

RIVERfront at Dos Rios

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Merit - Community Engagement

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Evolving over the last 30 years, the 67-acre **RIVERfront** at Dos Rios development in Grand Junction has made a dramatic transformation from land fill and junk yard to an area poised for redevelopment and revitalization. With unparalleled access to the river, trail system, greenspace and downtown, the City envisioned the area as a vibrant neighborhood serving as home, workplace and playplace for residents and visitors alike. Community activism initially sparked cleanup of much of the site by the Department of Energy. Numerous land acquisitions by the City and dedication for public use followed, along with extension of the Riverfront Trail along the length of the property, and the addition of a backwater pond for endangered fish were early steps taken through community groups such as OneRiverfront and the Lions Club.

The completed infrastructure improvements for **RIVERfront** at Dos Rios totaled \$10.8 million with the purpose of creating a shovel-ready project for a potential developer along the Colorado River. The City has also invested over \$1 million in park improvements including a bicycle playground, a restroom/shelter, and development of a 16-acre park along the river. In cooperation with the Downtown Development Authority, a special district was established as a financing mechanism and sales and property tax increment funds generated within the development have been appropriated for the project for the next decade.

A conceptual mixed-use plan for the property was developed with community stakeholders that was formalized in the adoption of a Planned Development with the intent to provide flexibility to potential developers and ultimately achieve a high-quality development. The City then solicited a development partner to which it has now transferred much of the property.

The development of **RIVER**front at Dos Rios will be a catalyst for private reinvestment and revitalization of the River and Rail Districts envisioned in downtown community plans and strategic plan directives. The park within **RIVER**front at Dos Rios will be a significant regional draw for residents and visitors and provide job opportunities for a diversified economy. The private sector has started construction on the first phase of multifamily development. This ongoing development of the **RIVER**front at Dos Rios project will continue to promote progress in the creation of a new, vibrant mixed-use neighborhood in Grand Junction.