

## Memorandum

**To:** Patterson Road ACP Project Team  
**From:** Andrew Amend, PE, PTOE  
**Date:** November 30, 2020  
**Re:** Project Status Update

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Patterson Road is a critical part of Grand Junction's transportation system serving as a major east-west arterial corridor and an important public resource. Effective access management is essential in order to improve the level of safety, reduce traffic congestion and improve the appearance and quality of this corridor. This Access Control Plan (ACP) coordinates planning, regulation, and design of access from Patterson Road to adjacent properties. An ACP is a long-range visionary document which will be implemented incrementally as development occurs and public funding becomes available.

If adopted by City Council, the ACP allows businesses, property owners, and City staff to have a common understanding of how future access to the corridor will function. This is especially important as properties along the corridor develop/redevelop so that the ACP can be incorporated early on in the process. While the ACP does not create any obligation for the City to directly implement changes along Patterson Road, it is the first step towards publicly funded raised median projects. Even if a raised median project never occurs, just having an adopted ACP in place will provide long-term benefits to development, planning, and traffic safety along the corridor.

One key component to a successful ACP is ensuring that the general public, business owners, and property owners have had opportunities to offer their input. While the project team ensured that the draft ACP was sound from a transportation engineering perspective, public input is critical to making sure the ACP is reasonable. To facilitate this, a public open house was held on October 1<sup>st</sup>. Over 800 bilingual (English and Spanish) postcards were mailed to property owners and residents/business owners near the corridor. Additionally, bilingual newspaper advertisements were placed on the two Sunday's preceding the event along with announcements on City social media accounts.

Despite this high level of outreach, only about 30 people attended the open house, which was held in compliance with Mesa County Public Health requirements in place at the time. While the project team had conversations with open house attendees, all were encouraged to document their concerns on provided comment forms. Including those returned after the open house, 15 total comment forms were received.

To accommodate those who were unable to attend the open house, all exhibits and a supplemental video were made available on GJSpeaks.org. Bilingual comment forms and answers to frequently asked questions were also available on the website. As of October 6, there were 80 webpage views and the video had been viewed 92 times.

At the open house, attendees with more complicated issues were encouraged to sign up for one-on-one meetings with the project team. Six people signed up for these personalized meetings at the open house and City staff separately identified five other properties where they felt a meeting would be beneficial. The project team has since contacted seven of these people and met with five of them. Four people have not responded to multiple inquiries.

Meetings were held virtually and have all provided more detailed information to the project team regarding individual properties. Based on these meetings, the need to significantly change the ACP at locations such as Northeast Christian Church and St. Mary's Medical Center were identified. The ACP is currently being updated using feedback from the open house, submitted comment forms, and the one-on-one meetings. The revised ACP will also better indicate those access points that may remain open with a raised median along Patterson Road, but must close if the site redevelops. This distinction is especially important on sites such as fuel stations where large trucks require two access points. All of these changes will be clearly marked in the revised ACP so that those who voiced their concerns can see how those issues were resolved.

After meeting with Planning Commission and City Council in December, the project team will prepare to present the revised ACP to the public for additional comment. While this public involvement was originally planned to be another open house in January, the current plan is for it to be virtual only. This open house will be noticed just like the first, with cards sent to property owners and tenants, newspaper ads, and social media. Communication will be bilingual. Additionally, presentations will be posted to GJSPEAKS. Any new comments received through this public outreach will be incorporated into a final ACP, which will be accompanied by a technical report.

Formal Planning Commission and City Council approval of the final ACP will be requested in February 2021.