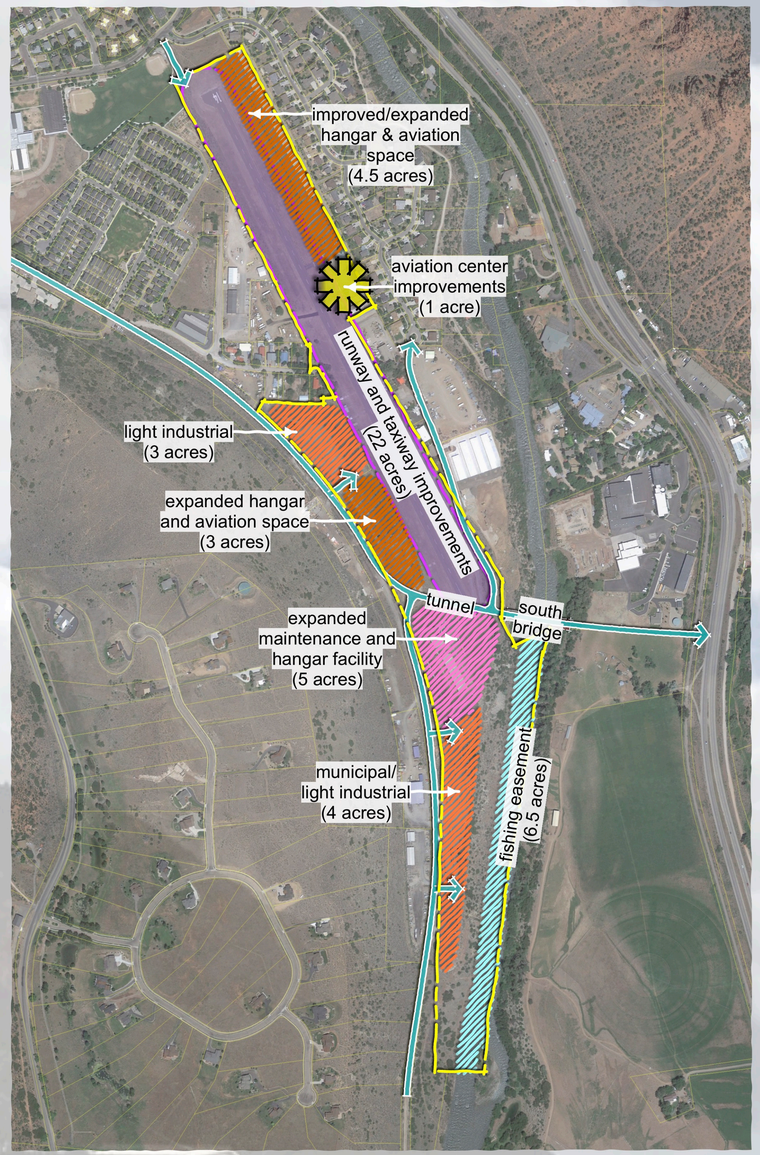
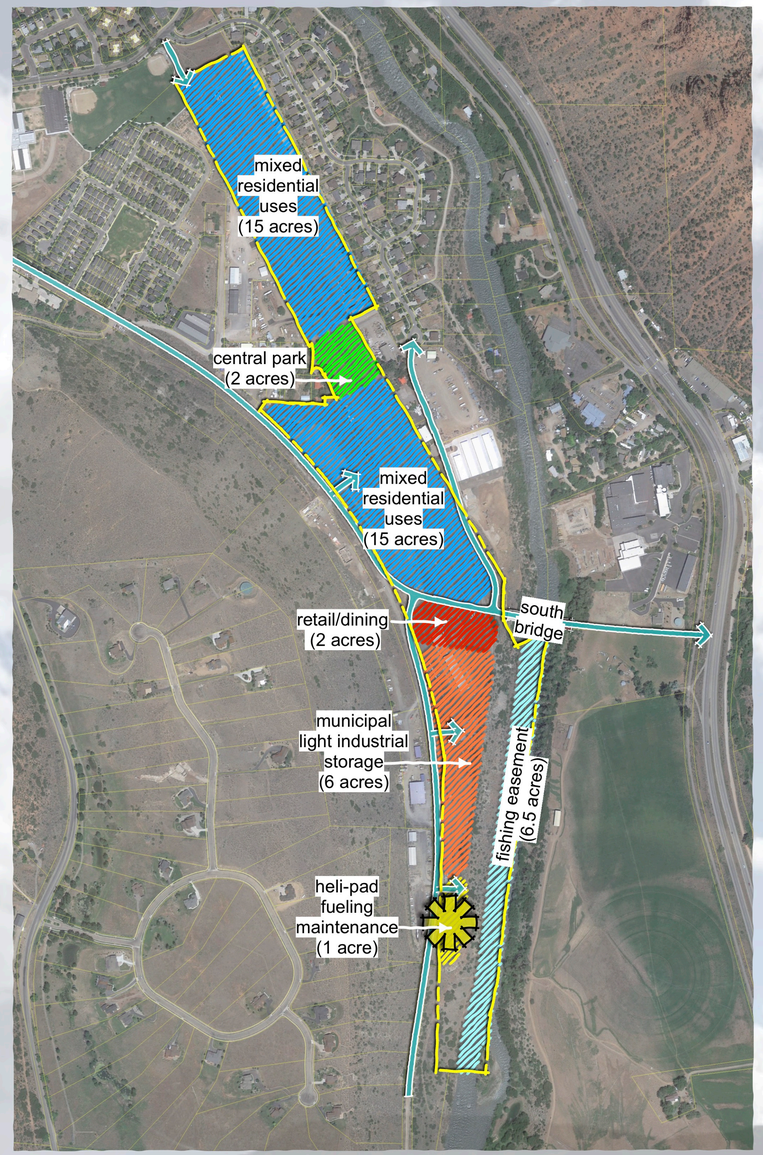


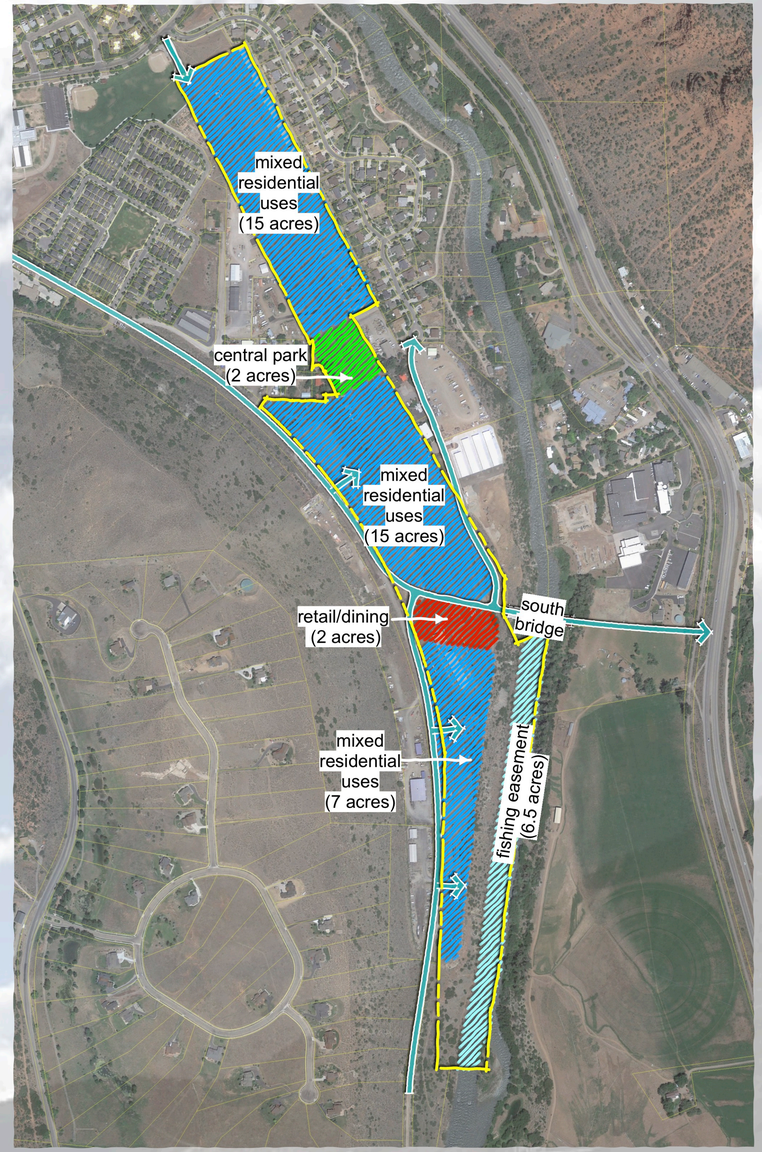

## Scenario 1
## Expanded Aviation

- Aviation use is expanded and modest enhancements are made to Airport facilities.
- Municipal uses (impound lot, public works storage) are kept.
- Non-aviation industrial uses are introduced where physically feasible.




## Scenario 2
## Mixed-Use Village

- Property converted to non-aviation uses, with exception of heli-pad and fueling station.
- Mixed-use development to address housing and industrial shortages.
- Approximately 75% residential, 25% non-residential.
- Maintain municipal uses and provide for recreational use(s) to serve residential.




## Scenario 3
## Residential Village

- Property converted to non-aviation uses.
- Greater emphasis on housing.
- Mixed residential uses programmed to establish/brand site as new residential village location.
- Larger scale of development that may include assemblage with some private land owners.

City of Glenwood Springs
AIRPORT PROPERTY SCENARIO PLANNING STUDY
Public Meeting
*March 6, 2019*
Gruen Gruen + Associates | The Land Studio | SGM

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