initiate High Priority
Capital Projects

Bring Housing to
Downtown

“Shovel Ready”

- Site survey
- Concept design (10% - 30% plans)
- Land owner coordination
- Utility issues, incl. stormwater
- Preliminary cost estimate
- Ready for final design & construction

Interdisciplinary Approach

- Transportation planning
- Civil engineering
- Landscape architecture
- Economic analysis
- Urban design
- Energy analysis
- Capacity-building

Phase I

2012

- ✓ Market study
- ✓ TOD plan
- ✓ Transit plan
- ✓ Traffic circulation
- ✓ ID Opportunity sites
- ✓ Landowner coordination
- ✓ Action Plan
- ✓ ID priority projects

Phase II

2013

- ✓ Stormwater sketch plan
- ✓ Comprehensive survey
- ✓ Street Concept design
- ✓ Street Final Design
- ✓ Bicycle Master Plan
- ✓ Landowner coordination
- ✓ Final Action Plan
- ✓ Final Report Document

Public Involvement

Focus Groups

Structured Interviews

Design Charrette

Tour de Downtown & Design Shindig

Rifle 3D Academies (2012 & 2013)

Small Sites Mini-Charrette

2012 Bicycle/Pedestrian Mini-Summit

Bicycle System Plan Workshop

Rifle First Fridays





Market Analysis

Market Analysis

Employment Trends

Income, Economic Activity

Demand Forecast

Residential

Retail

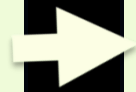
Office

Lodging

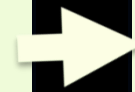
Garfield
County



West
Garfield



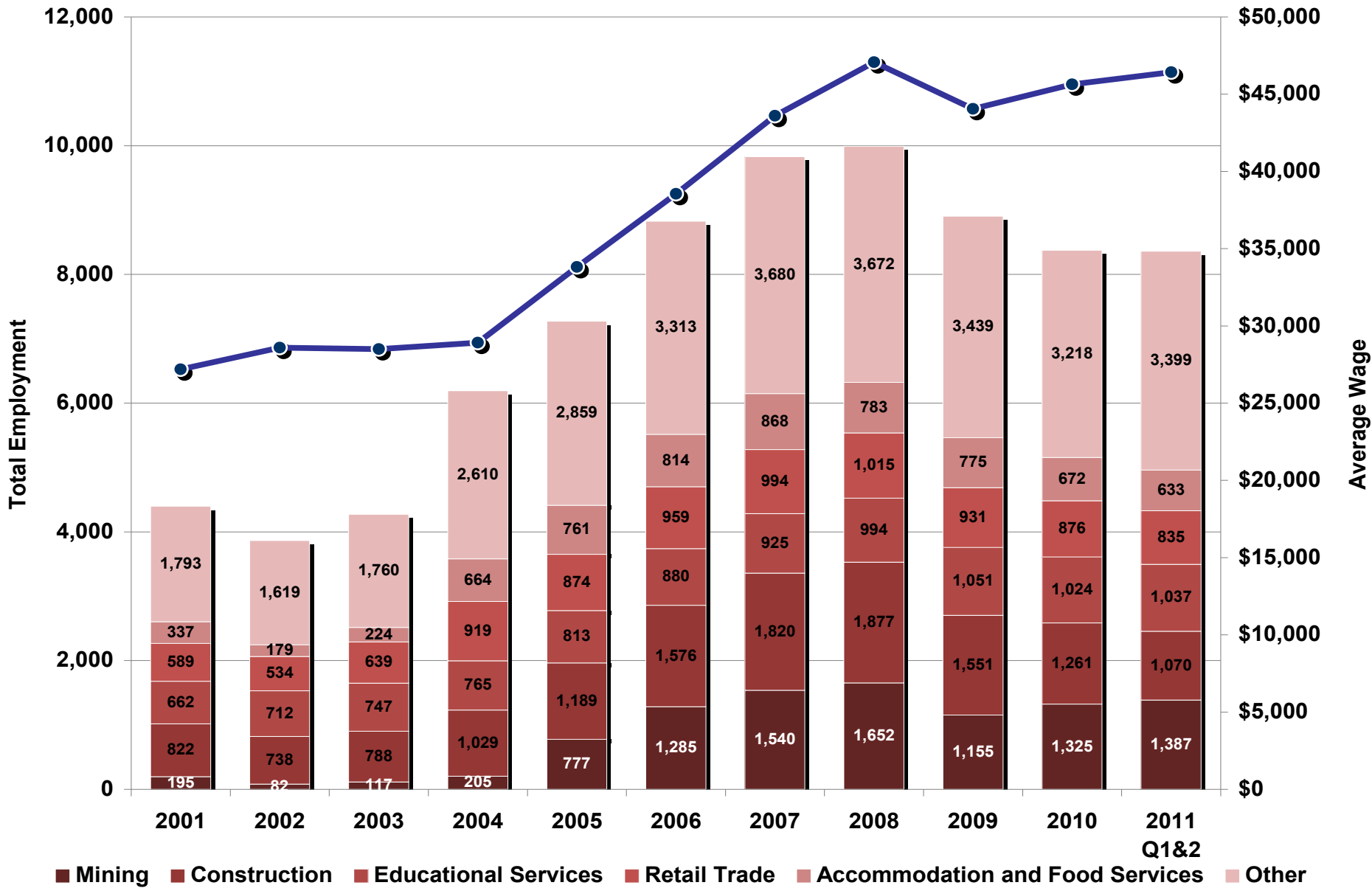
Rifle



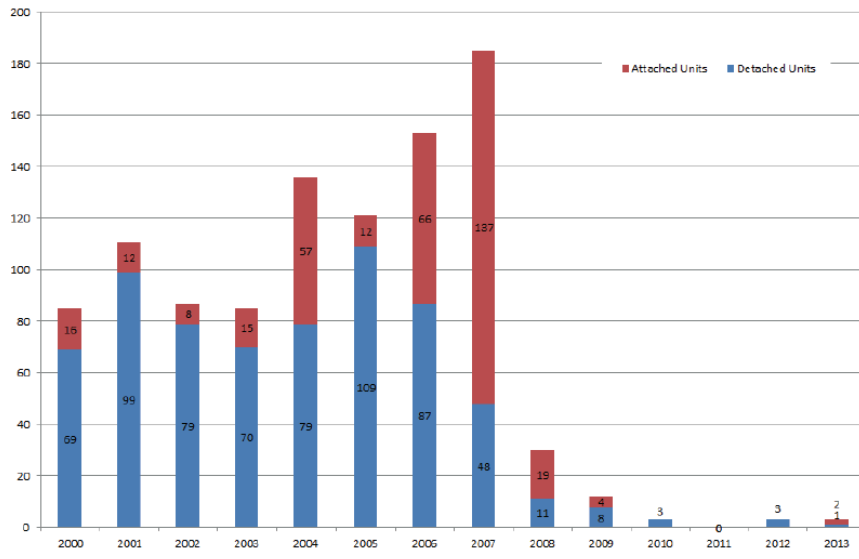
Downtown
Rifle



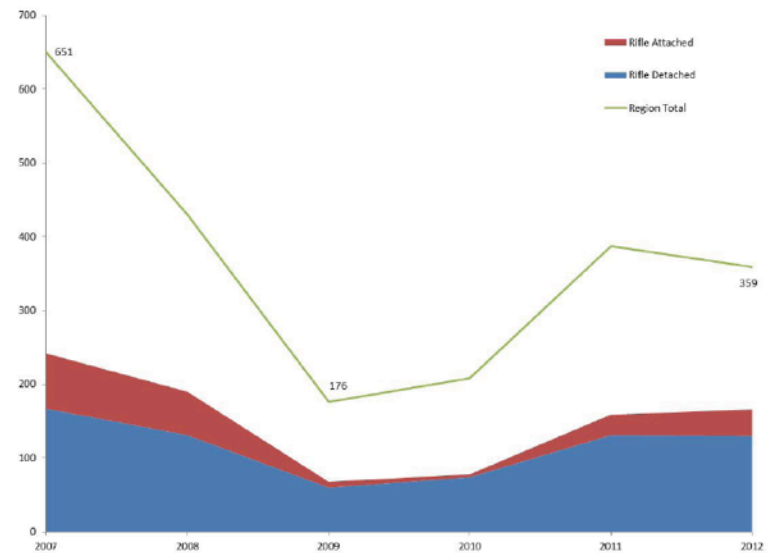
Employment



Residential Building Permits, 2000 to 2013



Home Sales Volume



LEGEND

- MIXED USE COMMERCIAL
- LIVE/WORK
- OFFICE
- APARTMENT/CONDO
- ATTACHED SINGLE FAMILY
- CLUBHOUSE
- RETAIL
- HOTEL



OVERALL PROGRAM

SITE AREA:	972,200 SF (22 AC)
RETAIL:	64,800 SF (A, B, C, E)
OFFICE:	70,000 SF (A, E)
DWELLING UNITS:	343 D.U. (B, D, E)
HOTEL ROOMS:	90 ROOMS (E)
PARKING NEEDED:	23,500 SF M.S. RET. @ 1:500 = 47
	41,300 SF PAD RET. @ 1:333 = 124
	70,000 SF OFF. @ 1:333 = 210
	343 D.U. @ 1.5 SP./D.U. = 515
	896 SPACES
PARKING PROVIDED:	50 SPACES (SITE A)
	75 SPACES (SITE B)
	151 SPACES (SITE C)
	122 SPACES (SITE D)
	635 SPACES (SITE E)
	1,033 TOTAL SPACES
ENERGY GENERATION:	468 KW

OVERALL DOWNTOWN - OPPORTUNITY SITES A-E | DRAFT SITE PLAN

DOWNTOWN RIFLE TOD STRATEGIC PLAN





Transit Planning

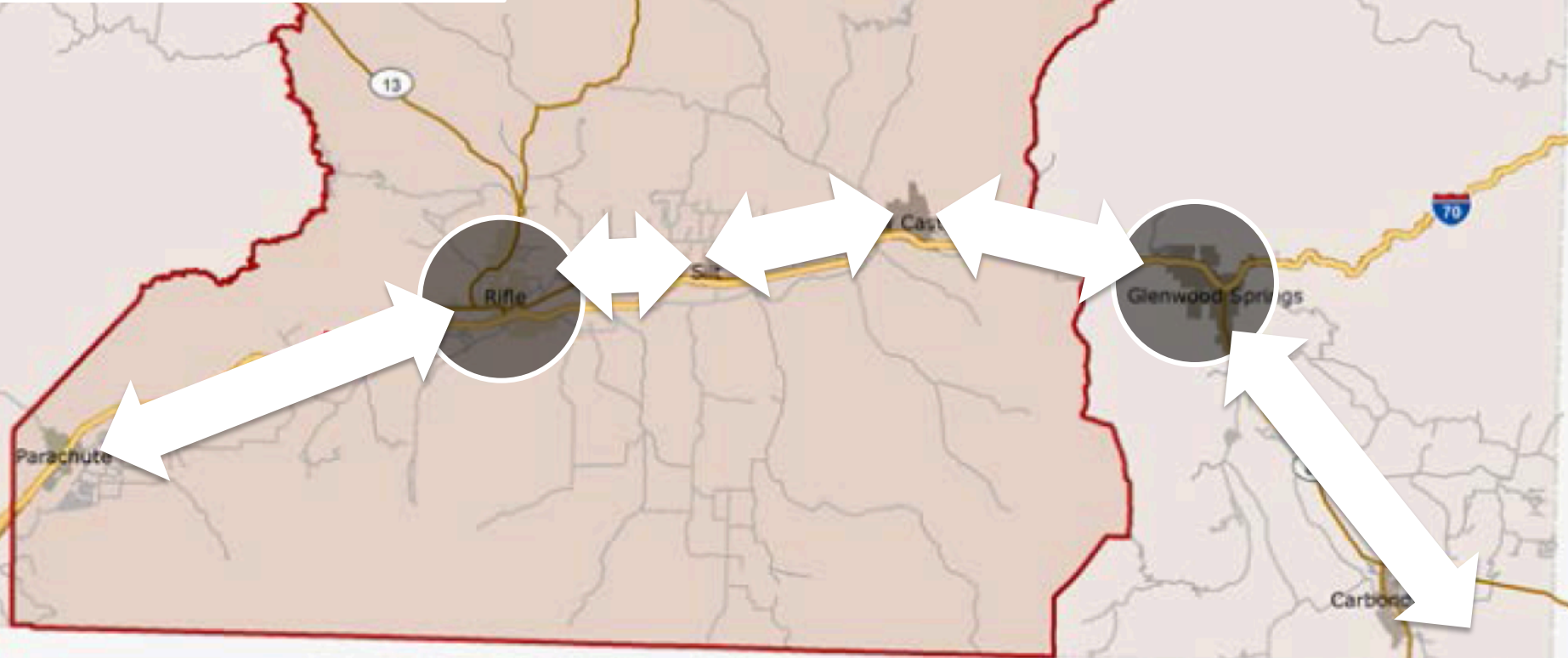


Rifle Transit Vision

Rio Blanco County

Rifle Region

Mesa County



Phase 1

Downtown Infrastructure
Redevelopment & Infill
Rely on existing Grand Hogback service



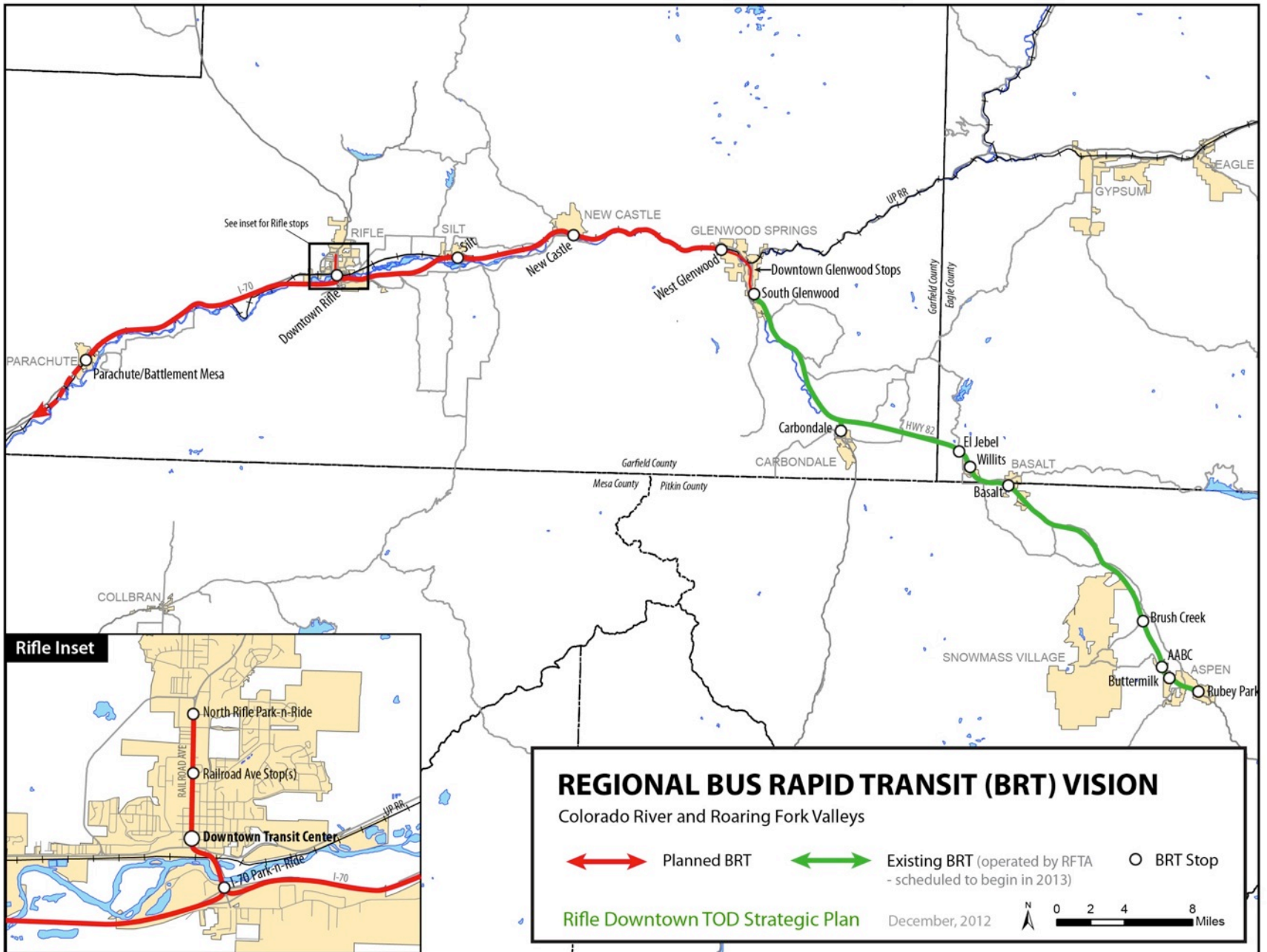
Phase 2

Move park 'n ride to roundabout
Increase Grand Hogback service levels



Phase 3

Begin development of BRT extension
Initiate local service



See inset for Rifle stops

Downtown Rifle

PARACHUTE
Parachute/Battlement Mesa

RIFLE

SILT

NEW CASTLE
New Castle

GLENWOOD SPRINGS

West Glenwood
Downtown Glenwood Stops
South Glenwood

Carbondale

CARBONDALE

El Jebel
Willits

BASALT

Basalt

Brush Creek

SNOWMASS VILLAGE

Buttermilk

AABC

ASPEN

Bubey Park

COLLBRAN

Rifle Inset

North Rifle Park-n-Ride

Railroad Ave Stop(s)

Downtown Transit Center

I-70 Park-n-Ride

REGIONAL BUS RAPID TRANSIT (BRT) VISION

Colorado River and Roaring Fork Valleys

↔ Planned BRT

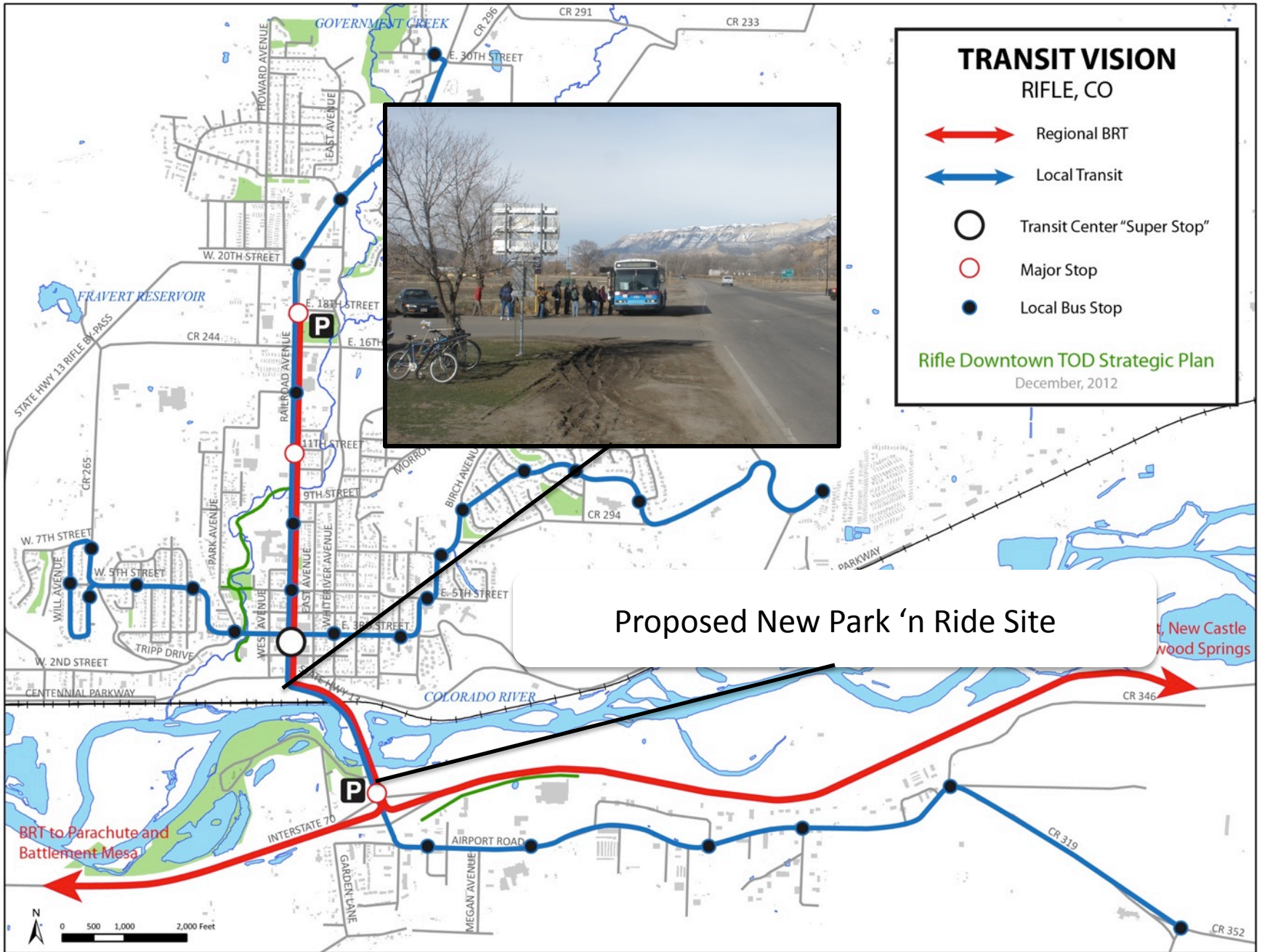
↔ Existing BRT (operated by RFTA - scheduled to begin in 2013)

○ BRT Stop






Rifle Downtown TOD Strategic Plan

December, 2012

Scale: 0 2 4 8 Miles



TRANSIT VISION RIFLE, CO

-  Regional BRT
-  Local Transit
-  Transit Center "Super Stop"
-  Major Stop
-  Local Bus Stop

Rifle Downtown TOD Strategic Plan
December, 2012



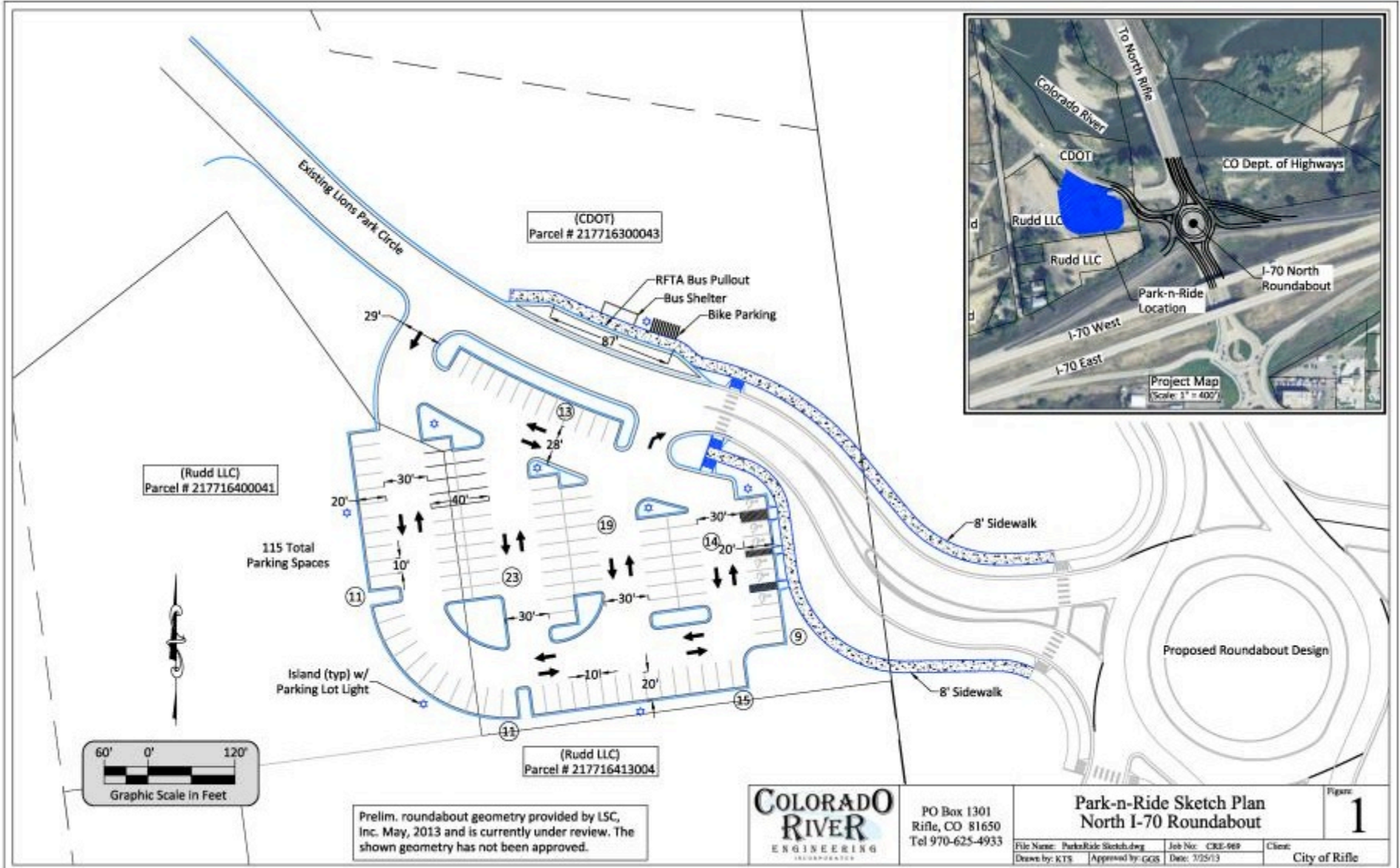
Proposed New Park 'n Ride Site

BRT to Parachute and Battlement Mesa

New Castle
Wood Springs



Park 'n Ride: Rough Concept (will change)





Bicycle System Plan



Rifle Bike Plan





RIFLE DOWNTOWN TOD STRATEGIC PLAN | TRAILS AND OPEN SPACE DIAGRAM

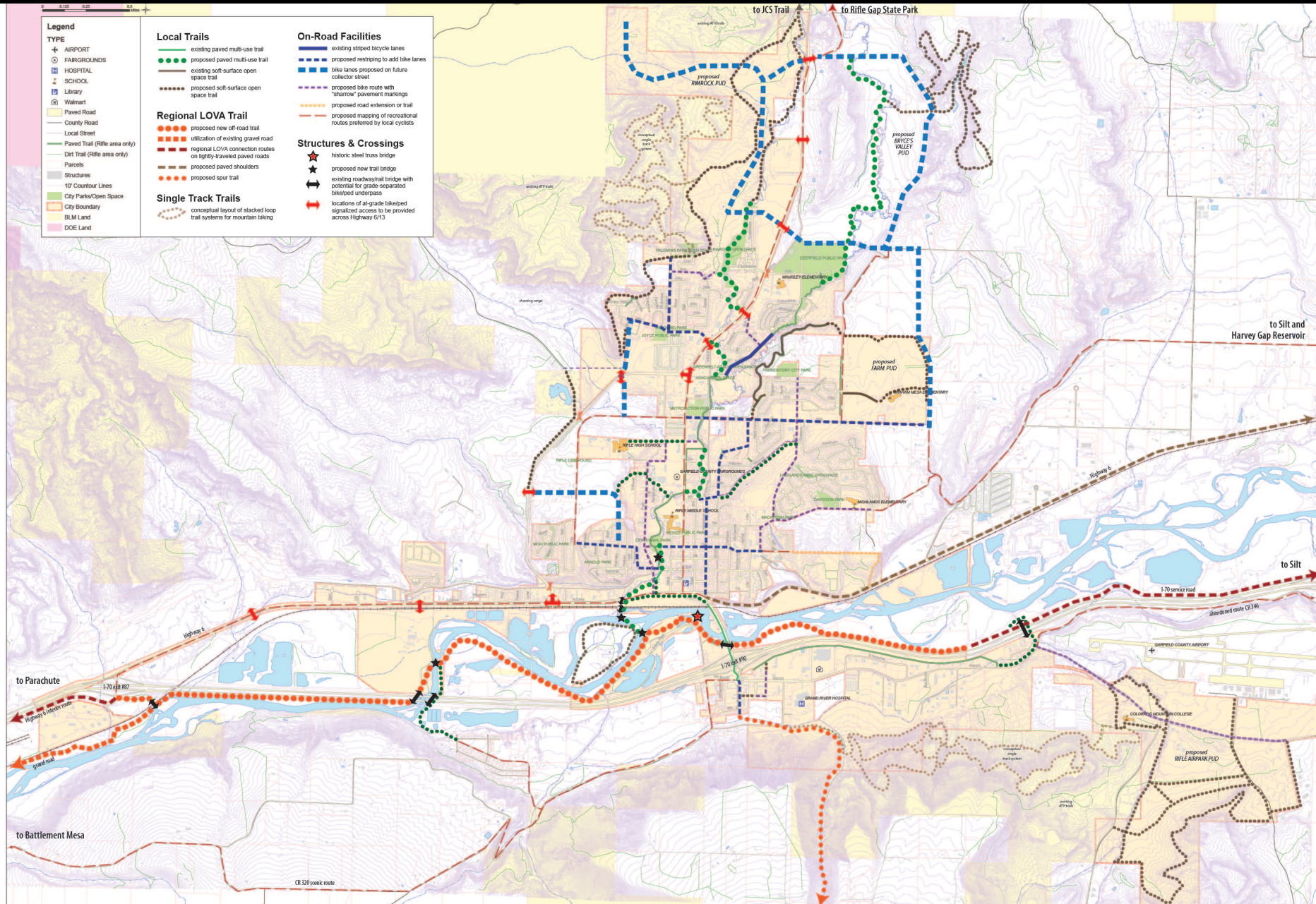
- Legend**
- Proposed Multi-use Path
 - Existing Multi-use Path
 - Existing Open Space
 - Proposed Open Space



June 7th Outreach Events



Bike Master Plan – City of Rifle



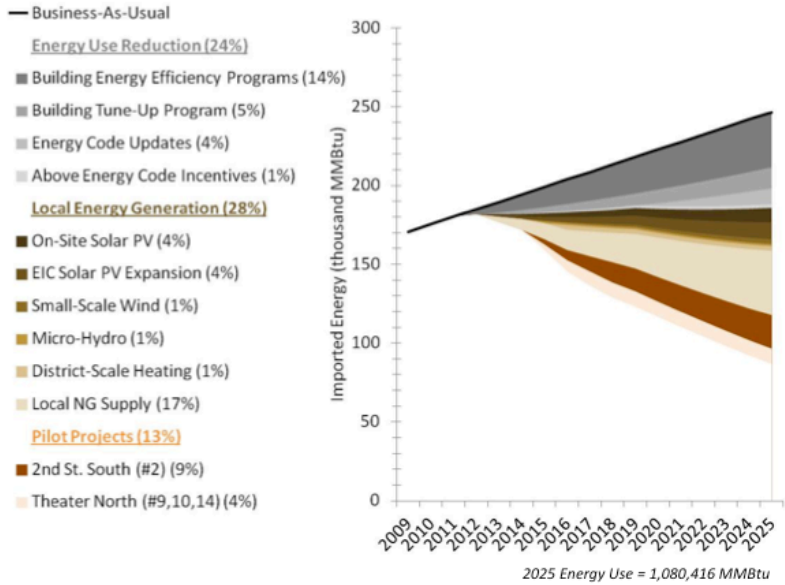
12 Bicycle System Plan Priorities

- Complete missing gap in Rifle Creek Trail
- Link Palomino Park to Downtown
- Build trail to Rifle High School
- Begin developing Rifle section of LOVA Trail
- Construct fairgrounds trail
- Complete a trail connection to Colorado Mtn College
- Add bike lanes and sharrows throughout Rifle
- Study Morrow Drive options
- Pursue new trails on ditch rights of way
- Pursue mountain biking trails on BLM lands
- Enhance access to Rifle Gap State Park
- Map and market rural/Garfield Co routes



Energy Village Plan

Downtown Energy Wedge Diagram

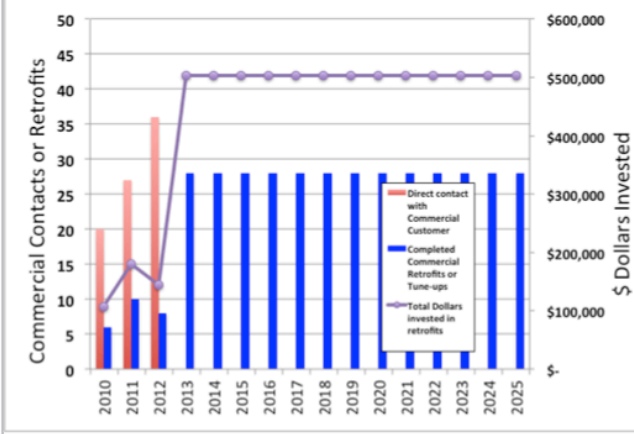


Commercial Programs - DOWNTOWN

Since 2010, a majority of businesses in Rifle have been personally contacted by CLEER staff regarding commercial energy upgrades



Commercial Building Retrofits & Dollars Invested GCE Historical & Energy Plan Forecast

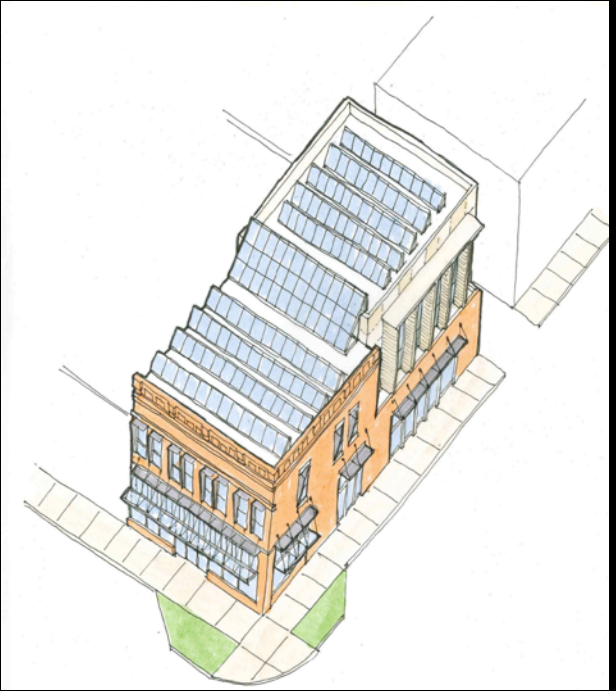


Energy Plan Assumes:
71 businesses downtown

2 Commercial Programs
Xcel DSM + GCE
Xcel tune-up program

20% penetration rate
every business
every 5yrs
both programs

GCE history:
\$18,000 avg investment
per business





Redevelopment, Infill

LEGEND

- MIXED USE COMMERCIAL
- LIVE/WORK
- OFFICE
- RETAIL
- HOTEL
- APARTMENT/CONDO
- ATTACHED SINGLE FAMILY
- CLUBHOUSE

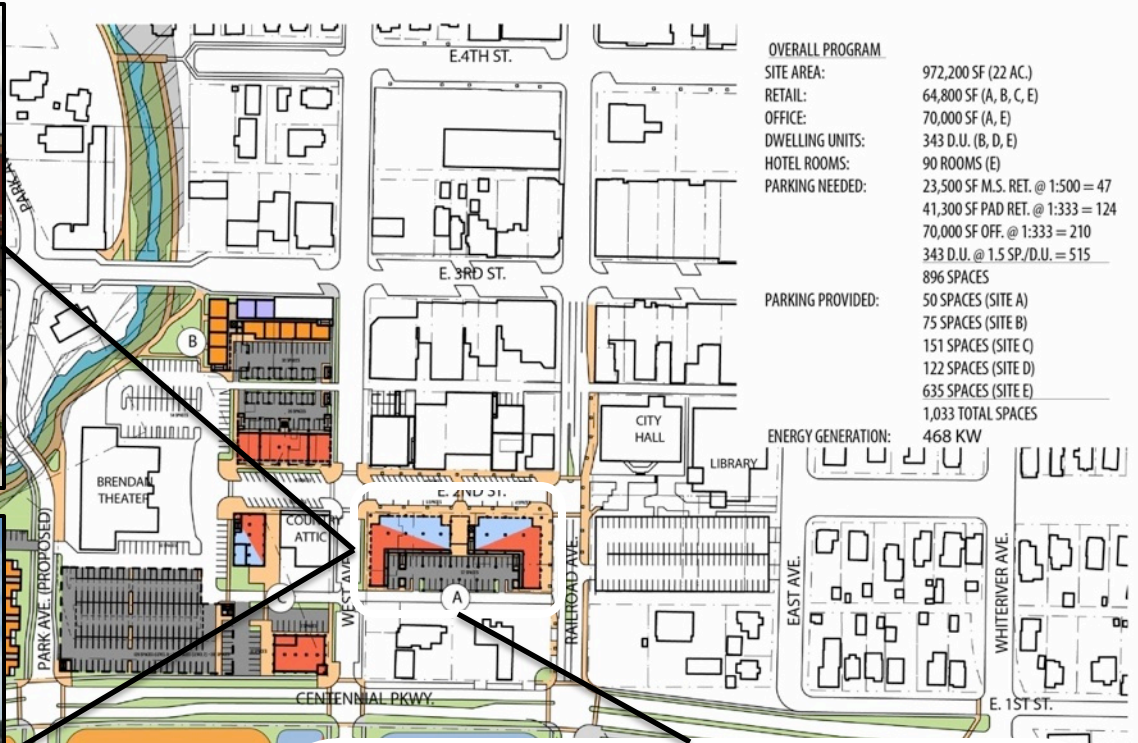


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PARKING PROVIDED:	50 SPACES (SITE A) 75 SPACES (SITE B) 151 SPACES (SITE C) 122 SPACES (SITE D) 635 SPACES (SITE E) 1,033 TOTAL SPACES
ENERGY GENERATION:	468 KW

Five Leading Opportunity Sites



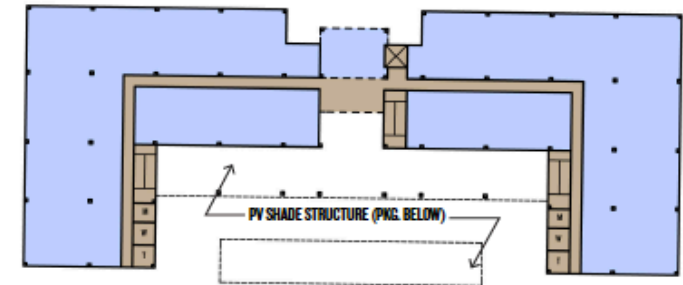


OVERALL PROGRAM	
SITE AREA:	972,200 SF (22 AC.)
RETAIL:	64,800 SF (A, B, C, E)
OFFICE:	70,000 SF (A, E)
DWELLING UNITS:	343 D.U. (B, D, E)
HOTEL ROOMS:	90 ROOMS (E)
PARKING NEEDED:	23,500 SF M.S. RET. @ 1:500 = 47 41,300 SF PAD RET. @ 1:333 = 124 70,000 SF OFF. @ 1:333 = 210 343 D.U. @ 1.5 SP./D.U. = 515
PARKING PROVIDED:	896 SPACES 50 SPACES (SITE A) 75 SPACES (SITE B) 151 SPACES (SITE C) 122 SPACES (SITE D) 635 SPACES (SITE E) 1,033 TOTAL SPACES
ENERGY GENERATION:	468 KW

2nd Street South

Market Uses:
 Ground floor retail
 Office
 Residential?





2ND AND 3RD FLOOR PLANS











PROGRAM	
SITE AREA:	38,726 SF (0.89 AC)
RETAIL:	15,500 SF (1ST FLOOR)
OFFICE:	19,000 SF (2ND FLOOR)
	19,000 SF (3RD FLOOR)
	38,000 SF TOTAL
PARKING NEEDED:	15,500 SF @ 1:500 SF = 31
	38,000 SF @ 1:333 SF = 114
	145 SPACES
PARKING PROVIDED:	41 ON-SITE SPACES
	19 ON-STREET SPACES
	60 TOTAL SPACES
PARKING DEFICIT:	(85) SPACES
PROPERTY OWNER:	BOB REGULSKI

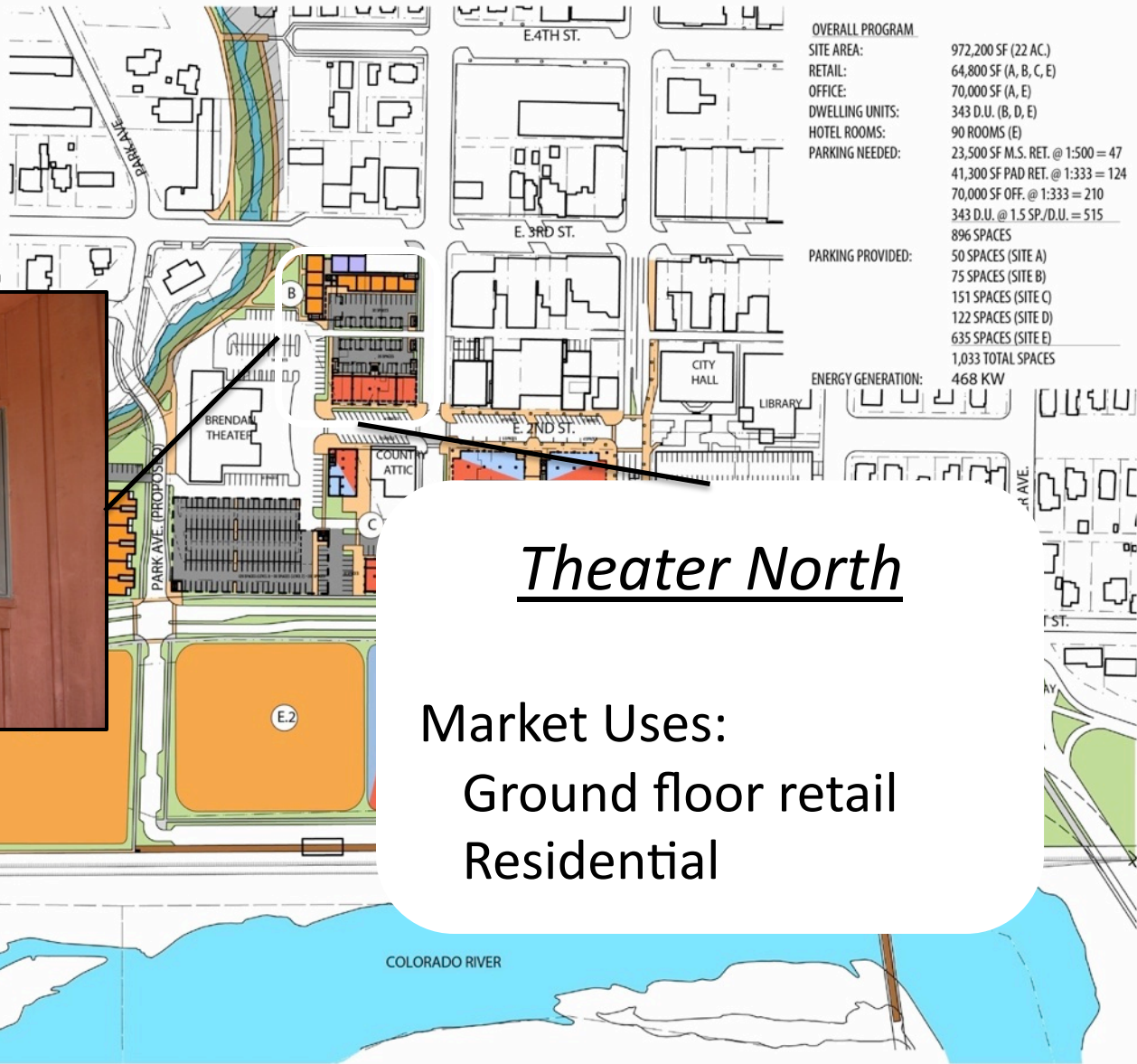
RIFLE DOWNTOWN TOD STRATEGIC PLAN | OPPORTUNITY SITE A - "2ND STREET SOUTH" SITE PLAN/FLOOR PLANS

RIFLE, CO | JULY 16, 2012 | FOR THE CITY OF RIFLE | DRAFT



LEGEND

-  MIXED USE COMMERCIAL
-  OFFICE
-  RETAIL
-  HOTEL
-  LIVE/WORK
-  APARTMENT/CONDO
-  ATTACHED SINGLE FAMILY
-  CLUBHOUSE



OVERALL PROGRAM

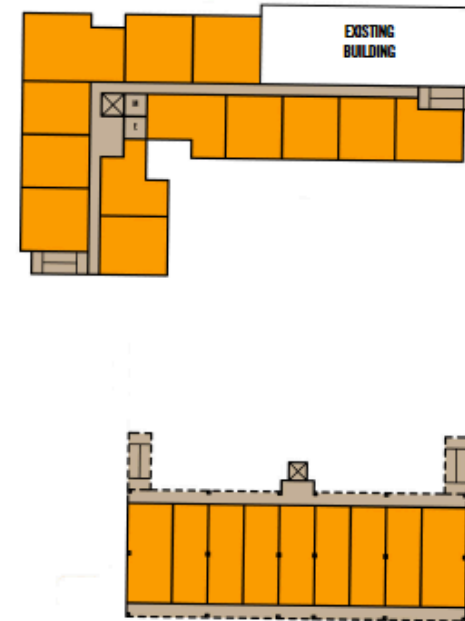
SITE AREA:	972,200 SF (22 AC)
RETAIL:	64,800 SF (A, B, C, E)
OFFICE:	70,000 SF (A, E)
DWELLING UNITS:	343 D.U. (B, D, E)
HOTEL ROOMS:	90 ROOMS (E)
PARKING NEEDED:	23,500 SF M.S. RET. @ 1:500 = 47 41,300 SF PAD RET. @ 1:333 = 124 70,000 SF OFF. @ 1:333 = 210 343 D.U. @ 1.5 SP./D.U. = 515
	896 SPACES
PARKING PROVIDED:	50 SPACES (SITE A) 75 SPACES (SITE B) 151 SPACES (SITE C) 122 SPACES (SITE D) 635 SPACES (SITE E) 1,033 TOTAL SPACES
ENERGY GENERATION:	468 KW



Theater North

Market Uses:
Ground floor retail
Residential





2ND AND 3RD FLOOR PLANS



PROGRAM	
SITE AREA:	50,629 SF (1.16 AC.)
RETAIL:	8,000 SF
DWELLING UNITS:	37 APARTMENTS
	18 RES. OVER RETAIL
	55 DWELLING UNITS (47 DU/AC)
	8,000 SF @ 1,500 SF = 16
	55 D.U. @ 1.5 SP/D.U. = 82
	98 TOTAL SPACES
PARKING NEEDED:	56 ON-SITE SPACES
	19 ON-STREET SPACES
	(23) SPACES
PARKING PROVIDED:	KAUFMAN AND CITY OF RIFLE (NORTH HALF)
PARKING DEFICIT:	/ ED ARNOLD (SOUTH HALF)
PROPERTY OWNER:	

RIFLE DOWNTOWN TOD STRATEGIC PLAN | OPPORTUNITY SITE B - "THEATRE NORTH" SITE PLAN/FLOOR PLANS

RIFLE, CO | JULY 9, 2012 | FOR THE CITY OF RIFLE | DRAFT

LEGEND

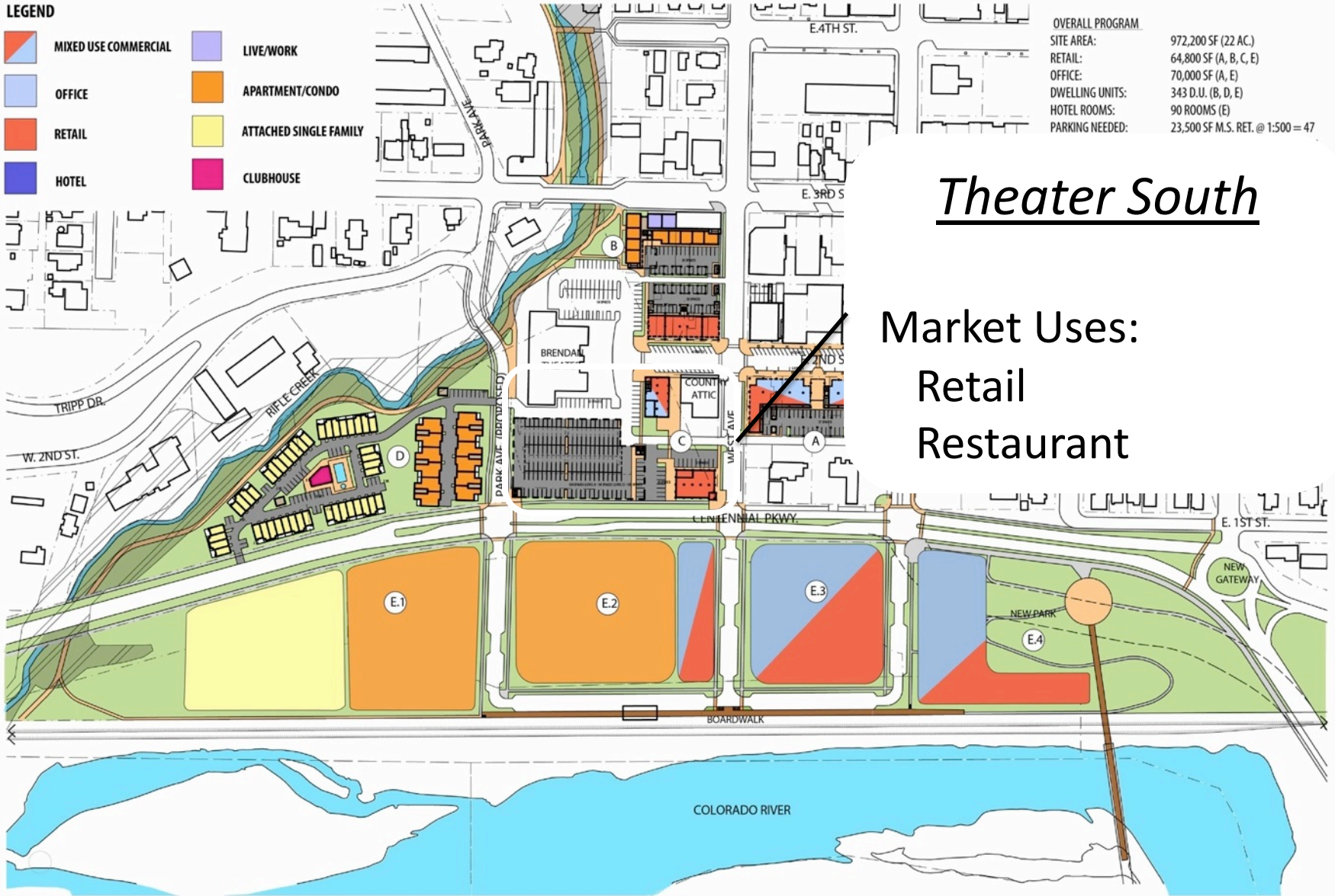
- MIXED USE COMMERCIAL
- LIVE/WORK
- OFFICE
- APARTMENT/CONDO
- RETAIL
- ATTACHED SINGLE FAMILY
- HOTEL
- CLUBHOUSE

OVERALL PROGRAM

SITE AREA:	972,200 SF (22 AC.)
RETAIL:	64,800 SF (A, B, C, E)
OFFICE:	70,000 SF (A, E)
DWELLING UNITS:	343 D.U. (B, D, E)
HOTEL ROOMS:	90 ROOMS (E)
PARKING NEEDED:	23,500 SF M.S. RET. @ 1:500 = 47

Theater South

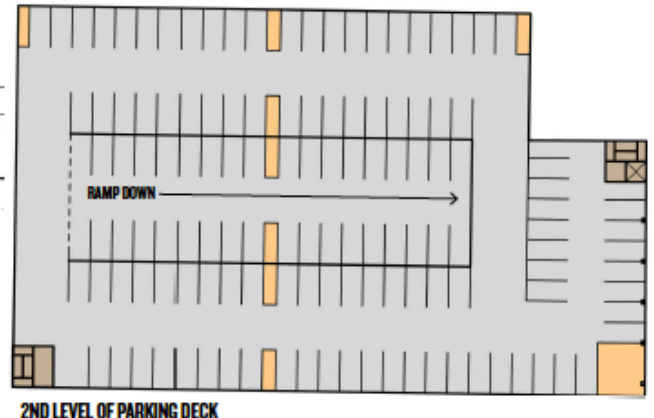
Market Uses:
Retail
Restaurant





PROGRAM	17,243 SF (0.4 AC.)
*SITE AREA:	5,000 SF
RETAIL:	5,000 SF @ 1:333 SF = 15
PARKING NEEDED:	15 TOTAL SPACES
PARKING PROVIDED:	30 ON-SITE SPACES (ADJ. TO PAD) 216 PARKING STRUCTURE SPACES (95 REPLACED)
PARKING SURPLUS (SITE C):	151 SPACES
PARKING DEFICIT (DISTRICT-WIDE):	108 SPACES (SITE A & B)
OVERALL PARKING SURPLUS:	43 SPACES
ENERGY FIELD PRODUCTION:	300 KW
PROPERTY OWNER:	CITY OF RIFLE

*SITE AREA LISTED DOES NOT INCLUDE THE EXISTING PARKING LOT AREA WHERE THE PROPOSED PARKING STRUCTURE IS SHOWN.



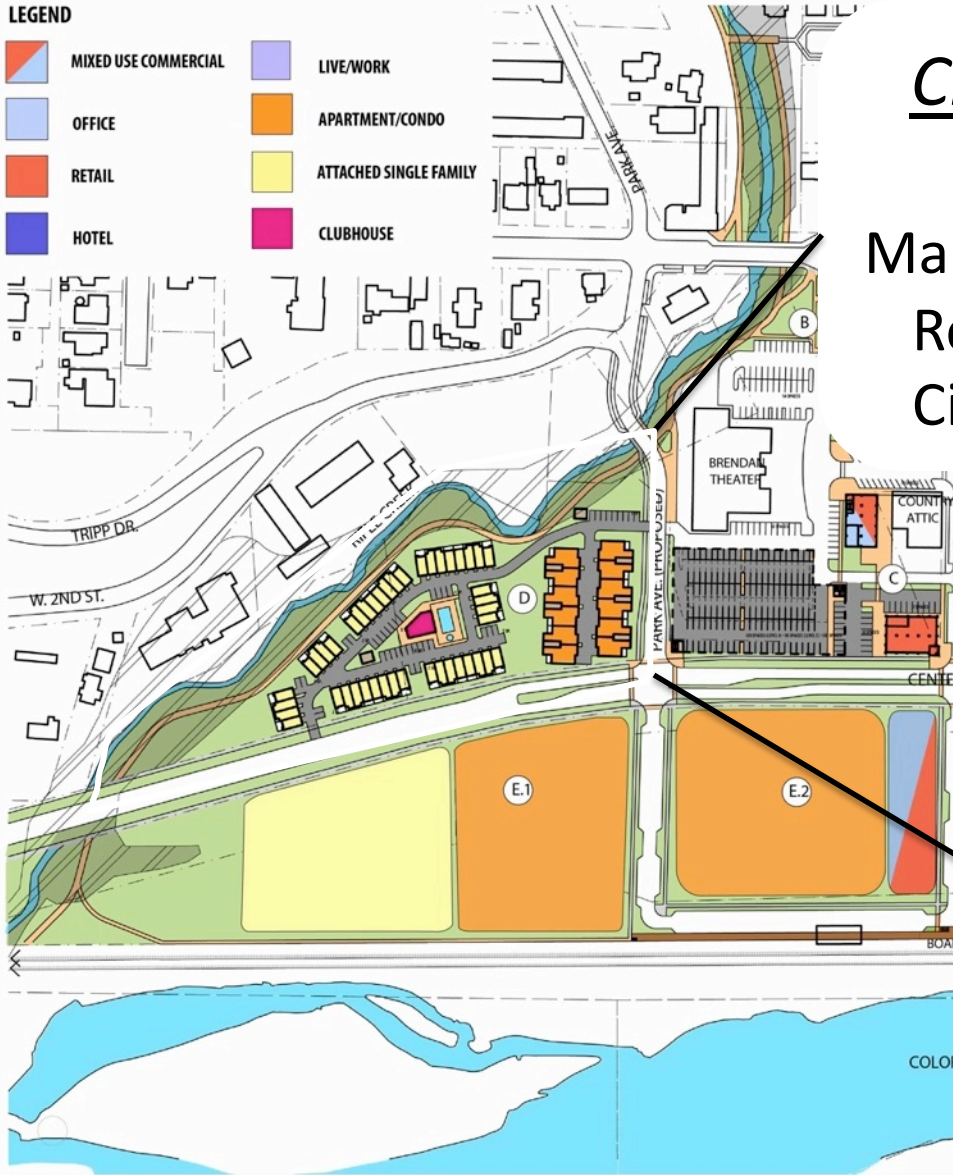
RIFLE DOWNTOWN TOD STRATEGIC PLAN | OPPORTUNITY SITE C - "THEATRE SOUTH" SITE PLAN/FLOOR PLANS

RIFLE, CO | JULY 23, 2012 | FOR THE CITY OF RIFLE | DRAFT



LEGEND

- MIXED USE COMMERCIAL
- LIVE/WORK
- OFFICE
- APARTMENT/CONDO
- RETAIL
- ATTACHED SINGLE FAMILY
- HOTEL
- CLUBHOUSE



Creekside South

Market Uses:
Residential
Civic

RAM:	972,200 SF (22 AC)
	64,800 SF (A, B, C, E)
	70,000 SF (A, E)
	343 D.U. (B, D, E)
	90 ROOMS (E)
	23,500 SF M.S. RET. @ 1:500 = 47
	41,300 SF PAD RET. @ 1:333 = 124
	70,000 SF OFF. @ 1:333 = 210
	343 D.U. @ 1.5 SP./D.U. = 515
	896 SPACES
D:	50 SPACES (SITE A)
	75 SPACES (SITE B)
	151 SPACES (SITE C)
	122 SPACES (SITE D)
	635 SPACES (SITE E)
	1,033 TOTAL SPACES
ION:	468 KW





RIFLE DOWNTOWN TOD STRATEGIC PLAN | CREEKSIDE SOUTH SCHEME 1

RIFLE, CO | JULY 24TH, 2013 | FOR THE CITY OF RIFLE | **DRAFT**



RIFLE DOWNTOWN TOD STRATEGIC PLAN | CREEKSIDE SOUTH SCHEME 4

RIFLE, CO | AUGUST 21ST, 2013 | FOR THE CITY OF RIFLE | **DRAFT**



RIFLE DOWNTOWN TOD STRATEGIC PLAN | CREEKSIDE SOUTH SCHEME 3

RIFLE, CO | JULY 24TH, 2013 | FOR THE CITY OF RIFLE | **DRAFT**

PROGRAM
SITE AREA: 169,256 SF (3.88 AC.) PLUS 0.51 ACRES ROW
DWELLING UNITS: 120 UNITS, 3-STORY STACKED FLATS (30.8 DU/AC)
PARKING NEEDED: 120 0.8 U. @ 1.75 SP/UNIT = 210 SPACES
PARKING PROVIDED: 98 COVERED ON-SITE SPACES
22 SURFACE SPACES
127 TOTAL SPACES; 144 SP/UNIT
PROPERTY OWNER: JAN MARTIN

PROGRAM
SITE AREA: 169,256 SF (3.88 AC.) PLUS 0.51 ACRES ROW
DWELLING UNITS: 138 4-STORY SINGLE/DOUBLE LOADED (26.5 DU/AC)
PARKING NEEDED: 138 0.8 U. @ 1.75 SP/UNIT = 242 SPACES
PARKING PROVIDED: 158 COVERED ON-SITE SPACES
166 SURFACE SPACES
242 TOTAL SPACES
PROPERTY OWNER: JAN MARTIN

PROGRAM
SITE AREA: 169,256 SF (3.88 AC.), 3 AC. RESIDENTIAL; 0.89 AC. COMM.
DWELLING UNITS: 72 3-STORY STACKED FLATS (18.5 DU/AC)
COMMERCIAL: 7,620 SF
PARKING NEEDED: 72 0.8 U. @ 1.75 SP/UNIT = 126 SPACES
1 SPACE PER 200 SF OF COMMERCIAL
LESS 5,000 SF = 10 SPACES
TOTAL = 136
80 COVERED ON-SITE SPACES
22 SURFACE SPACES
127 TOTAL SPACES
PROPERTY OWNER: JAN MARTIN

LEGEND

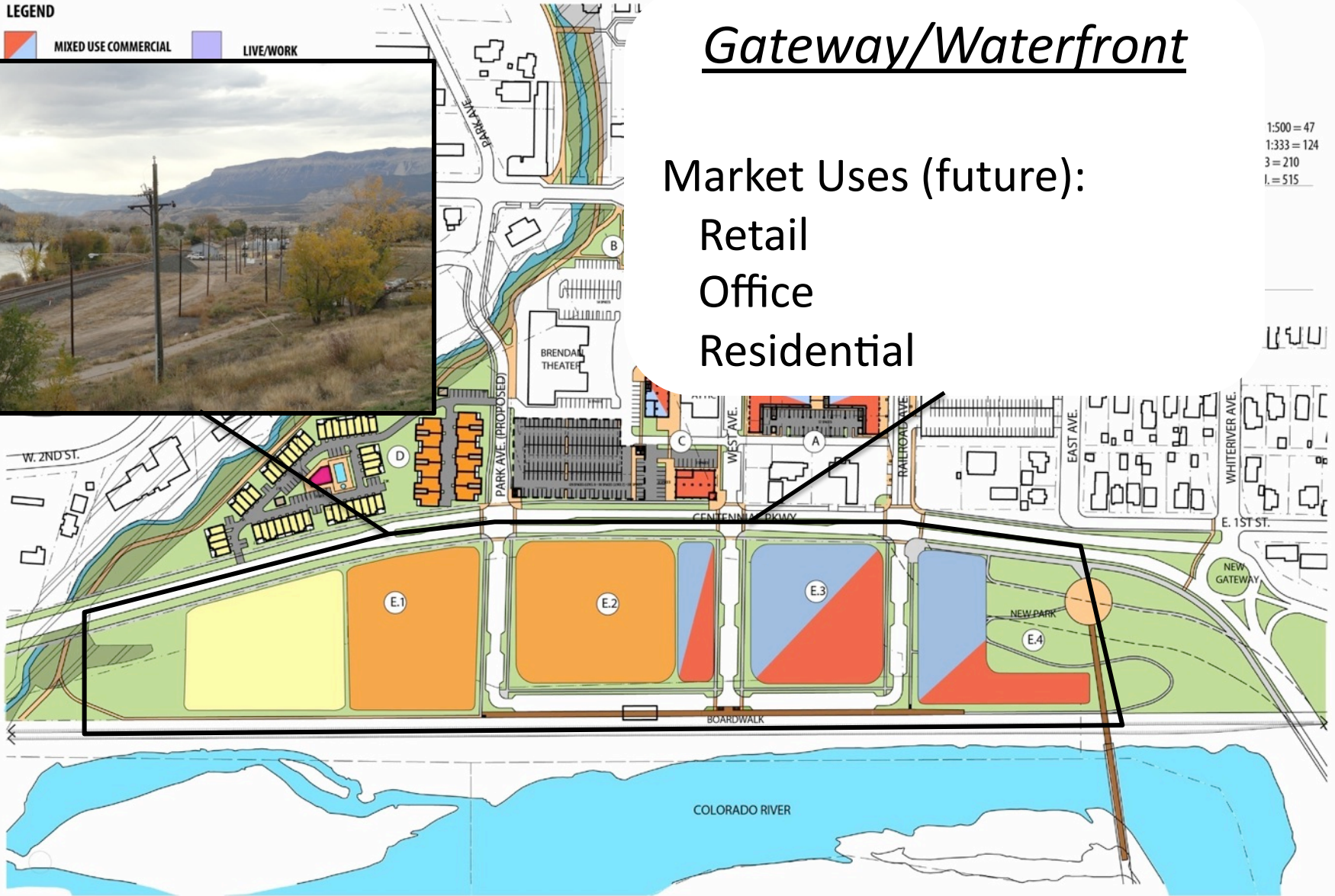
MIXED USE COMMERCIAL LIVE/WORK



Gateway/Waterfront

Market Uses (future):
Retail
Office
Residential

1:500 = 47
1:333 = 124
3 = 210
1 = 515





Street Design

April 2012 Charrette



DESIGN PRINCIPLES

- 1. Embrace the Colorado River**
 - a. Recreation, views, accessibility
 - b. Reactivate the historic bridge

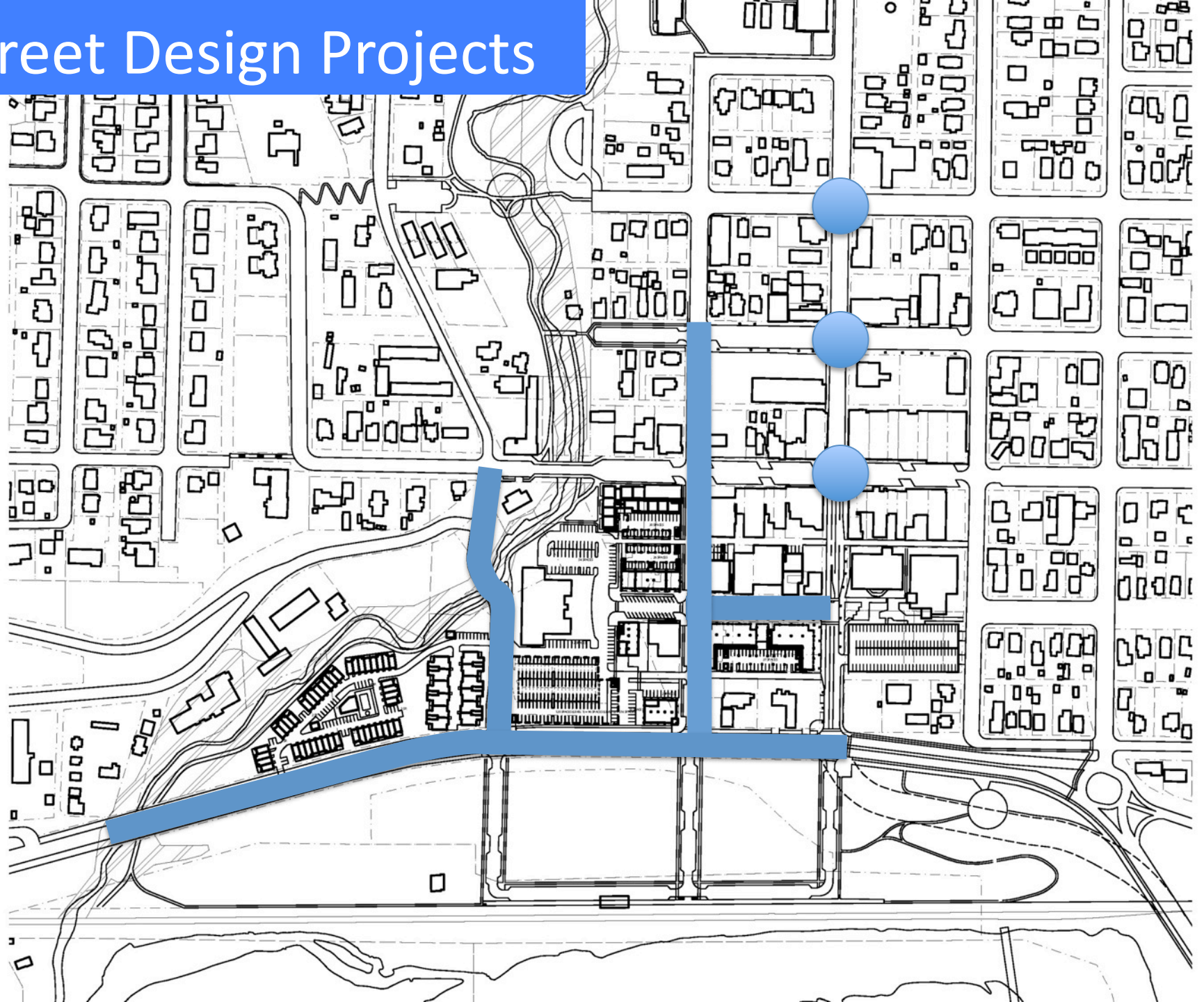
- 2. Catalyze Market Opportunities**
 - a. Short-term, mid-term, long-term
 - b. Diversify jobs and housing, without precluding good things from happening
 - c. Apply for grants

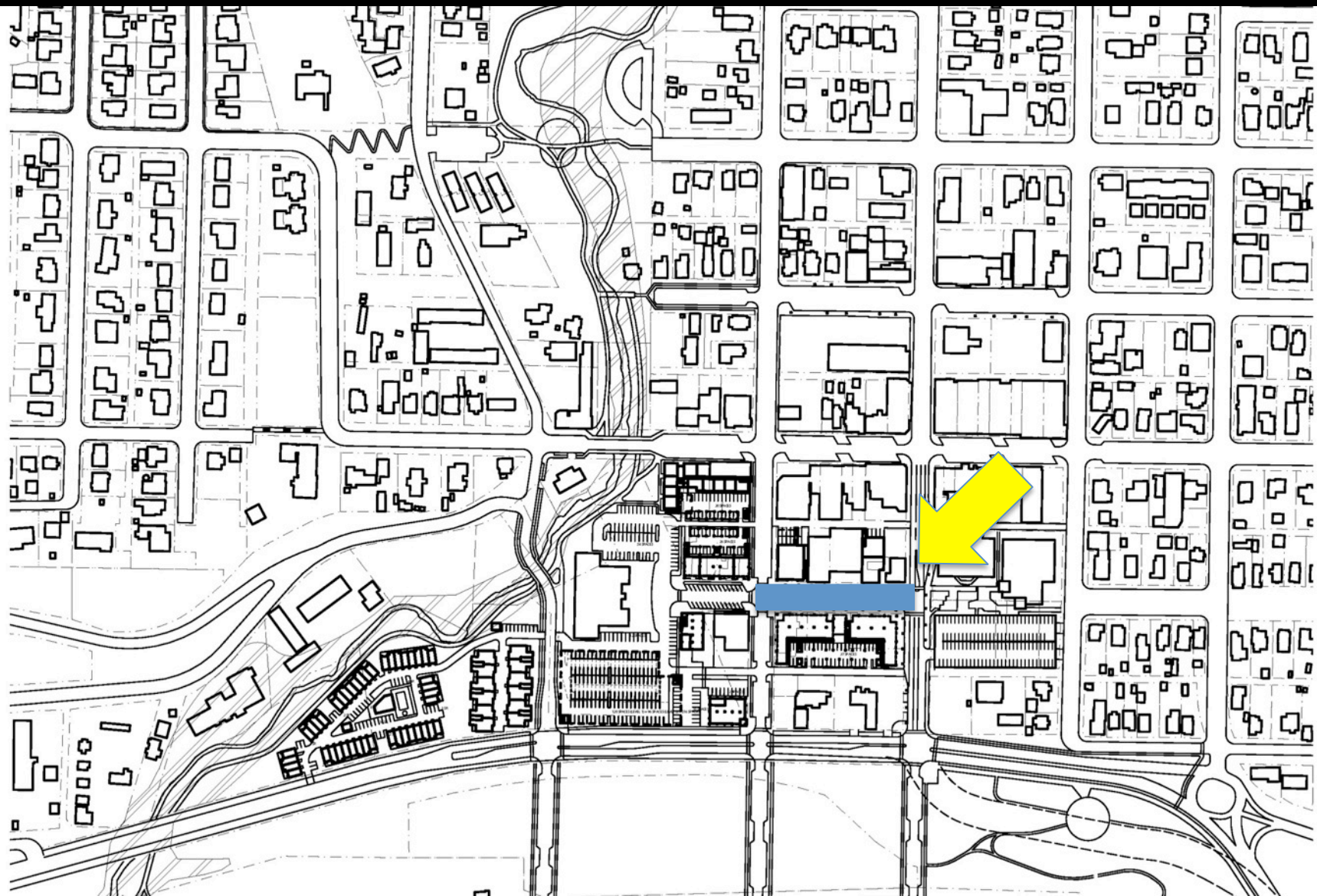
- 3. Implement District-Wide Utility**
 - a. Sustainable infrastructure – parking, storm water, energy
 - b. District-wide development issues, remove bureaucratic obstacles

- 4. Put the Pedestrian First**
 - a. Pedestrian, bike, bus
 - b. Must be desirable – ‘pedestrian propulsion’

- 5. Leverage Placemaking**
 - a. Gateways – Second Street, river area
 - b. Rooftops, adaptive reuse, art

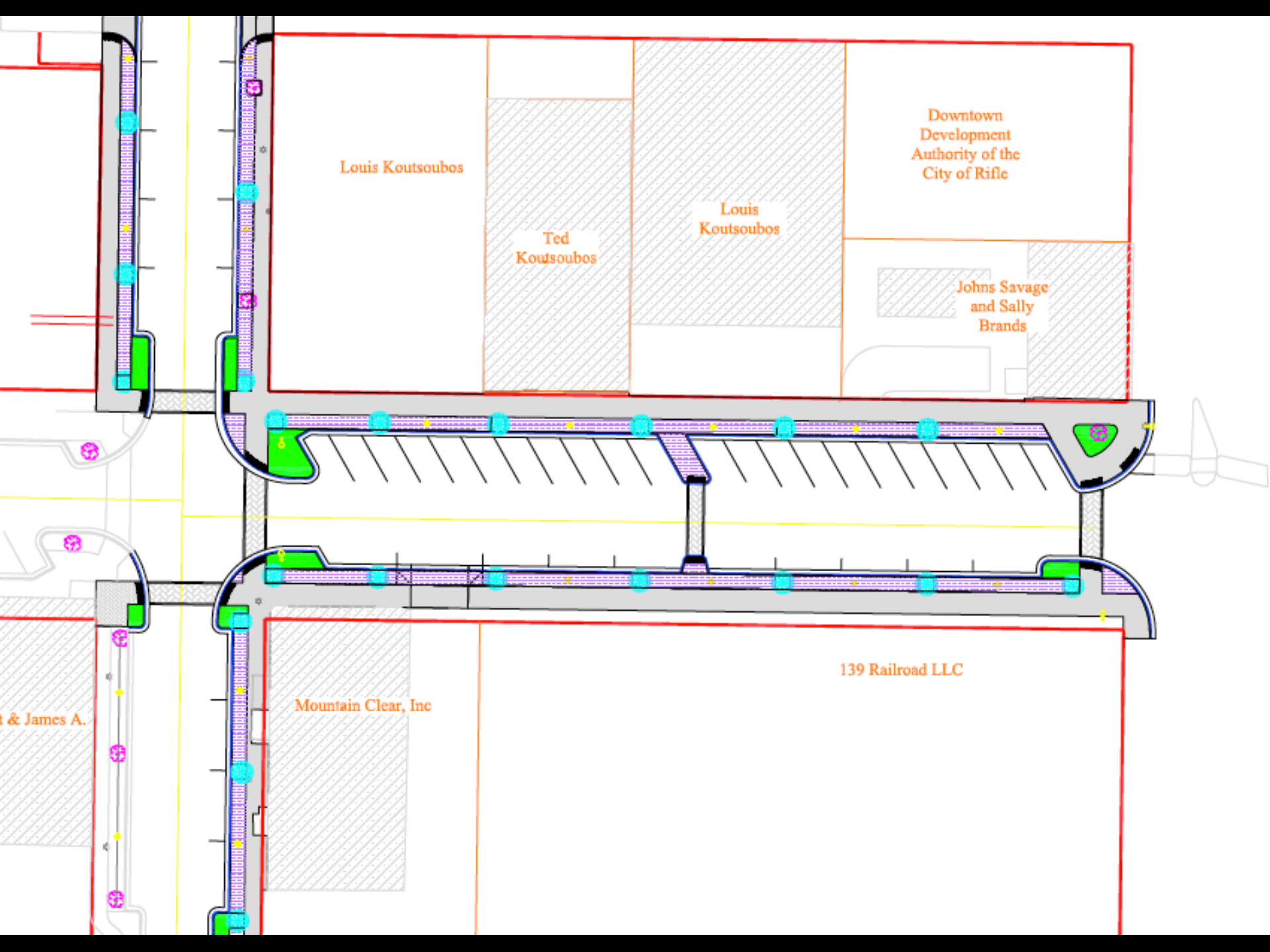
Street Design Projects



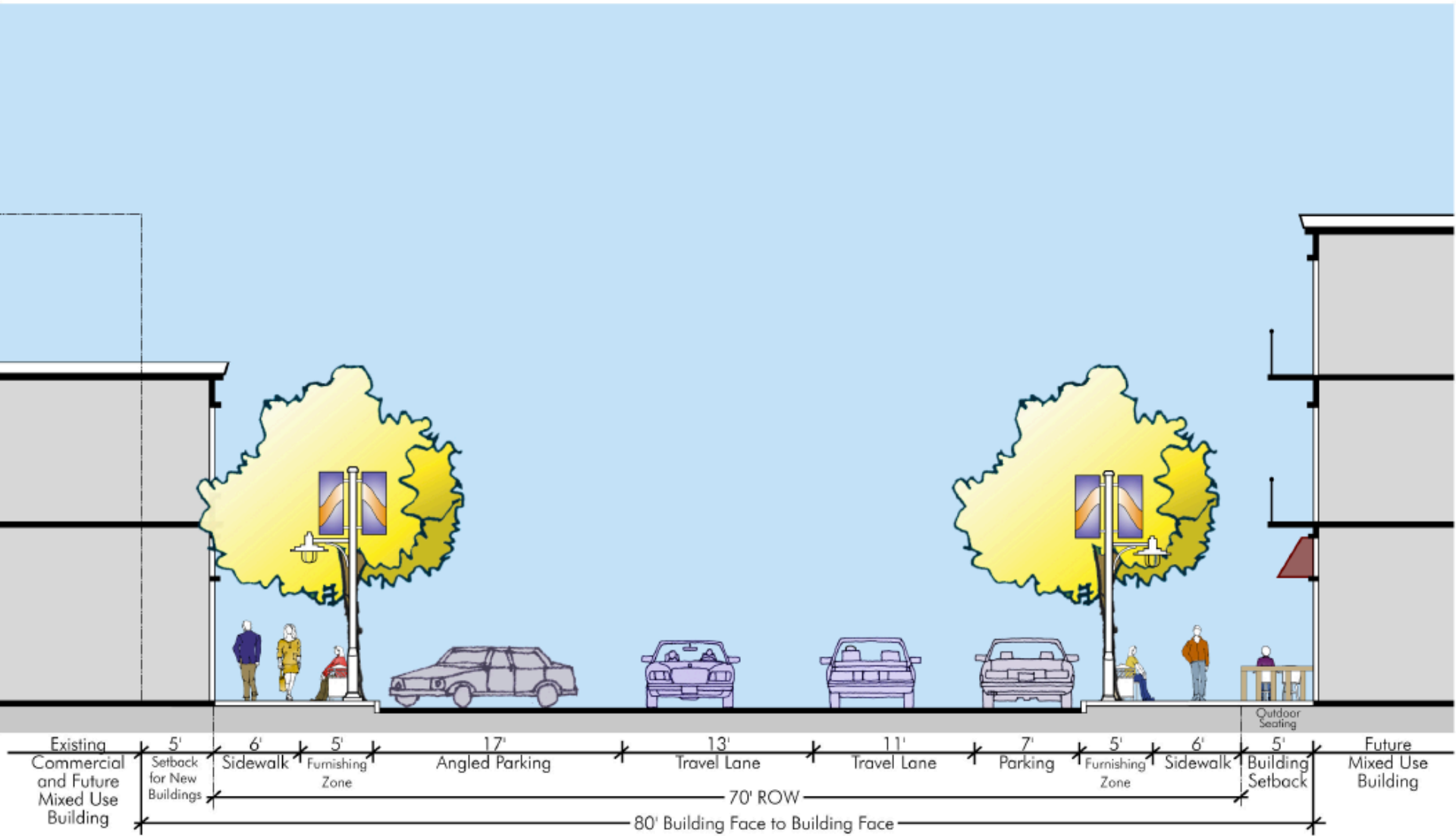


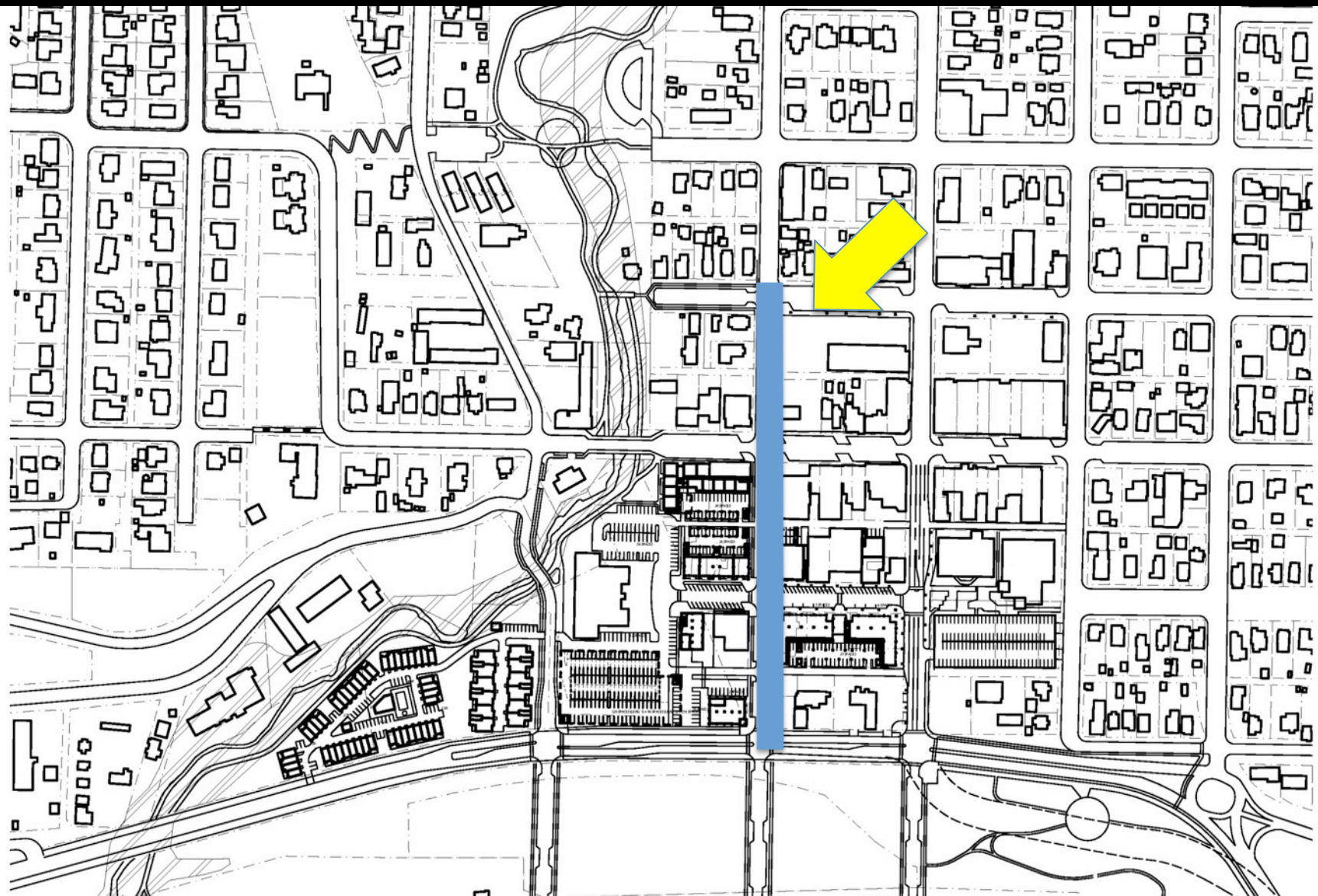


Project: 2nd Street
- Conceptual design
- Final Design



2nd St. Between Railroad Ave. and West St. Looking East

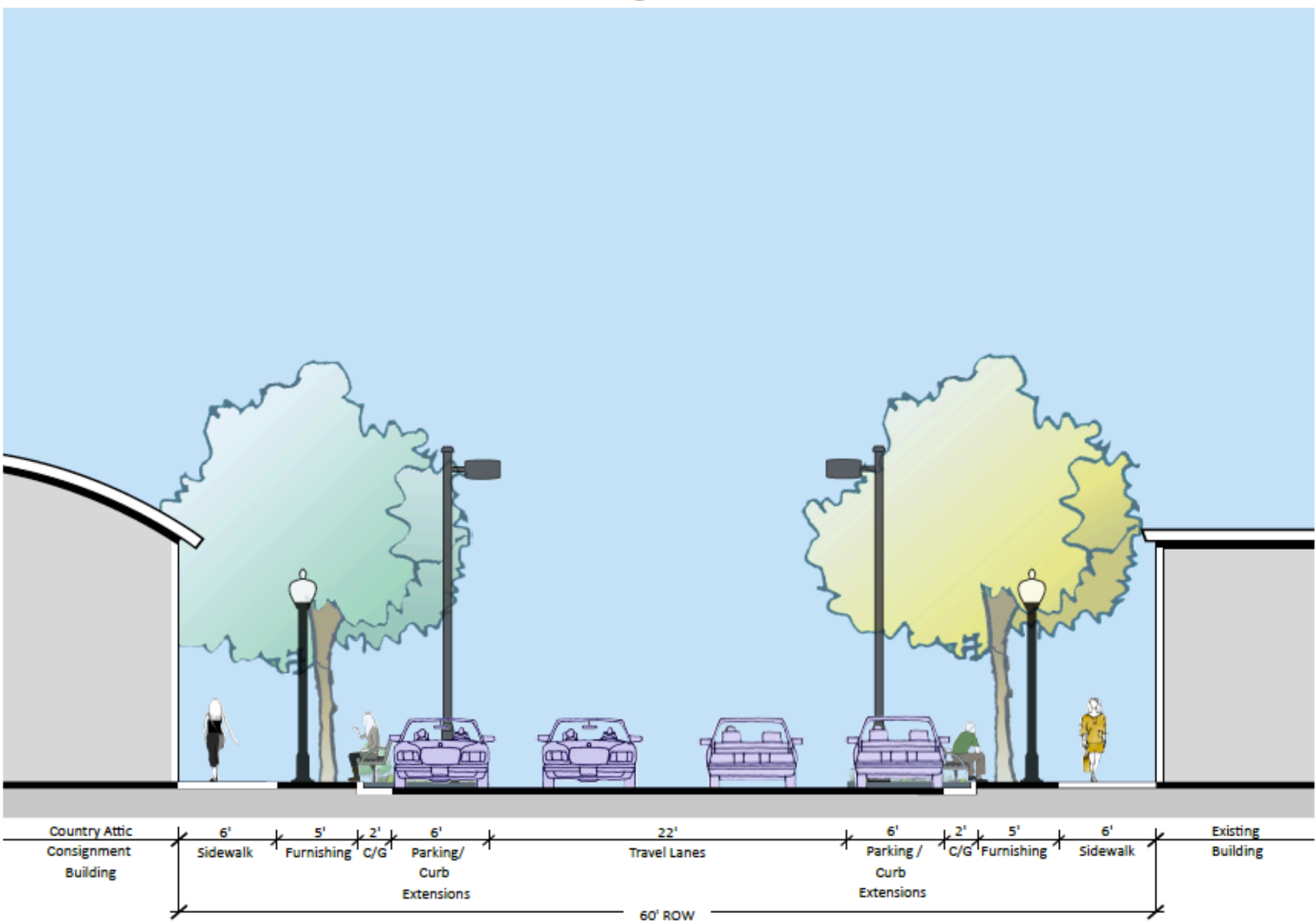


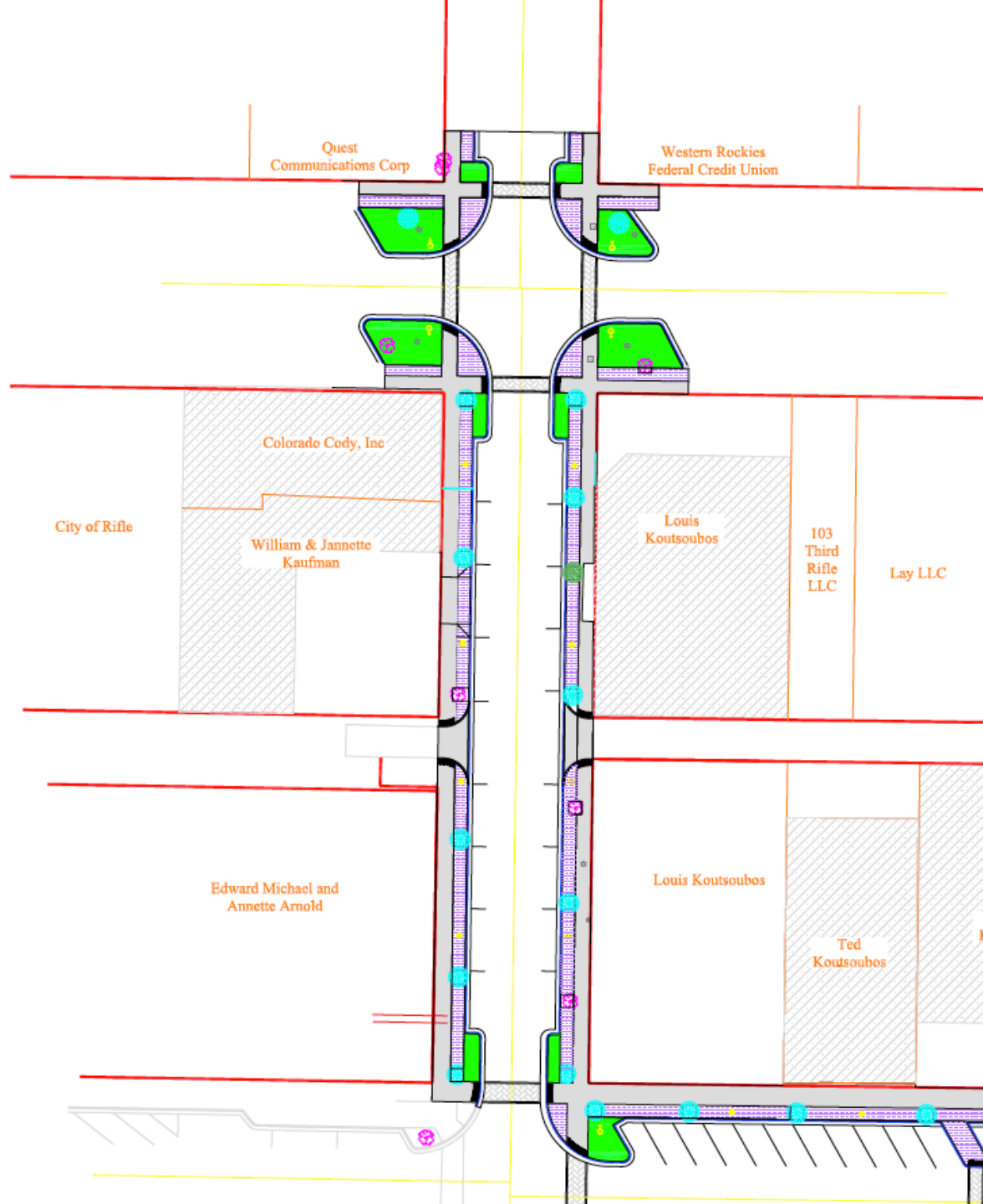


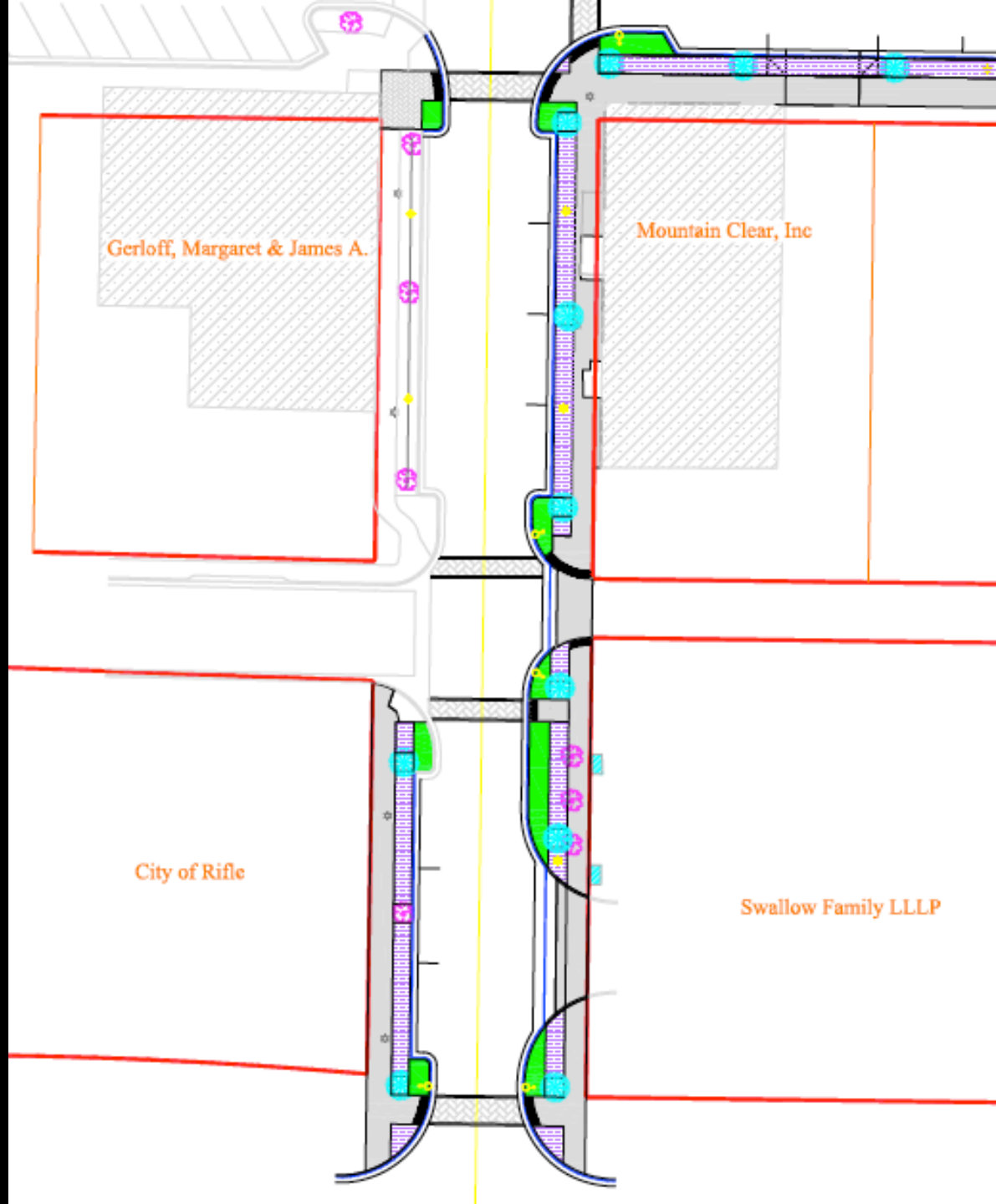
Project: West Avenue
- Conceptual design
- Final Design



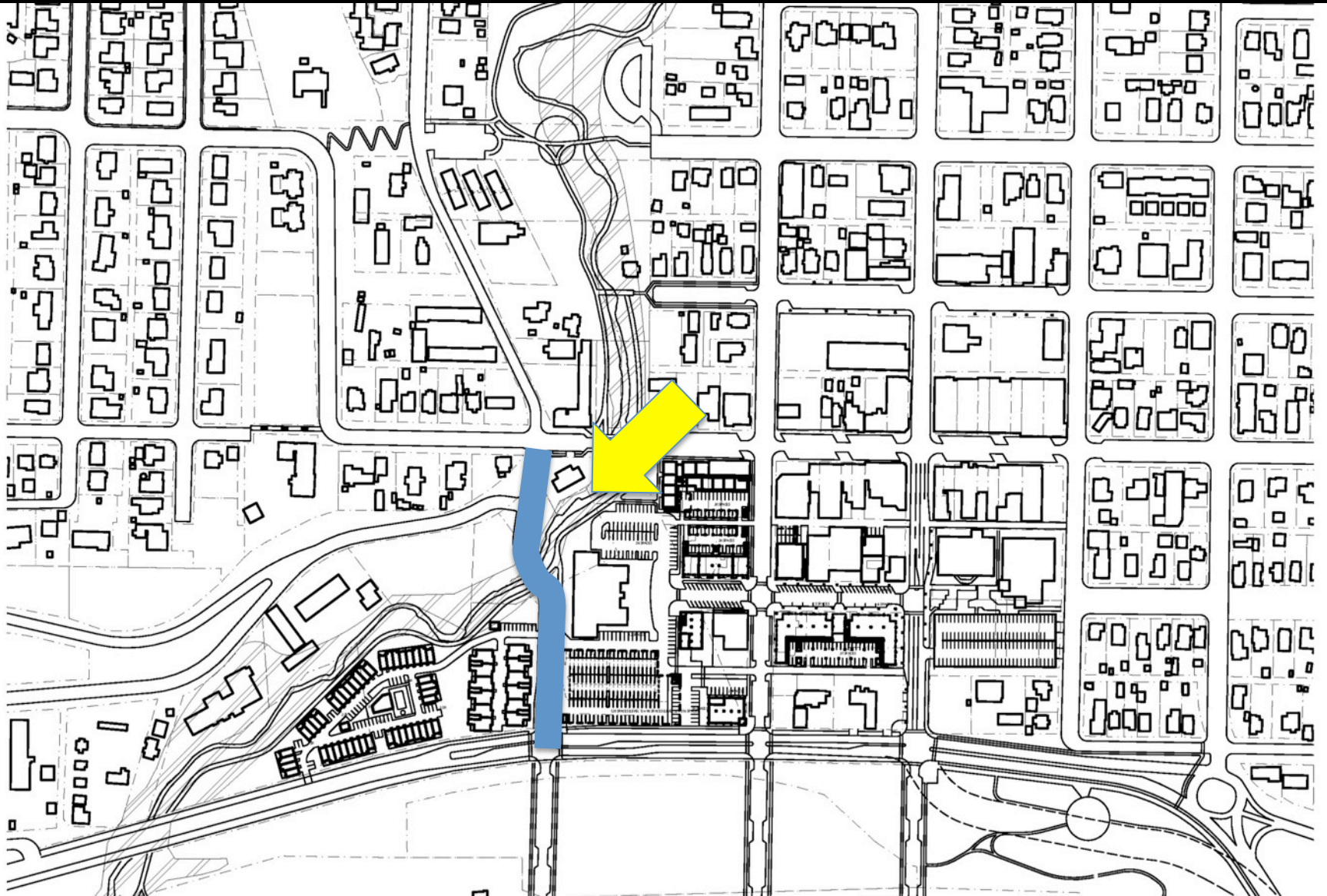
West Ave. Between Centennial and 2nd St. Looking North







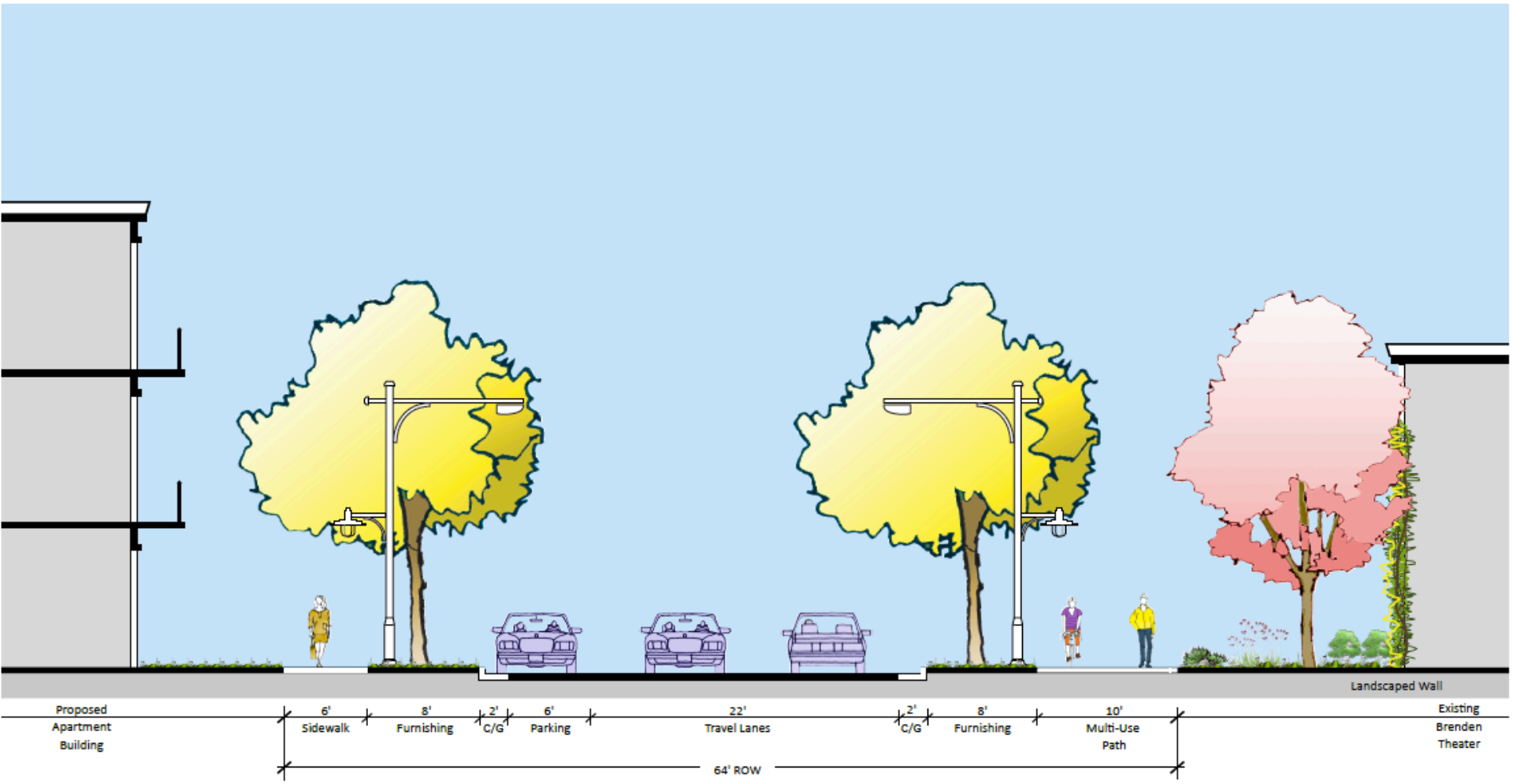
Park Avenue Extension



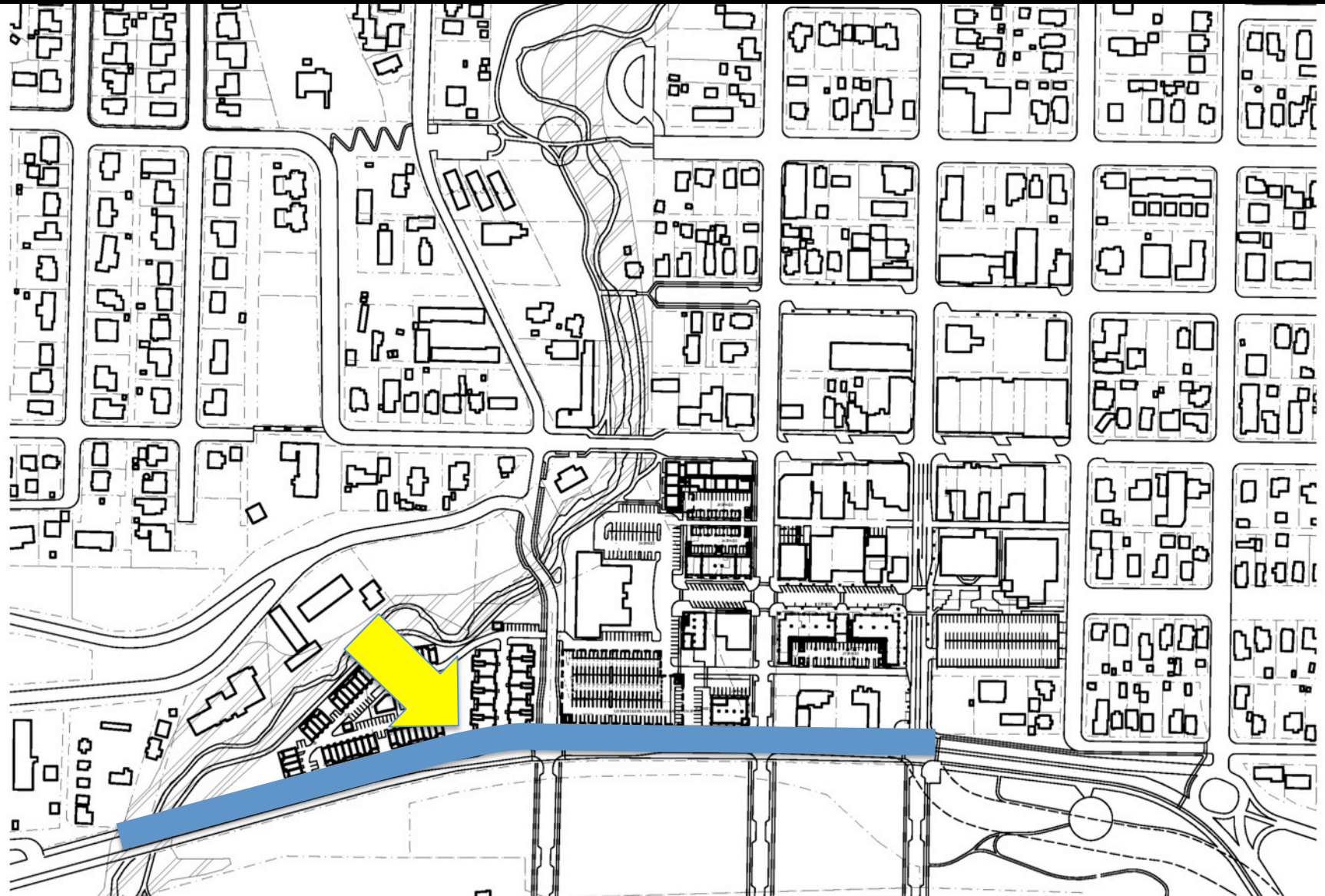
Project: Park Avenue Extension - Conceptual design



Park Ave. Extension Between Centennial and 3rd St. Looking North



Centennial Parkway



Project: Centennial Parkway (incl. Rifle Creek Bridge)

- Conceptual design
- Partial Final Design





2nd St.

EXISTING PARKING STRUCTURE

ENTRY FEATURE

Centennial Pkwy.

REMOVE CONCRETE BARRIERS

NEW BUS STOP WITH SHELTER AND BIKE RACKS

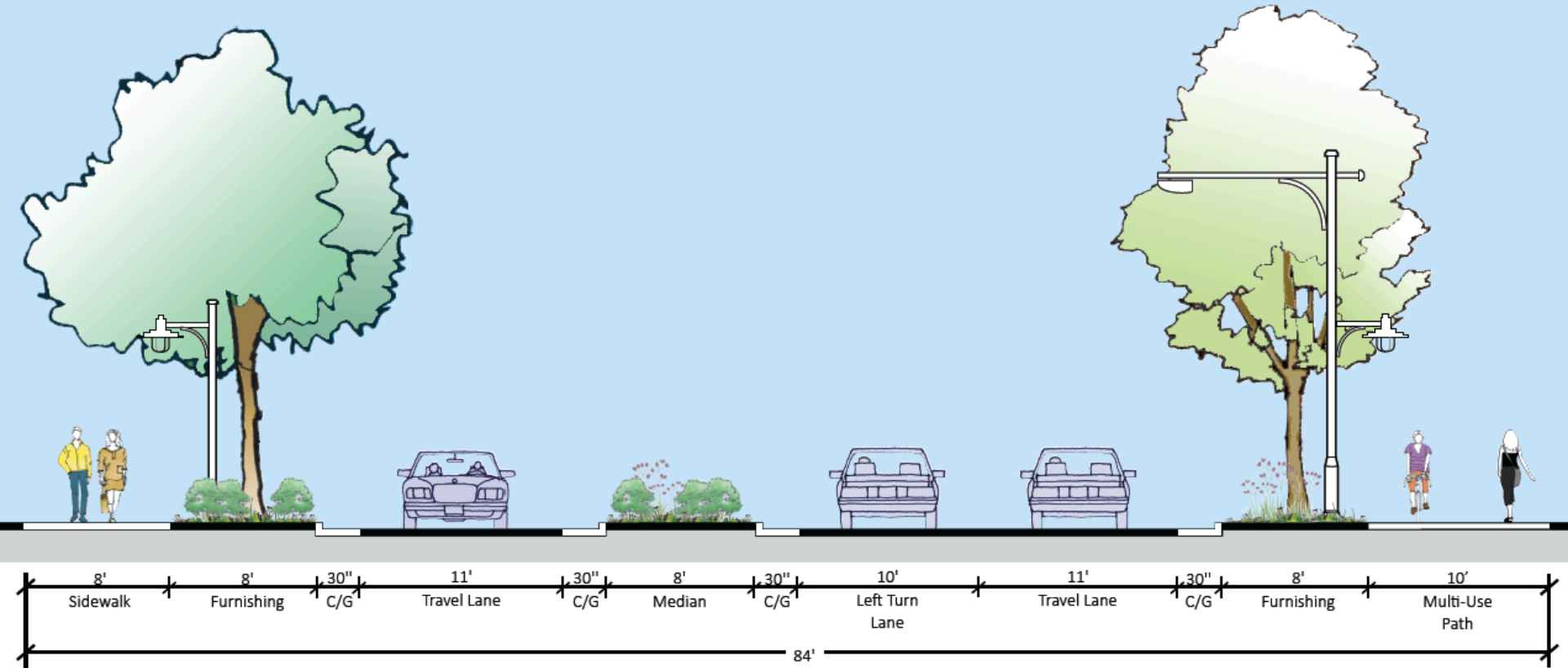
EXISTING PARK AND RIDE

"Welcome to Rifle sign"

0 50 100 feet



Centennial Parkway at West Avenue



Outcomes, Opportunities for Leverage

1. Connecting downtown to the Colorado River
2. Opportunity site plans, attracting potential developers
3. Transforming state highways into city streets
4. Final street design: West Ave & 2nd St
5. Bicycle plan (National Youth Bicycle Race – Spring 2014)
6. Downtown stormwater plan, comprehensive survey
7. New park 'n ride location
8. Integrated transit vision, phased plan
9. Engagement by the Rifle community
10. Coordination with Garfield County, RFTA and CDOT
11. Promotion of Rifle at the state and national levels
12. 2nd Street community lot

Next Steps

1. Apply for construction grants for “shovel-ready” projects
2. Strengthen partnerships to “make things happen”
3. Partner with RREDC to begin developer RFP process for opportunity sites
4. Use special events to make downtown Rifle a local and regional destination
5. Find new ways to bring the Rifle community together

Observations



The difference between:

Spending

wants & desires

Investing

strategic direction

Strategic Direction:

Vision, Goals,
Objectives

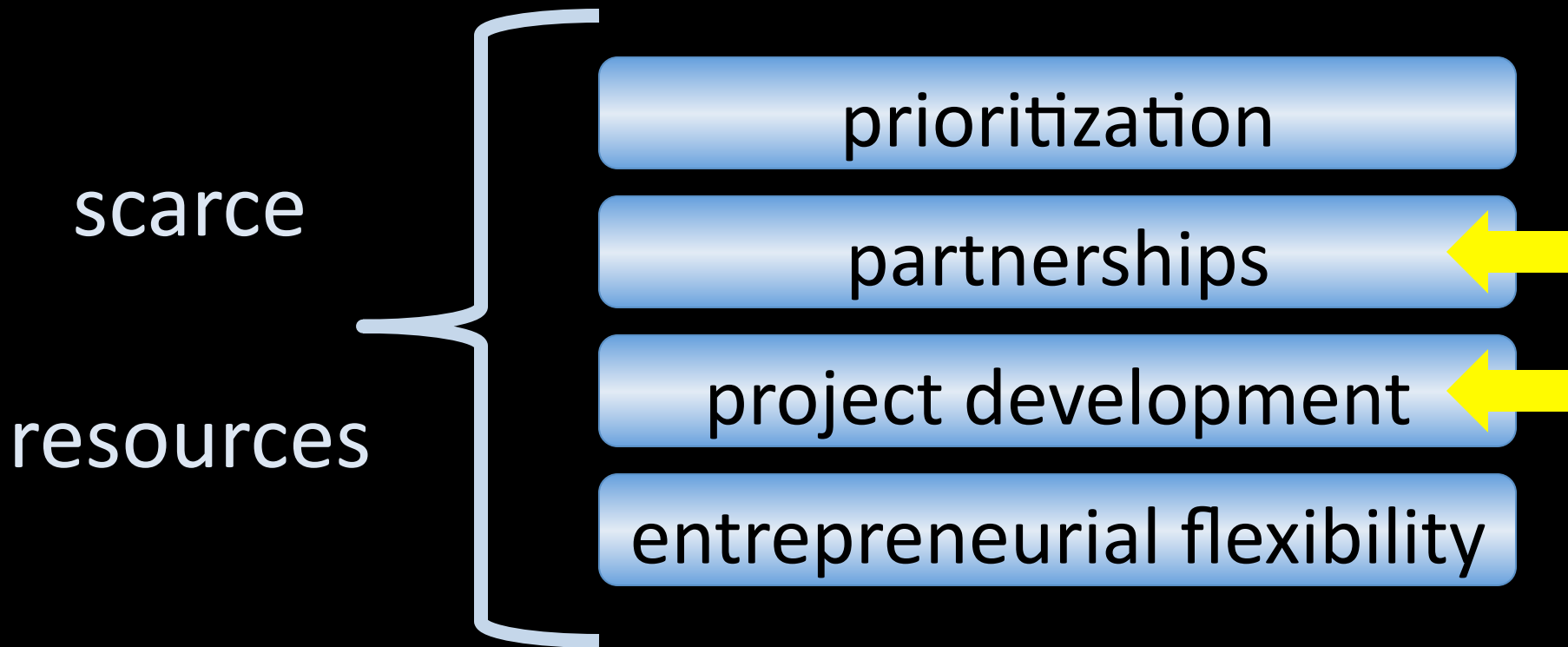
Partnerships

mojo

Performance
Monitoring,
Reporting

Community
Support

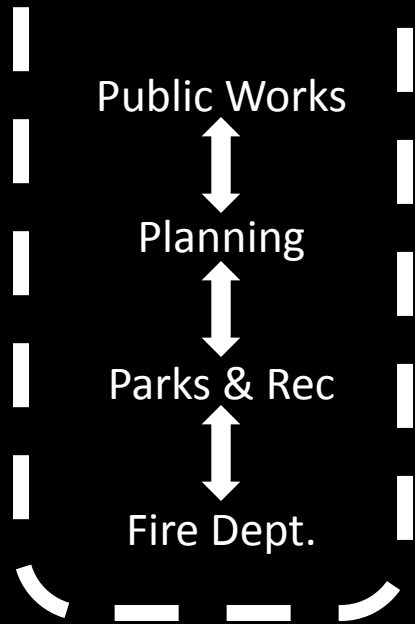
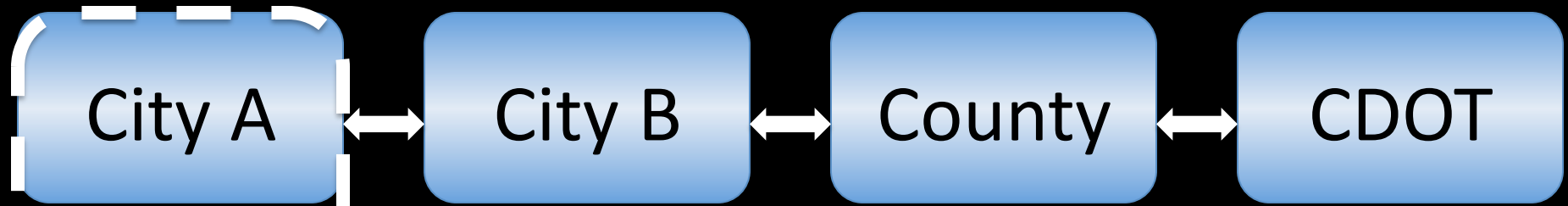
Public Sector Capital Improvement Planning



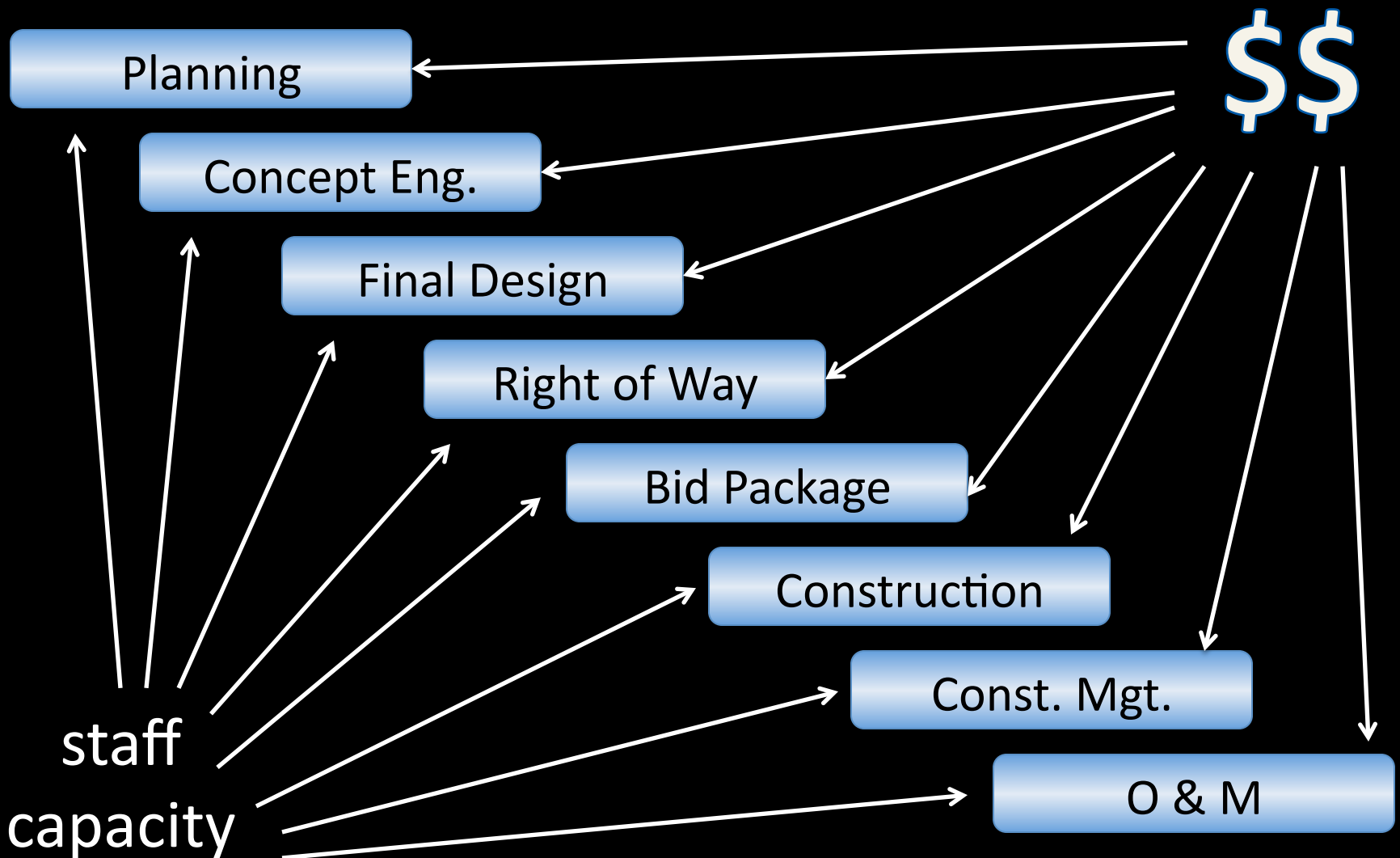
Partnerships

- Building support across communities
- Reducing inter-local conflicts
- Expanding sources of matching funds/timing
- Sharing local staff capacity
- Competing for federal discretionary grants

Partnerships: Internal + External



Project Development



Questions, Discussion



www.downtownrifle.net

Thank You!

