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Parks and Recreation Advisory Board Agenda

HOSPITALITY SUITE ~ Lincoln Park Tower

February 2, 2023

12:00 PM

Call to Order

Approval of Minutes

Approve Minutes from January Meeting

Regular Agenda Topics

Camelback Gardens Dedication

Urban Forestry Management Plan

Painted Bowl

JUCO Food Vendor Selection Meeting Representation

For the Good of the Community

Future Agenda Topics

Adjournment

Next Meeting Date

March 2, 2023 - 12:00pm

Parks and Recreation Advisory Board Minutes Regular Meeting – January 5, 2023

Meeting Location: Barn – Lincoln Park

Roll Call

Board Members Present: William Findlay
Kyle Gardner
Lily Grasifi
Gary Schroen
Austin Solko
Nancy Strippel
Lisa Whalin
Phil Pe'a

Board Members Absent: Cindy Enos-Martinez
Byron Wiehe
Abe Herman

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Trent Prall, Director of Public Works
Kris Ashbeck, Principal Planner
Emily Krause, Recreation Superintendent
Allison Little, Administrative Specialist

Meeting called to order by Lisa Whalin at 12:00 p.m.

It was noted that there were 8 voting members present for every motion except the last one, which passed with a vote of 7 – 0. Kyle Gardner made a motion to approve the minutes of the December 1, 2022 meeting as amended. The motion was seconded by Bill Findlay and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Plaza Urrutia Fronton Historic Designation

Ken Sherbenou introduced Kristen Ashbeck to the Board. Kris also serves as a staff liaison to the the historic preservation board. History Colorado is interested in pursuing a historic designation of the Plaza Urrutia Fronton. In September a handball tournament was hosted at the plaza with world class players from the North American Basque Association, representing many states, in attendance. This is the only true Basque Fronton in Colorado. This structure is culturally significant to the Basque people and, though not yet 50 years old, would qualify for the register because of that cultural significance and as representation of an under-represented group.

The group has put together a preliminary evaluation which was reviewed by the Historic Preservation board at the end of December. City support is important, though not required.

Putting the Fronton on the local list of historic designation (via Council resolution) would show strong City support of placing this on the State of Colorado historic designation list. The designation will describe just the area of the fronton so that the historic designation rules/restrictions will not apply to other areas of the park.

Board members wondered if this would impact the work for the roundabout. Trent explained that all the work has been done and this structure doesn't impact any of those plans, or future development. Playability is also not affected by the designation. A historical designation would open up particular grant funding that supports interpretive signage, and maintenance to keep the facility in good repair. Staff supports seeking this designation to acknowledge the cultural significance of this court and the Basque people.

Kyle Gardner made a motion to support an application to the City Historic Preservation Board and City Council for the Historic designation of the Plaza in the City register of historic sites as well as supporting an application to the State of Colorado Historic Register. The motion was seconded by Austin Solko and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

A more detailed letter of support may be provided to the Historic Preservation Board in advance of their next meeting the first week of February.

Redlands Tail Race

Ken Sherbenou introduced Trent Prall, the City's Director of Public Works, to the Board. Trent talked with the board about the tail race which exists after the Redlands Water and Power hydroelectric plant and could provide consistent flows in a man-made canal for 51 weeks per year. The idea to utilize and upgrade this channel came up in 2012-13 when the local Lions Club approached the City about improvements at this location as well as around Las Colonias.

A preliminary design calls for five waves (which could be constructed in a phased approach), to utilize the consistent flow for kayakers. At the end you could get out of the tail race, walk a short distance and then put back in at Connected Lakes and (after some improvements) paddle back to the start (parking) on flat water. Additionally, you could catch an eddyline to the existing boat ramp or continue in the river channel towards Fruita. In 2013 the cost estimates were \$1.3M. Today staff estimates the project will cost around \$2.1M.

Other elements proposed, include a slalom course (which may be more utilized with consistent flows than they are in other places where flow varies), changing screens (similar to what exists at Lunch Loop and the Las Colonias River Park), accessible submerged ramps at the top and bottom, timber step river access at all 5 of the waves for spectators, soft trail river access, boulder step access at the first feature, and slab stone terrace for exiting at the last feature.

Trent shared with the board that this project stalled before due to strong community support for a very focused approach to developing Las Colonias Park and the amenity which has evolved to the River Park feature we have today. This is still an extremely attractive amenity due to the consistent waves it would provide for kayakers. Board members wondered if there would be conflict between swimmers and kayakers. Staff feels that this feature would very obviously be a kayak feature, and unattractive to swimmers. Not many towns have both of these options even available. Board members also wondered what other issues might exist with parking, land impacts, emergency access, etc. Trent reminded the board that this was a preliminary design and those are considerations that would be more closely examined once the project was funded and moving forward. The current timeline includes intentional discussion with partners in 2023, capital funding request for design proposed in the 2024 budget, permitting in 2025 with construction anticipated in 2028. Board members wondered what other issues were anticipated. Trent advised the Board that partner discussions continuing throughout 2023 would be intended to identify any issues and impacts that should be considered. Board members mentioned including the Audubon Society in the discussions as the increased traffic might impact the areas which they are focused on downstream.

Winter Park Hours

Ken Sherbenou talked with the Board about continued issues with overnight camping in the parks. One way staff is considering mitigating these issues would be to change park hours. Currently parks with sports facilities (Columbine, Canyon View, and Lincoln Park) are open until 11 p.m., all other parks close at 10 p.m. Due to the increased darkness and the cold there is a significant decrease in the use of parks after dark, so staff proposes shifting open hours from November through March (coinciding with the end of Daylight Savings time). The proposal would close parks 2 hours earlier (9 p.m. for sports facilities and 8 p.m. for all others) than their current time. Staff are also working on a grant to increase lighting at some of the parks where historically there have been issues with vandalism and other undesirable activity after dark.

Board members wondered if this would really change behavior or make a difference. Ken Sherbenou advised the board that a change in posted park hours does give the police department the ability to remove folks when the parks are closed. Board members also wondered how this coincides with check-in at the shelter. Since shelter check-in begins at 6 p.m., the proposed change in park hours would not have an impact.

Ken Sherbenou reminded the board that the City remains committed to a multi-faceted approach to alleviating the issues around housing in the Grand Junction Area. Housing Manager, Ashley Chambers, is very plugged in to the services available and working on ways to connect folks with different service providers.

Lily Grasifi made a motion to support the proposed change in park hours from November 1 to March 1. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Bylaws Discussion

Chair Lisa Whalin reminded the board that it is important members be familiar with the bylaws of the board. Gary Schroen reminded that boards have certain protections which are only in place if bylaws are followed.

For The Good of the Community

Bill Findlay talked with the board about the Tree Canopy Survey that's out. Ken Sherbenou advised the board that it will be most helpful if a wide variety of responses are received. This is separate from the tree discussions that happened as a part of the landscape code update though the Forestry Board was pleased with the compromises reached as a part of that update.

Lily Grasifi shared with the board that during the Bicycle and Pedestrian master plan committee meeting a concern was raised about a lack of trail etiquette signage in the area of Las Colonias, especially as different uses increase, so that it can continue to be used harmoniously. Ken Sherbenou shared with the board that trail etiquette is already a part of the education that staff undertakes as a part of the River Park information and staff expect there will be other takeaways as the Bicycle and Pedestrian plan is completed.

Board members reminded everyone that the Community Recreation Center Committee is hosting a fundraising 5K this weekend at Matchett Park.

Adjourn

The board adjourned by acclamation at 1:30 p.m.













Next Meeting

The next regular meeting will be February 2, 2023.

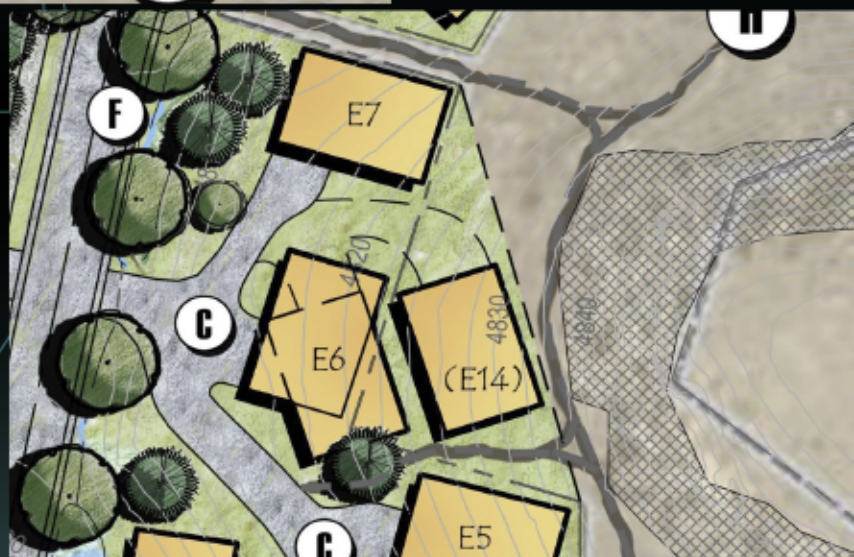
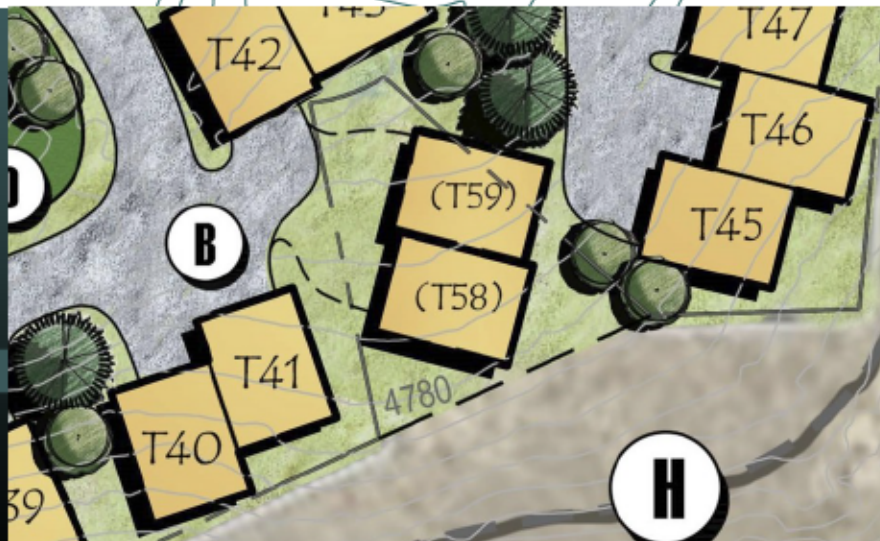
Respectfully submitted,
Allison Little
Administrative Specialist

The Trail Transect



Trail Name	T1 Game Trail	T2 Wilderness	T3 Recreational	T4 Quarter	T5 Neighborhood	T6 Inter - Urban
Width	 0 - 12"	 12" - 18"	 18" - 24"	 24" - 42"	 48" - 60"	 60" - 120"
Trail Usage	Local	Local → Collector	Collector & Connected	Use-Specific	Connector	Inter-Urban Connector
Trail Purpose	Local, Lacks Connectivity	Inconsistent, Non-transportational	Trail system, Seldom used for transportation, Group of trails	Created by developers, Meet ADA standards, Local connector	Primary transportation, Growing in popularity	Long distance trail, Connector
Construction Type	Nature-Made	Nature-Made, Man-Improved	Man-Designed, Hand Built	Man-Engineered (Machine)	All-Weather	Multi-User Forms
Trail Type	Livestock Trail, Game Trail	User Improved Trail	COPMOBA Built Trail	1/4" Minus Trail	4' - 5' Asphalt Trail	10' Concrete Trail, Express
Designed Speed	3 - 4 MPH	5 - 8 MPH	8 - 10 MPH	11 - 15 MPH	16 - 20 MPH	25+ MPH
Example	Local Residential	Residential Collector	City Arterial	Boulevard / Parkway	Highway	Interstate
Gradation	25 %	15 %	10 %	6 %	4 %	2 %
Capacity	60 users per hour	120 users per hour	120 users per hour	180 users per hour	240 users per hour	300 users per hour
User	Hike, Mountain Bike, Hunt	Hike, Mountain Bike, Trail Run	Hike, Trail Run, Mountain Bike, Road Bike	Hike, Trail Run, Mountain Bike, Road Bike, Stroller, Wheelchair, Maintenance Vehicles	Hike, Trail Run, Mountain Bike, Road Bike, Stroller, Wheelchair, Maintenance Vehicles, Skate	Hike, Trail Run, Mountain Bike, Road Bike, Stroller, Wheelchair, Maintenance Vehicles, Skate
Signage	None	Low Budget	Informational, Directional	Informational, Directional	Informational, Landmarks, Ordinances	Informational, Landmarks, Ordinances
ADA Accessibility	Obstacles Present	Obstacles Present	Controlled Gradient	USDA, FS, ADA Compliant	USDA, FS, ADA Compliant	USDA, FS, ADA Compliant
Difficulty						

Petition for Land Exchange



Planning + Design + Land Advisor + Stormwater Management
300 Main Street | Suite 302 | Grand Junction, CO. 81501 | 970.812.3288
Designing Colorado's Best PLACES | ColoradoLandAdvisor.com

Executive Summary

Petition for Land Exchange Of Ridges Open Space

The City of Grand Junction is hereby petitioned to approve and execute an exchange of unimproved and unmaintained Ridges Open Space owned by the City for land owned by Robert M. Stubbs in the Camelback Gardens Subdivision (Camelback) to be designated as public park space improved by the developer and maintained by the Camelback Gardens Home Owners Association.

Mr. Stubbs is in the process of pursuing an ODP for the development of Camelback Gardens. The current boundaries of Camelback are very irregular and are the result of prior platting of the area and dedication of open space based on the original plat. The land was previously platted for residential lots from a parcel of approximately 25 acres. The original site plan and plat for the area utilized a number of cul-de-sacs. The dedication of approximately 15 acres of open space was the result of clustering of the residential lots. The original plat was vacated, however, the open space dedications remained in effect. Open Space access areas that were reserved under the prior plat will be maintained and improved. The Open Space areas proposed for exchange are those adjacent to prior cul-de-sacs and were not dedicated with the intent of providing access to or maintenance of open space but rather to keep the lot sizes uniform.

The planning concepts currently employed for developing the ODP for Camelback Gardens utilize a number of shared private drives with small lots/building envelopes and significant amounts of improved and maintained private open space. The small areas of Ridges open space proposed for this exchange provide for better planning and utilization of infrastructure. Please refer to the enclosed concept plan and project report for more detailed information.

This exchange would provide the City with an improved and maintained public park as well as facilitate other significant public improvements. The Camelback ODP will include development of a formalized and established trail network through existing open space in cooperation with the City. We feel the tangible benefits to the City as well as the intangible benefits of facilitating superior site planning easily justify the exchange proposed.

Introduction

- This is a request for a land exchange between Robert M. Stubbs (Mike Stubbs), a developer, and the City of Grand Junction. The exchange is of private land(s) owned by the developer with lands within The Ridges open space. The open space area under consideration consists of 12,336 square feet. The open space land consists of property previously dedicated to The Ridges by the developer. The land Mr. Stubbs is proposing to exchange for the open space would be a newly developed park, shown and designated on the ODP as the 9,200 sf Public Area D, as well as 2 constructed trail connection corridors totaling 3,900 sf providing dedicated access to Ridges open space. This new park land and trail corridors would be located within the future Camelback Gardens development. This land exchange would create more public trails and open space access as well as a more predictable boundary between the public and private parcels. The approval of this request creates the potential for a more predictable boundary which would reduce user conflicts by creating a more fluid trail network. New trail connections would be more intuitive for users seeking to traverse the topography. The newly built trails would connect sensibly in locations which will enable users to continue on to preferred destinations around the Redlands.
- Approval of this request would allow for the development of open space trail connectivity prior to starting construction of Camelback Gardens. Public access would then be continuous and uninterrupted. An approval of this land exchange would create a pattern of development which would be improved through a more predictable boundary, a more predictable and enjoyable trail network. Many users of the Ridges open space access it across private land, land which will in the future be under construction as it is developed with new streets, utilities and infrastructure. By creating a more fluid definition of the relationship between public open space and private lands user conflicts would be reduced.

Introduction

- Approval of the exchange would create better connectivity in The Ridges trail network. There would be more constructed trails built and more connection points established with public access easements.

The adjacent open space area experiences moderate use even though no formal development plan for, or maintenance of, the area exists. The Camelback Gardens development will form a home owners association to manage all of it's common areas. Part of the proposal for the Camelback Gardens ODP will be to partner with the City Parks and Open Space department to formalize and develop the open space to a level which increases user satisfaction.

- Adventure seekers are appreciative of the land that surrounds them. In areas around Camelback Gardens many braided trails exist which were apparently created by locals without any plan for sustainability in mind. Right now many of these trails lead down into private land, the future Camelback Gardens. By creating more predictability in the area trail users will likely increase their use of open space area on trails that connect to other areas, other trails thus, increasing the healthy lifestyle opportunities which exist in the Grand Valley. This also increases community engagement and satisfaction.
- By making small exchanges the overall site will function better in relationship to The Ridges open space. This concept is noted as one of the benefits to consider in our future ODP application for the site. In the City's Code at 21.02.150 *Planned development (PD)*. (1) *More efficient infrastructure;* (3) *More usable public and/or private open space.* We will be striving to meet this criteria. This land exchange will allow us to further develop these community benefits.
- The land exchange will enable a more sustainable plan in the layout of the future development. The development could achieve the same density without the land exchange. However, the exchange opens the opportunity for a mutually beneficial design enabling new park areas and further connectivity to area trails.

Introduction

Any such park lands to be dedicated would be maintained by the Camelback Gardens HOA so that no further burden for maintenance would fall upon the City.

● One of the purposes of this request is to encourage the preservation of environmentally sensitive areas for open spaces, while encouraging the ability to develop the most suitable lands at a density range supported by the Comprehensive Plan. Those densities which are consistent with the property's zoning designation will be proposed with the future ODP application.

Some of the open space land to be exchanged would become building envelopes, driveways, and sidewalks while nearly half of the land would be conveyed to, owned, and maintained by, the Camelback Gardens HOA as open space for the development. If approved it would also allow 2 buildings (up to 4 units) to be built on the exchanged lands.

● The newly created open space of Camelback Gardens will abut or provide easy access to Ridges open space. The public will benefit in numerous ways as open space design and developer constructed improvements will:

- (1) Be linked to existing and planned public open spaces, constructed areas, and trails as much as possible while reducing user conflicts with landowners; and
- (2) Maximize access and use by residents of Camelback Gardens, city residents, as well as general trail users; and
- (3) Provide trails, paths and walkways to recreation areas, and other public facilities such as Pine Ridge Park and Mesa County open space; and
- (4) Provide a greater quality and quantity of public and private open space; and
- (5) This open space will be integrated with the subdivision and adjacent property to create attractive areas for active and passive use. This request will reduce peripheral strips of land and isolated corners, thus reducing user conflicts; and
- (6) The future ODP layout will interconnect streets, open spaces, and existing trails through the proposed pedestrian and bicycle trails. This land exchange will further enable the future development to create better continuity.

Site Analysis for Land Exchange

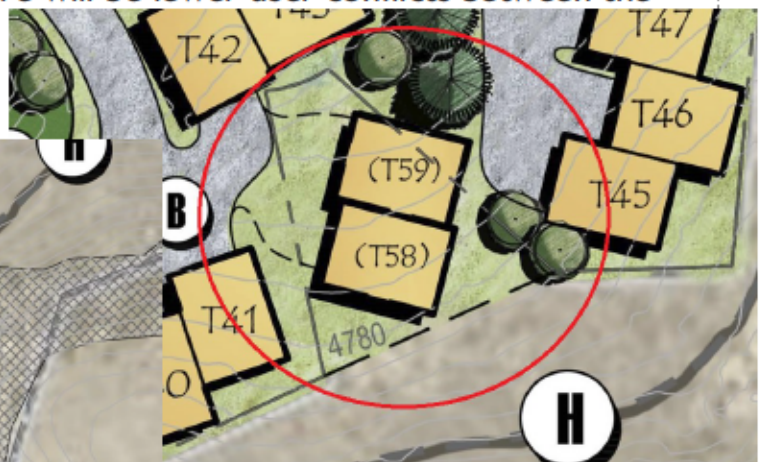
In identifying the physical and technical characteristics of the property for the Camelback Gardens land exchange in relationship to the surrounding area several factors were considered. Each areas assets and constraints were reviewed.

The private parcels are undeveloped vacant land. The Ridges open space parcel was previously held by the developer as private parcels. Current ground cover on all parcels is native plants with grasses, a few small trees, and numerous cactus. The open spaces surrounding the site has lots of topography with rock outcroppings with unconstructed T2 Wilderness trails (www.TrailTransect.com) running through it.

The sites under consideration consist of lands that are irregularly shaped with mild to moderate slopes similar to the adjacent land to be developed. In order to create a more natural shape to the project and increase the ultimate connectivity of utilities these two areas represent an opportunity to create a more rational property line while affording more opportunity for utility connections across the future Camelback Gardens HOA maintained open space.

By making the boundary more consistent and having natural connection points to the open space there will be fewer user conflicts between the HOA and area trail users.

Parcel 14 to be exchanged

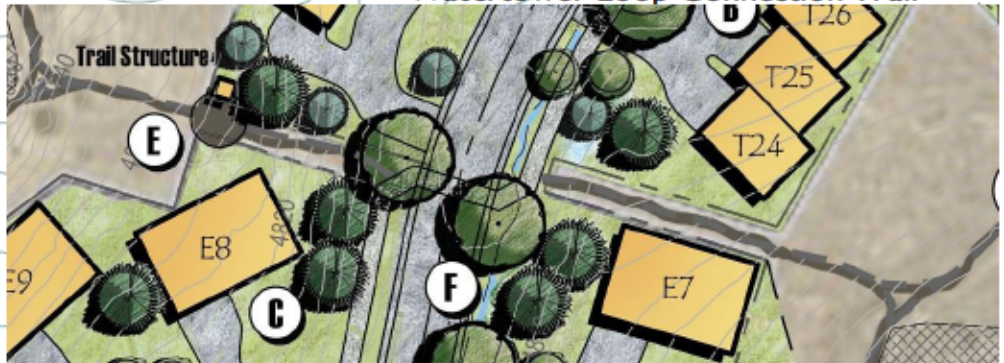


Parcel 58/59 to be exchanged
Please see the ODP map for
Better context of the area

Private Lands for Land Exchange

The trail connection points shown here are currently undeveloped on vacant private land. This would be similar in character with the 'Lunch Loop' trails.

Watertower Loop Connection Trail



Rock Garden Connection Trail



Camelback Connection Trail



Private lands
trail corridors
to be considered
in the exchange

Note: This ODP map is not yet finalized
and is subject to change.

Trails to be realigned onto public lands or easements



Site Analysis

The two areas under consideration are uniquely shaped parcels which were formed by the previously platted subdivision boundary. The parcels were left undeveloped and left as open space due to the street layout of the previous plat. The two parcels are identified as T58/T59, consisting of 5211 square feet and E14, consisting of 7125 square feet.

Under the current ODP Camelback Gardens would create numerous connection points from the development into the open space. The proposed plan includes using the benefit of an approved Land Exchange to double the trail connections to at least 6 locations within The Ridges open space. These connections will allow connectivity through Camelback Gardens to and from popular recreational areas such as 'the watertower loop'. Currently all trail users are trespassing on this private land. This proposal creates a significant opportunity to at least double the existing connectivity to the trail system by funneling users to smart connection points as they travel in, out, and through the development via foot and bike.

As the project moves to the ODP phase an audit of the open space will be completed in order to make modifications to the site as needed to further improve upon human powered transportation in The Ridges and around Redlands Mesa, as well as the future Redlands 360 project. The development team has met with City Parks and Open Space staff a few times to walk the open space area around Camelback Gardens. General trail alignments have been discussed along with developing a general process for detailing the plan further. The open spaces surrounding the site has lots of topography with rock outcroppings with unconstructed T2 Wilderness trails running through it, a location which is more suitable for open space trails.

Approval of this request will have a net positive impact on the health of trail users. Through the creation of more trails, more interesting trails, users will have a more positive experience and this is more likely to reinforce their healthy behaviors.

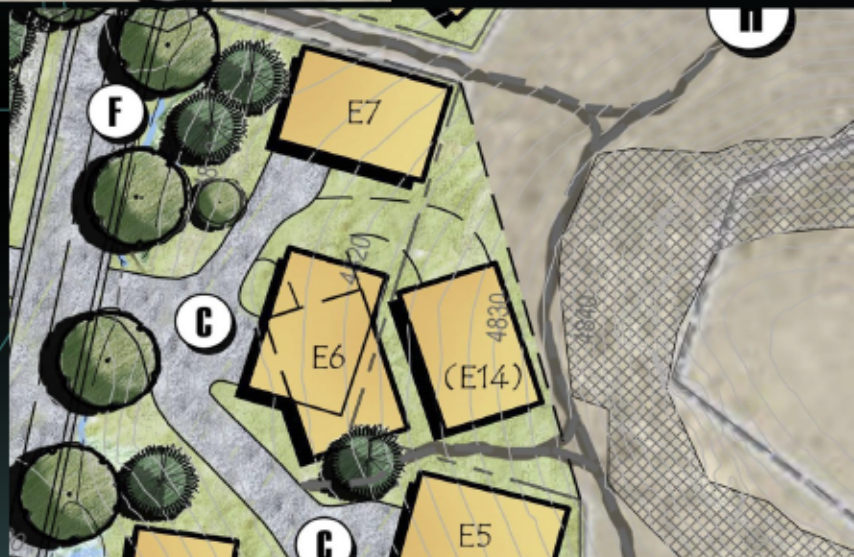
Summary of Planning Concepts

In developing the concept plans for this project we have gone through numerous iterations in order to refine the plan and maximize the value for each of the future home sites. We have attached the townhome units on one or two sides in order to create some architectural distinction from the typical Grand Junction development. This makes the site more efficient as well. This creates some spacing between the multiple unit buildings that will be HOA open space. It is anticipated that future buyers will be outdoorsy people who will want to connect to the local trail system. Designing in more trail corridors and connection points will benefit the future development. It will also benefit all users of The Ridges open space as they will have more options, more trails to explore. It is possible to fit the same number of units without incorporating the proposed land exchange. In order to do that we have to move several units in order to maintain code separation. This closes the spacing which allows for several of the trail corridors. This is less desirable. We see a greater benefit to the future home owners as well as the public by spacing the units out and creating connection points to and from the existing trails in the area enabling adjacent homeowners to enjoy the interconnected trail system immediately outside their door, they will be able to 'Bike-In/Bike-Out'.TM

The ultimate public benefits are

- New 9,200 square feet of developed park land
- New 1,650 square foot Trail Corridor Easement
- New 2,250 square foot Trail Corridor Easement
- Partnership with City Parks and Open Space to construct Trails in Ridges Open Space
- Increase recreational opportunities within the Redlands area

Trails Supplement Petition for Land Exchange



Camelback Gardens Trails connectivity through Land Exchange - Why this is a Win Win Situation
By: Colorado Land Advisor

Recently Dr. Richard J. Jackson gave a talk at ULI's Spring Meeting in San Diego. "We now know that developers can be more effective in achieving public health than the doctors in white coats," said Jackson, who is the Joan H. Tisch distinguished fellow in public health at the Hunter College CUNY Roosevelt House Public Policy Institute. "Too often, especially since World War II, we've put the car in the middle of the equation for everything we've built," he said. "We need to ask: What makes people happy and healthy?"

According to an Urban Land Institute survey, active open space also represents a top priority for real estate. Survey respondents ranked "active transportation" highest among ways to link health and the built environment. "Active parks, trails, and complete streets that serve pedestrians, bicycles, and transit riders as well as motorists also figure in numerous recommendations in ULI's recent report, [Intersections: Health and the Built Environment](#)."

Active open spaces, including pedestrian and bike routes that link to jobs, homes, and community destinations, play a key role in the creation of sustainable, healthy places. By integrating recreation with natural and green infrastructure, these multi-functional landscapes produce economic efficiencies and boost consumer appeal, especially for the rising demographic of empty nesters, generation Y, and people who value physical activity as part of a healthy lifestyle.

Health Benefits

The National Academy of Sciences' Institute of Medicine released recommendations designed to curb soaring obesity rates. Its first recommendation: "Make physical activity an integral and routine part of life." Deborah Lou, a PhD in sociology and a program analyst with Active Living Research, a San Diego-based organization devoted to evidence-based advocacy to prevent childhood obesity and create active communities, points out how a lack of sidewalks and other barriers to walking contribute to low activity levels. "Only one in five American adults meets overall physical activity guidelines," she says. "We need to make walking the easiest, most desirable option in our daily lives."

What better way is there to achieve this than by putting active transportation options right outside consumers' front door? The American Institute of Architects (AIA) assessed 12 studies that compared the behavior of residents in car-centric areas with that of residents in urban mixed-use communities. Those in livable urban communities were found to be, on average, 160 percent more physically active than those reliant on cars. It was further revealed that a man of average height weighed ten pounds (4.5 kg) less if he lived in a walkable community, while a woman in that same community weighed an average of six pounds (2.7 kg) less. "Designing communities for positive health outcomes pays dividends across the spectrum for individuals, business, and society at large," the AIA report concluded.

The *American Journal of Preventive Medicine* similarly reports that people who live in neighborhoods with trails, greenways, and parks are twice as healthy as those who live in neighborhoods without such facilities. And according to the Centers for Disease Control and Prevention, people living in walkable neighborhoods get about 35 to 45 more minutes of moderate-intensity physical activity per week and are substantially less likely to be overweight or obese than people of similar socioeconomic status living in neighborhoods that are not walkable.

The Bottom Line

These statistics and others prove that thoughtful urban planning and community design can improve public health—but what about the economic health of developers who build these projects?

Consider that a recent [Community Preference Survey](#), by the Chicago-based National Association of Realtors, 60 percent of respondents said they favored a neighborhood with a mix of houses, stores, and other businesses that could be accessed via walking, compared with 35 percent who said they preferred to drive to such places. In addition, 69 percent of respondents said that being within an easy walk of “other places and things in the community” was “very or somewhat important.”

Research by North Carolina’s department of transportation found that the state’s cycling infrastructure cost only \$6.7 million, but had an economic impact of \$60 million. And a study of Maryland’s Northern Central Railroad Trail showed that the state received \$303,000 a year in trail-related tax income, compared with management and maintenance costs of just \$192,000 a year.

Contributing to this ROI is the fact that these spaces serve multiple purposes. Trail systems not only provide opportunities for recreation but also support multipurpose green infrastructure for transportation and natural habitat that enhances a project’s appeal. Multiuse active open spaces provide a nice alternative to constructing a single-use golf course.

Urban Connections

Trails located in one of the most urbanized areas in Dallas are attractive, many people have chosen to move to the area specifically to be near them. Homes along trails are like oceanfront property for the West, their value to the community is much higher than their cost.

Just as urban parks have proved to provide powerful economic benefits, it’s clear that accessible, well-designed active open spaces are boosting property values and delivering a sound return on investment. Increasingly, the landscapes of communities, cities, and workplaces will need to address multiple goals for transportation, community gatherings, urban agriculture, habitat, aesthetics, and respite from an increasingly digital world. These initiatives and others not only influence physical and economic health, but also provide intangible but powerful social benefits. If you go out on a trail, you will see an amazing cross section of people, on trails, you have that human interaction, and it makes people realize we’re not that different. Trails help create community.

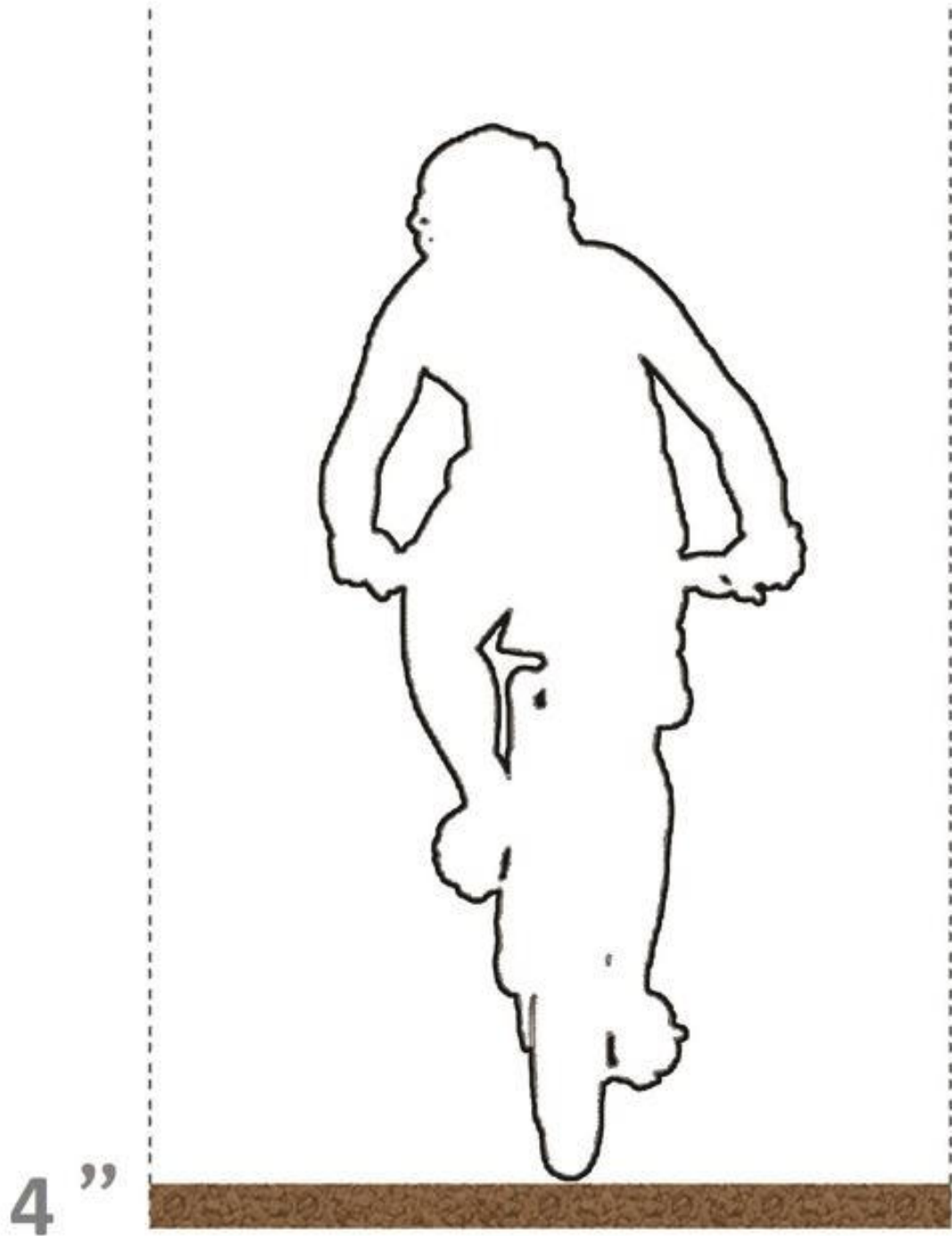
An inter-connected system of trails provide activity, exercise, and transportation which helps people lead healthier, happier lives—all while providing a powerful economic upside.

By enabling the Camelback Gardens Land Exchange multiple trail connections can be constructed in concert with improvements to the existing trails within the Ridges Open Space. These would become an asset to the community as a whole while increasing a sense of well-being to users.



T3 | Recreational

T3

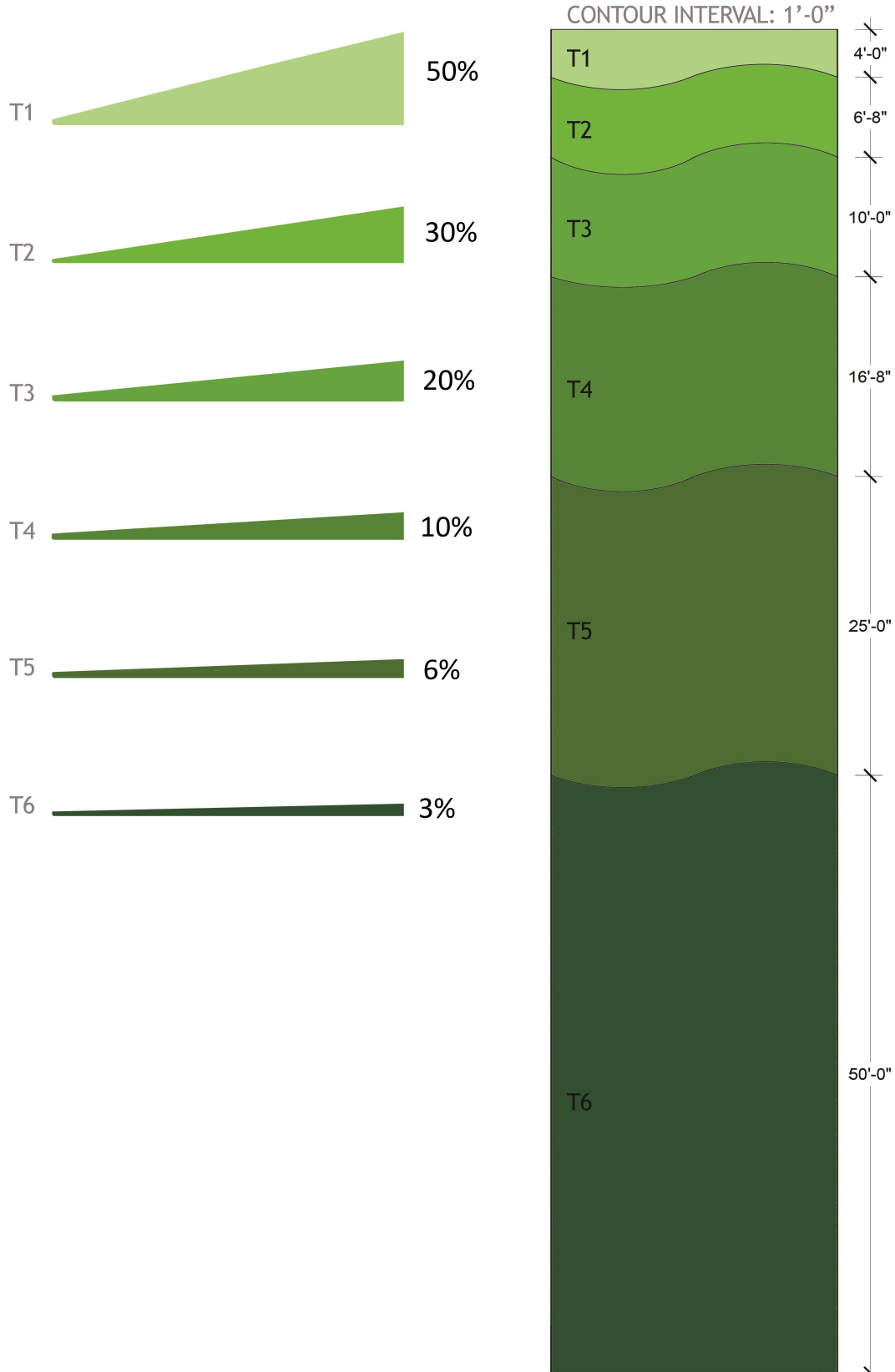


4"

18 -24"

GRADING

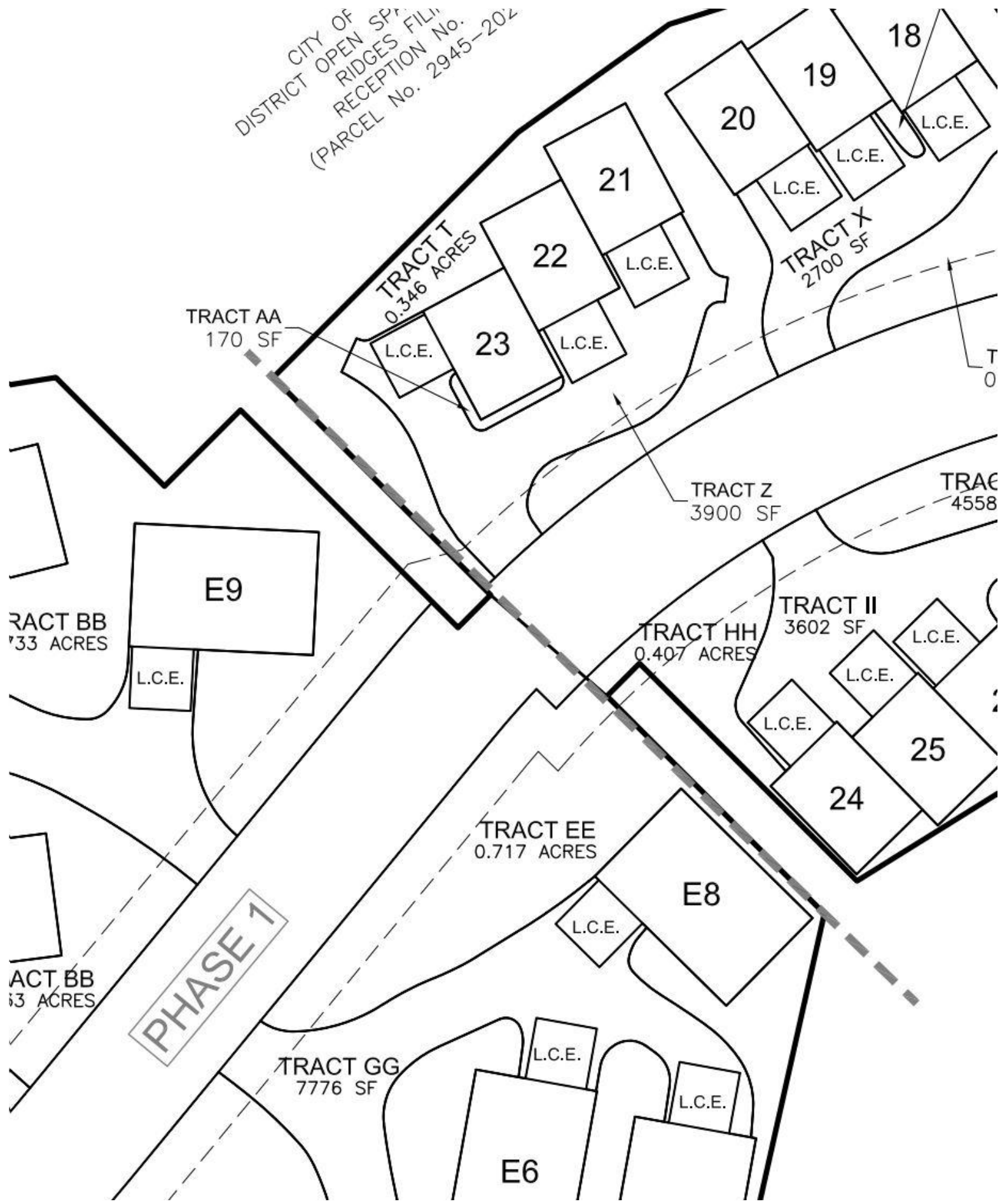
A VISUAL REPRESENTATION OF TRAIL SLOPES



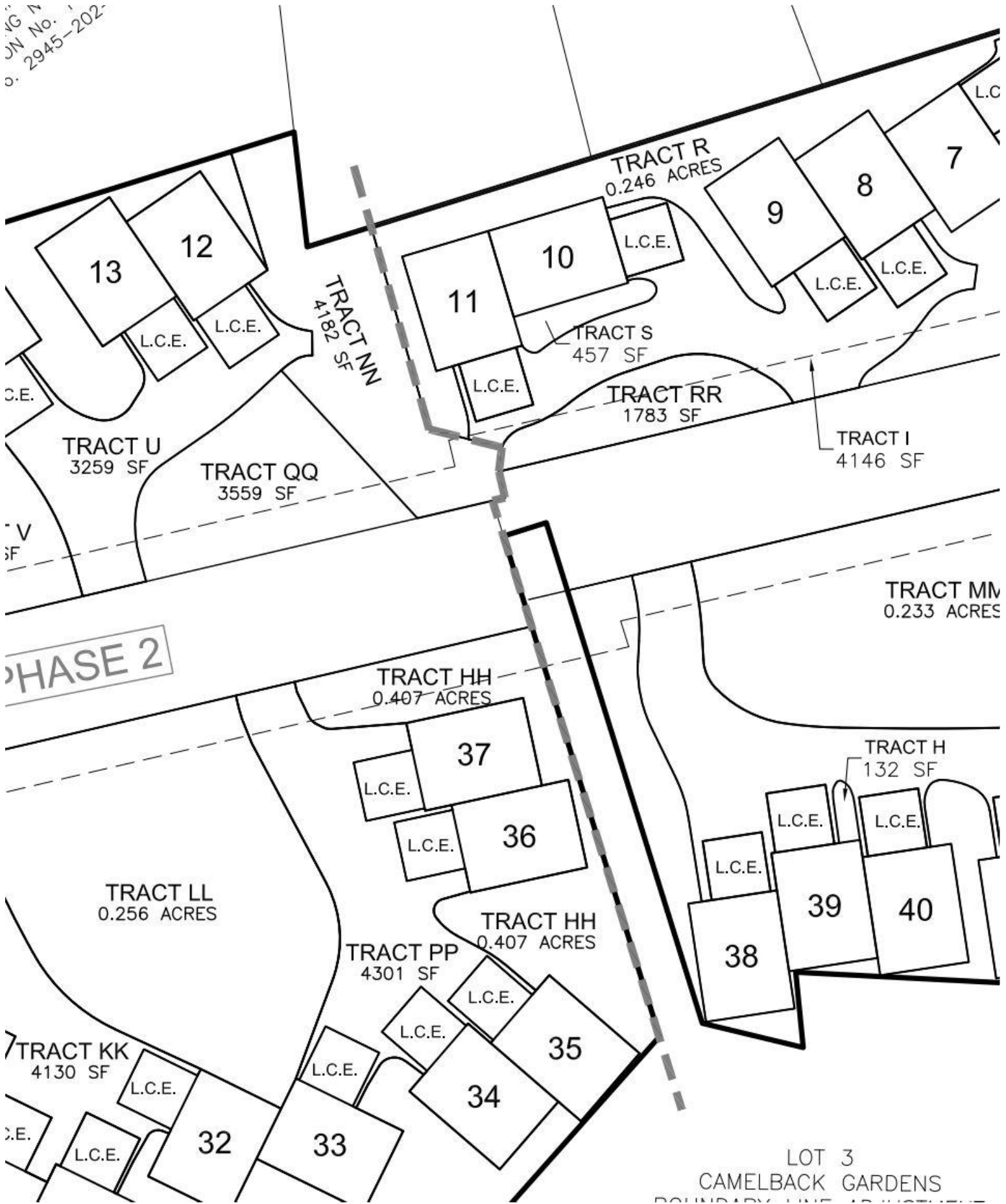
Jeffery Fleming, CUNa, RED+U, Principal
 Planning + Land Advisor + Civil Engineering + Stormwater Management
 300 Main Street | Suite 308 | Grand Junction, CO 81501
 970.812.3288
 ColoradoLandAdvisor.com

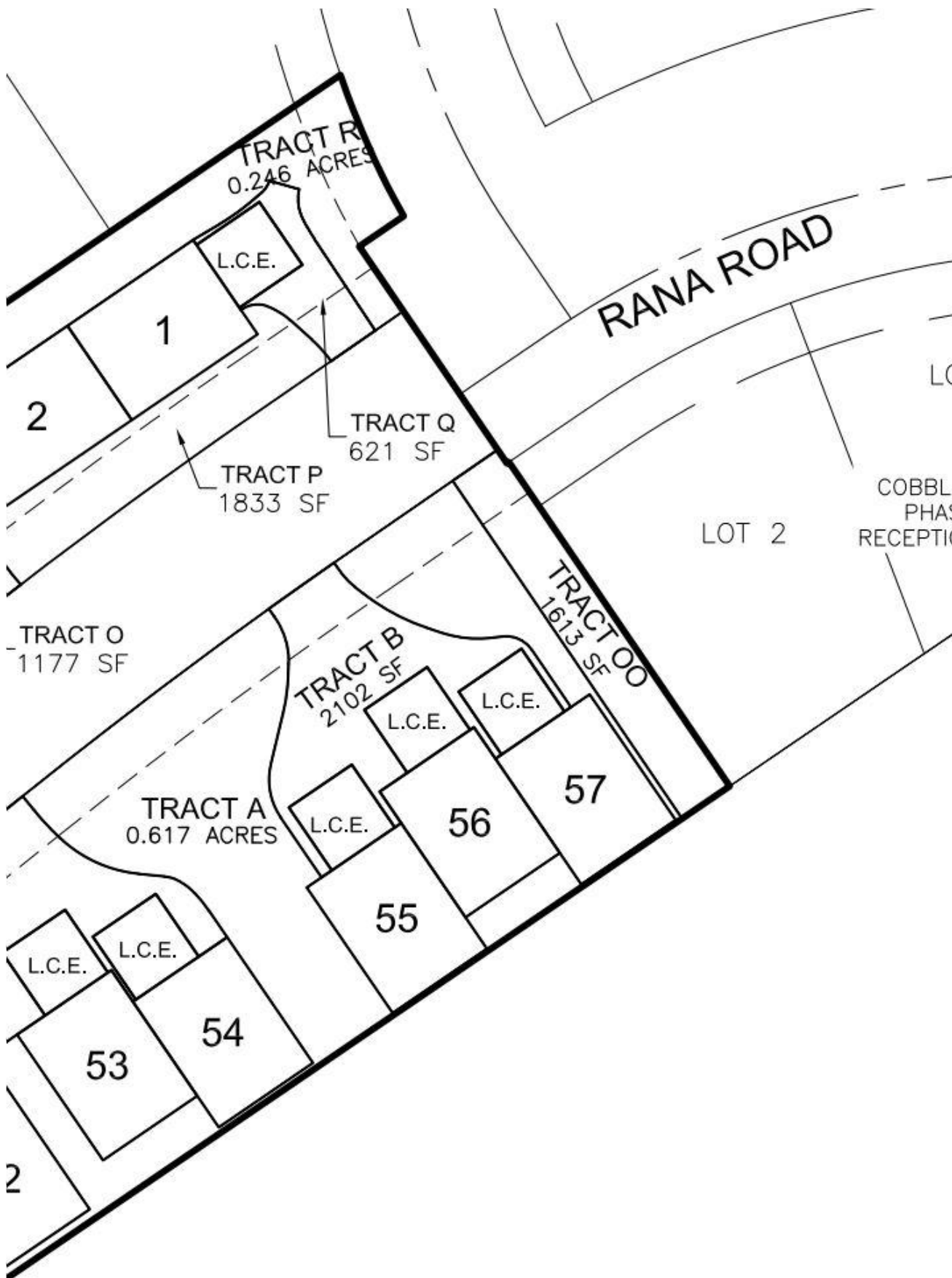


CITY OF
DISTRICT OPEN SPACES
RIDGES FILLING
RECEPTION No. 2945-204
(PARCEL No. 2945-204)



PLANNING No. 2945-202-





CITY OF GRAND JUNCTION
 DISTRICT OPEN SPACE
 THE RIDGES FILING No. 6
 RECEPTION No. 1609906
 (PARCEL No. 2945-174-30-079)
 Parcel Page 20

Camelback Gardens Proposed Land Exchange

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it's successors, and assigns.



Colorado Land Advisor, Ltd.



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970.812.3288
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As an urban planner much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors or omissions are unintentional and should be brought to the attention of the author as soon as possible.



1 Curbside Rain Garden / Bio-Swale
NTS

On-Site Water Harvesting Plan
EVERY DROP OF WATER THAT FALLS ON A ROOF, A STREET, OR ANY HARDSCAPE SURFACE SUCH AS CONCRETE OR ASPHALT, SHALL BE DIRECTED INTO LANDSCAPED AREAS ON SITE PRIOR TO ENTERING INTO THE STORM SEWER SYSTEM. ROCK LINED DRAINAGE SWALES SHALL WORK IN COMBINATION WITH SHALLOW MICRO-BASINS AT ALL TREE LOCATIONS AND LARGER AREAS SPECIFICALLY DESIGNED TO PROVIDE WATER TO PLANTS, REDUCING THE NEED FOR IRRIGATION AND TO PROVIDE A NATURAL MEANS OF STORM RUNOFF AND INFILTRATION. BASIN ONLY OVERFLOWS SHALL BE DIRECTED INTO THE STORM SEWER SYSTEM. SPECIAL CARE WILL BE TAKEN TO KEEP HARDSCAPE AND FOUNDATIONS DRY TO MINIMIZE SETTLEMENT AND MOVEMENT.

NOTE: EACH UNIT IN PHASE 3 MAY BE CHANGED INTO A TWO UNIT TOWNHOME STRUCTURE FOR 28 UNITS.



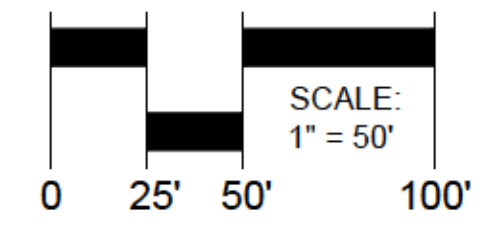
2 Water Feature / L.D. Sign (similar)
NTS



Minimum Slope	Maximum Slope	Acres	Color
30.00%	50.00%	6.53	[Pink Box]
50.00%	1000.00%	2.73	[Red Box]

UTILITIES AND AGENCIES		(970)
CITY OF GRAND JUNCTION PUBLIC WORKS	TRENT PRALL, P.E.	256-4047
CITY OF GRAND JUNCTION UTILITIES DIRECTOR	RANDI KIM, P.E.	244-1429
REGLANDS WATER & POWER COMPANY	ADMIN OFFICE	243-2173
WORK WITH CITY OF GJ FLOW	MARK BARSLUND	201-1962
XCEL ENERGY	TILLMAN MGSCHOLLER	270-1953
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750

ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD. CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.



CITY PLANNER	DATE

Project Name:
Camelback Gardens
Grand Junction, Colorado
Landscape Architect:
VISION DESIGN STUDIO, INC.
4772 Road Grand Junction, CO 81505
Phone: 970.210.2155 Email: rv@vds.biz
Web: www.vds.biz
Landscape Architecture | Visual Simulation | Graphic Design

Registration:
Robert A. Breeden
LA 462
03/21/2008
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

Registration:
Colorado Land Advisor, Ltd.
Landscape Architecture | Visual Simulation | Graphic Design
1000 Main Street | Suite 300 | Grand Junction, CO 81505 | 970.210.2155
www.coloradolandadvisor.com

- Legend**
- A. Water Feature / L.D. Sign - See Detail 2/ODP
 - B. 30'x40' Townhome Units
 - C. 40'x60' Executive Home Sites
 - D. Park / Community Garden
 - E. Bike Station / Outdoor Seating
 - F. Bio-Swale / Micro-Basins - See 1/ODP
 - G. Tree Lined Street / Sidewalk & Water Feature
 - H. Hiking / Biking Trails
 - I. Natural Amphitheater

- PROPERTY LINE
- SETBACK OR EASEMENT LINE
- CENTER LINE
- PROPOSED TREES

- SITE PLAN NOTES:**
1. TRASH PICKUP WILL BE THE RESPONSIBILITY OF EACH LOT OWNER.
 2. USPS SHALL DELIVER MAIL TO EACH LOT AND/OR A CLUSTER BOX LOCATED WITHIN EACH POD OF HOMES.
 3. DELIVERIES TO THE RESIDENTIAL UNITS SHALL BE MADE TO THE FRONT DOOR AT EACH RESIDENCE.
 4. SEE CITY OF GJ STANDARDS AND SPECIFICATIONS FOR ALL WORK WITHIN CITY OWNED RIGHT-OF-WAY.
 5. CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/ FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
 6. THERE ARE NO EXISTING WETLANDS ON SITE.
 7. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAIN.

Submission:
Sheet Title:
Outline Development Plan

Project: Camelback Gardens
Date: November 29, 2022
Scale: 1" = 50'
Sheet: ODP

Memorandum

TO: Members of City Council
FROM: Greg Caton, City Manager
Ken Sherbenou, Parks and Recreation Director
Rob Davis, City Forester
DATE: December 7, 2022
SUBJECT: Urban Forestry Management Plan

As prompted by adopted plans, the Urban Forestry Management Plan (UFMP) is beginning. This document will guide decision-making for the Forestry Division of the Parks and Recreation Department. It will also serve as a reference for other departments that contribute to the management of trees in the City of Grand Junction, including Community Development and Public Works. The process of developing the plan will proceed as outlined herein.

Urban Forestry Management Plans – Plans for the management of trees are common in Colorado cities, but they vary in scope. For example, the Town of Ridgeway adopted a short Community Forest Management Plan in 2016, focused on a tree inventory and public parks. Larger municipalities tend to adopt more detailed Urban Forest Master Plans. For example, the City of Colorado Springs adopted a 204-page plan with four detailed scenarios in 2020. Scope for a City of Grand Junction UFMP will fall in the middle, reflecting a focus on useability.

Alignment with Existing Goals – Two of the City's adopted plans call for a UFMP. The One Grand Junction Comprehensive Plan calls on staff to "Develop an Urban Forestry Master Plan" (Action 8.5.a.). This call is echoed by the Parks, Recreation, and Open Space (PROS) Master Plan (p. 87). The Strategic Plan Implementation Matrix also notes goals for the UFMP, namely:

- Fire mitigation at the wildland and urban interface.
- Improved maintenance of landscaping on public property, rights-of-way, on public and private property.
- Educational resources to support the public with tree maintenance and canopy growth.
- Public understanding of the environmental, economic, and social benefits that the tree canopy provides.
- Efficient water usage and healthy, climate-appropriate landscaping.
- Develop a systematic pruning program for all public trees.

The UFMP will also align with ongoing efforts to reach these goals. The City will launch a Sustainability Plan in 2023, and recently allowed for graywater systems. The City Council is currently considering changes to landscaping rules in the Zoning and Development Code.

Scope of the Grand Junction UFMP – Some aspects of the UFMP will be informational. It will compile community knowledge and provide educational resources. It will also assess the value of the canopy based on a 2019 tree inventory and the City's database on public trees. At current estimates, the City's total canopy is worth over \$1.1 billion, provides roughly \$30 million in annual savings to the City, and generates other values such as improved air quality.

The UFMP will also address regulation. It may recommend changes to Chapter 8.32 of the Municipal Code concerning trees and other sections of the Municipal Code. Notably, it will provide strategies to manage tradeoffs related to water conservation and tree health. In this regard, the project will apply best practices to Grand Junction’s unique circumstances.

The principal user of the UFMP is anticipated to be the Forestry Division of the Parks and Recreation Department. To this end, the UFMP will recommend ways to manage routine maintenance, hazard response, species diversity, partnerships. This will support the work of the six full-time staff with primary responsibility for the City’s 5,000 park trees, 12,000 street trees, and 20,000 trees within City-owned native open space properties.

The UFMP will focus on public trees within City limits. Strategy will also address trees that the Forestry Division may manage in future due to annexation or open space dedications. Due to the data constraints, some levels of analysis will require considering the full 44,369-acre Urban Development Boundary. Where relevant, the UFMP will also address tree care on private land, as these trees comprise 75 percent of the canopy.

Stakeholders and Outreach – The UFMP will involve stakeholders and participants that care for, and about, the urban forest. Staff will reach the general public through surveys and other means. Staff will also conduct workshops with City boards such as the Forestry Board, Parks and Recreation Advisory Board, Planning Commission, and Urban Trails Committee.

Public sector partners may include CSU Tri-State Extension, the State Forest Service, Colorado Parks and Wildlife, and Colorado Mesa University. Private sector participants may include arborists, landscapers, irrigation suppliers, and the real estate community.

Staffing and Schedule – The UFMP will be developed by Community Development staff in conjunction with the City Forester. Staff will take advantage of existing venues for public outreach, such as the GJSpeaks survey platform and existing Boards and Commissions. Community Development staff will be responsible for most analysis, outreach, and plan writing. Staff anticipate that this document will be eligible for adoption by Council resolution in mid-2023.

Date	Action/Deliverable
September 15, 2022	Data Analysis and Staff Interviews Began
December 15, 2022	Launch Public Survey; Open Until January 1, 2023
February 2023	Public Workshop (date TBD)
March 10, 2023	Draft of Plan Complete
April 5, 2023	Revisions to Plan Complete
May 2023	Schedule for Hearing on Plan Adoption (date TBD)

C: Department Directors