



CITY OF GRAND JUNCTION | AUGUST 19, 2024

▣ Whitman Park

Schematic Design

Housing Support

Over the last 2 years the City of Grand Junction has contributed \$19 million in direct funding to housing support services, while also leveraged an additional \$43 million in contributions from partners, providing over \$62 million in community housing investment.

City of Grand Junction Direct Funding & Grants

Grand Junction Housing Authority	\$5,043,495
Salt Flats Project	\$3,200,000
Pro Housing - LAP	\$2,000,000
Grand Valley Catholic Outreach	\$1,846,765
Resource Center	\$1,302,025
Housing Resources of Western CO	\$1,161,667
Remaining - ADU & Unassigned 2024	\$1,152,133
Housing Division Operations & Programming	\$1,123,825
Joseph Center	\$947,707
Homeward Bound	\$367,500
Non-Profit & CDBG	\$359,713
Hilltop Family Resources	\$300,000
Habitat for Humanity	\$217,014

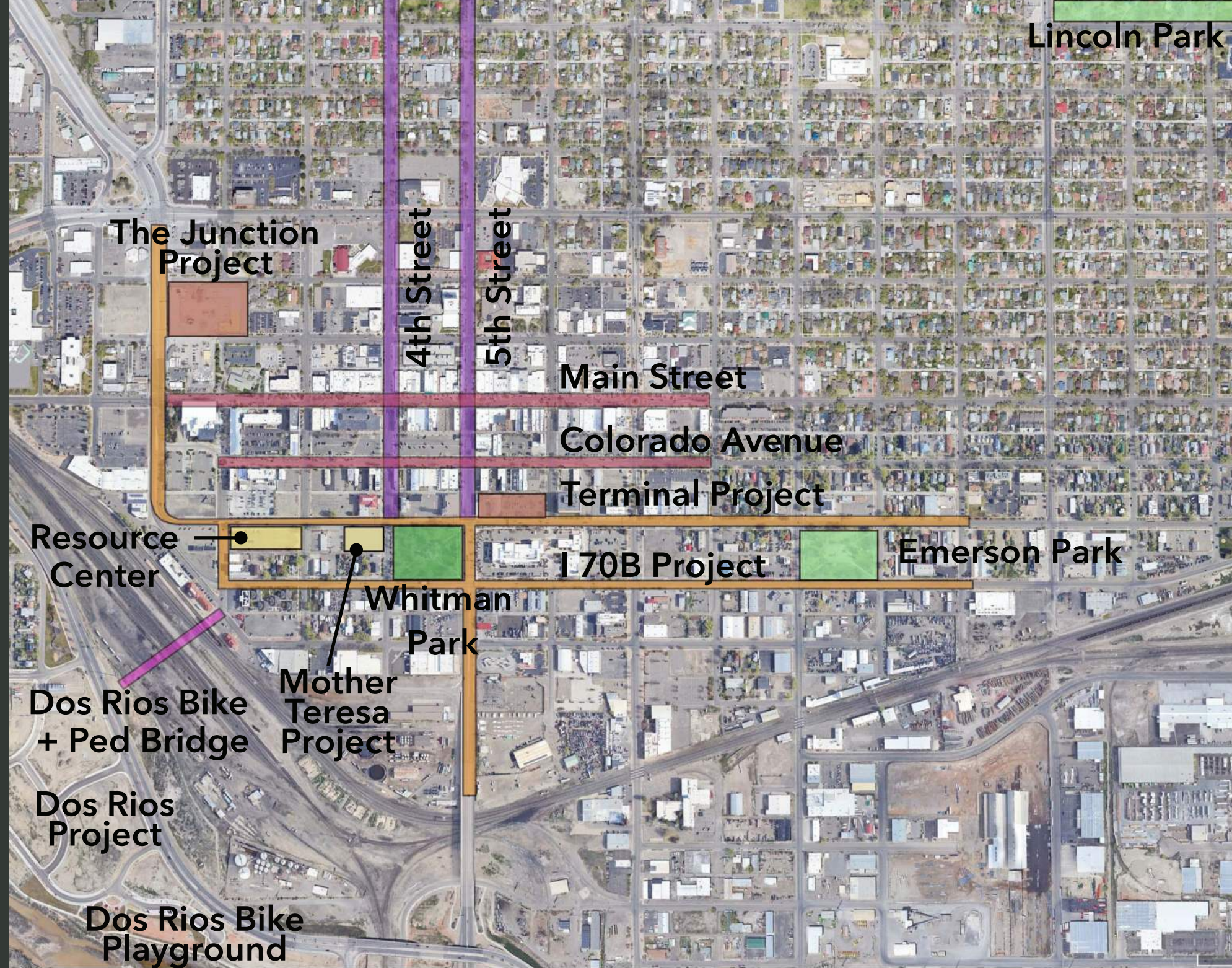
Total Direct Funding & Grants **\$19,021,844**

Partner Investment **\$43,000,000**

Total Investment Generated **\$62,021,844**

Park Design Influences

- 2015 Conceptual Plans
- 2020 One Grand Junction Comp Plan
- 2021 Parks, Rec and Open Space MP
- 2022 4th and 5th Street Feasibility Study
- 2023 Pedestrian Bicycle Plan
- 2023 CDOT I-70B Improvement Plans
- 2024 Whitman Park Engagement
- 2024 Whitman Park Tree Survey



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Engagement Process

Whitman Park Process EngageGJ.org
Community Survey EngageGJ.org
Community Survey = 940 Responses!

- City Council Presentation #1
- PRAB Engagement Meeting#1
- Focus Group Meeting #1
- Public Engagement Meeting #1

- City Council Presentation #2
- PRAB Engagement Session #2
- Focus Group Meeting #2
- Public Engagement Session #2

- Ongoing
- Mar. 20 - Apr.19

- April 1st
- April 2nd
- April 2nd
- April 2nd

- May 13th
- May 14th
- May 14th
- May 14th



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Engagement Survey Findings Overview

- Most contributors live and work in Grand Junction and visit Downtown 1x a week
- Dining, Shopping, and Events were top reasons for visiting Downtown
- Most contributors visit a city park 1x or more per week
- Most contributors express a desire for improvements to Whitman Park
- Cultural, Geographical, Historical identity of Grand Junction is important in design
- Safety and Lighting were top priorities
- Food and Beverage options were supported
- Park renaming was NOT supported

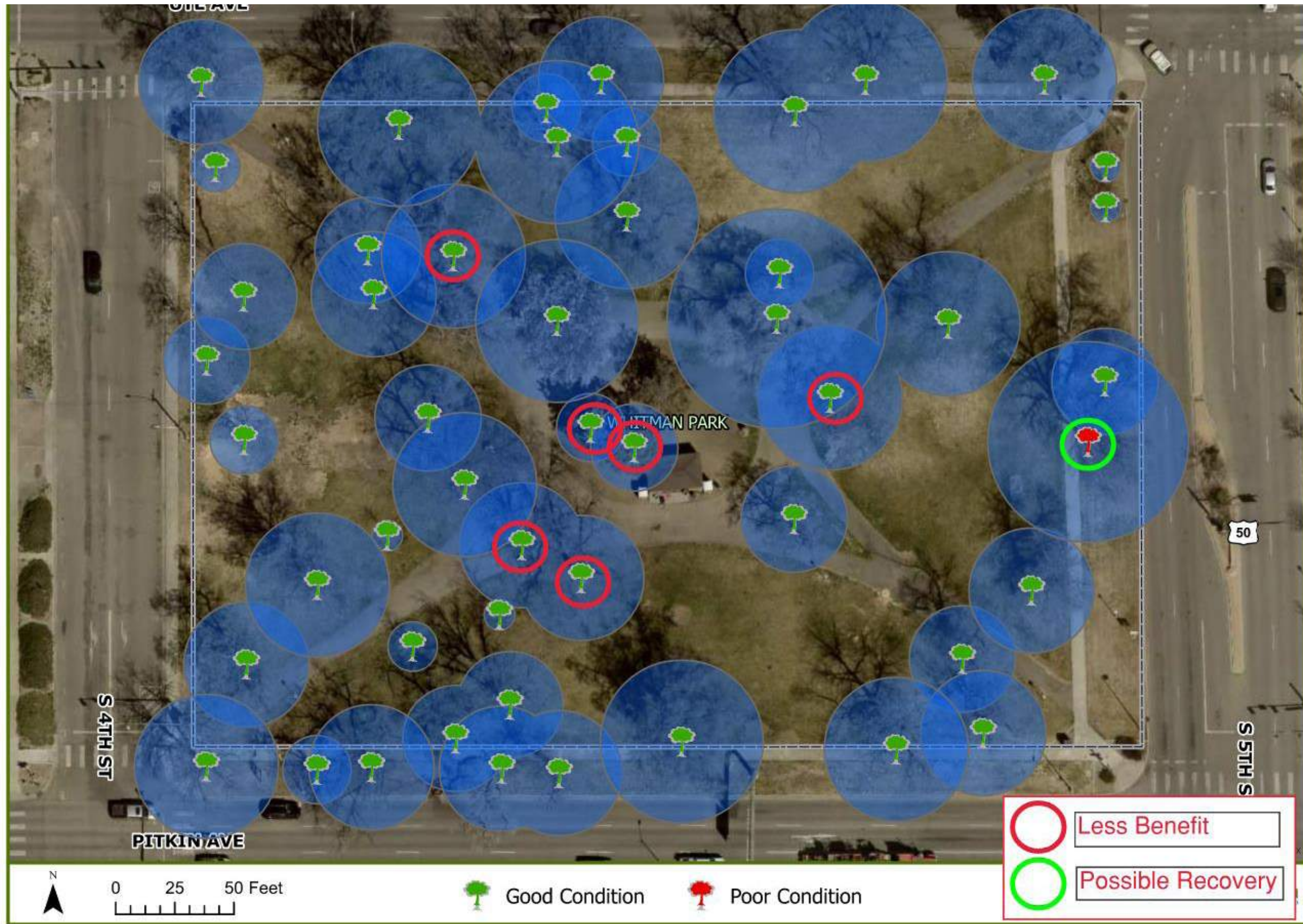


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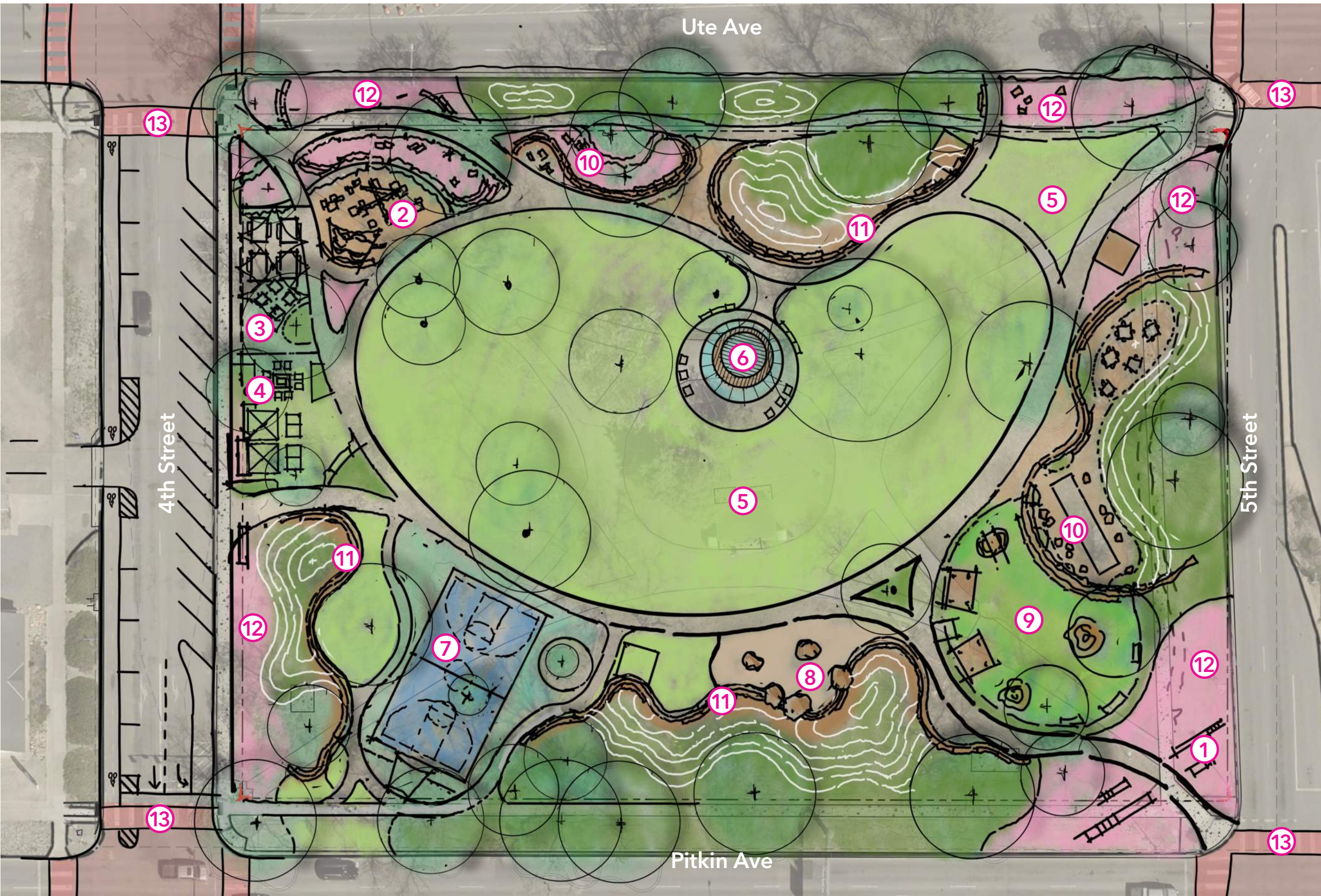
Tree Survey

TREE VALUE

- The existing trees in Whitman Park are estimated at a value of **\$918,750**, based on recent survey and assessment by the City Forester.



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DESIGN DRIVERS

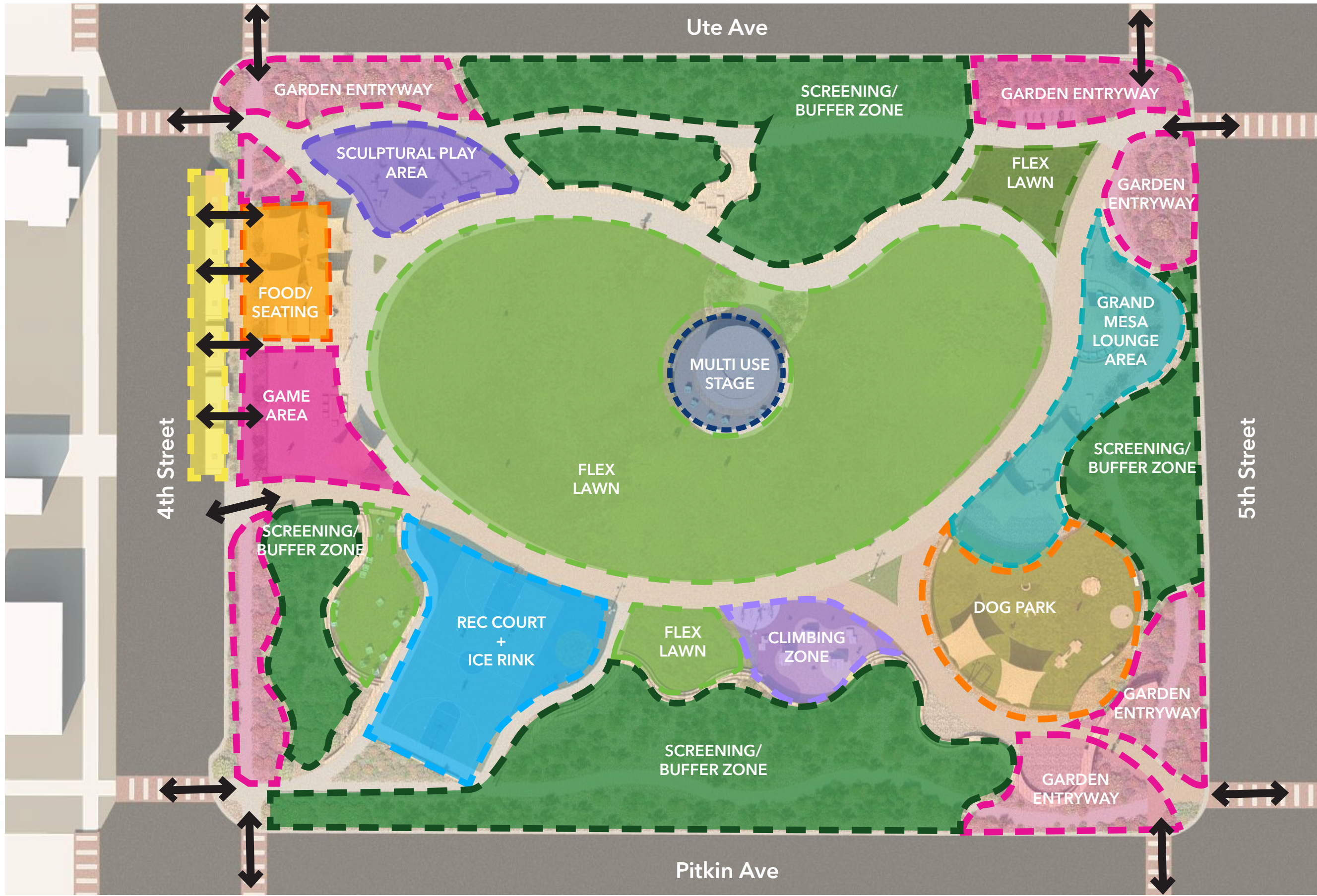
- Flexibility
- Porosity & spatial definition
- Circulation
- Contextual theme / design pattern inspired by grand valley geology
- Relate to Main Street but doesn't duplicate features
- Multi-use stage
- Incorporate street events
- Daily function as important as event function
- Event size small to medium
- Durable & maintainable

PLAN COMPONENTS

- ① Downtown gateway
- ② Sculptural play area
- ③ Food and seating area with opportunities for food trucks
- ④ Gathering plaza with flexible seating, fire feature
- ⑤ Flex lawn
- ⑥ Multi-use stage, gathering plaza, flexible seating
- ⑦ Multi-use rec court/ potential seasonal ice rink
- ⑧ Bouldering
- ⑨ Dog play area
- ⑩ Elevated plaza
- ⑪ Landscape berms with tiered stone seating to buffer adjacent street
- ⑫ Pollinator Garden
- ⑬ Enhanced crosswalks



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LEGEND

- Garden style landscaped, corner entryways
- Screening/Buffer Zone
- Sculptural play area
- Flex lawn
- Multi Use Stage
- Dog Park with agility elements and shade
- Mesa Tops lounge with casual flexible seating and shade
- Climbing Zone
- Rec Court + Ice Rink
- Food/Seating
- Game Area
- Food Truck Parking



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DESIGN DRIVERS

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- Porosity & spatial definition
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- Incorporate street events
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- Seasonal flexibility
- Durable & maintainable

PARK PROGRAM

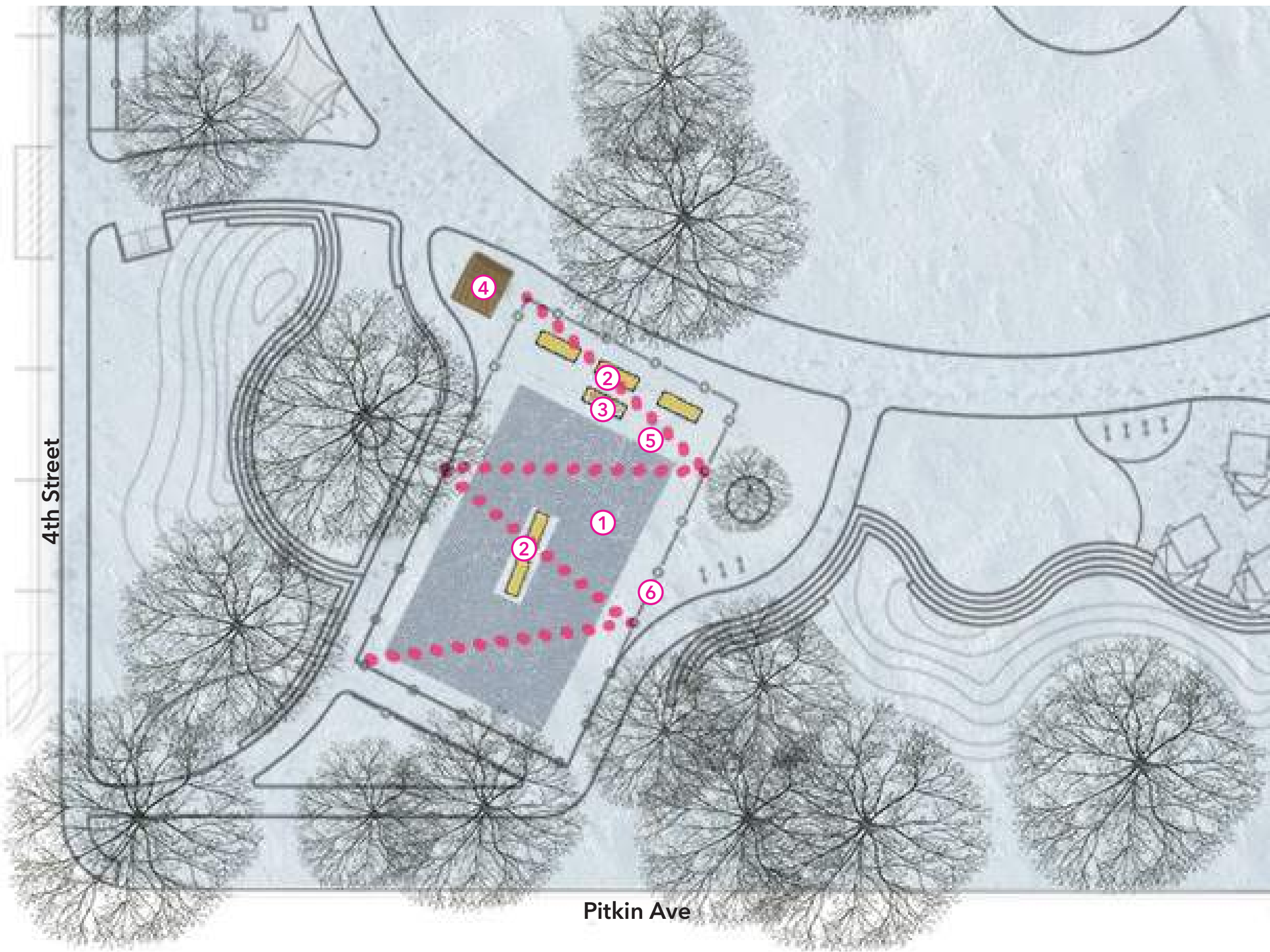
- ① Multi-use, stage with great lawn, functions for everyday casual seating and small events
- ② Dining Area with picnic and 4 top cafe tables and table tennis
- ③ Casual boccie court and fire pit lounge
- ④ Nature Play with boulders, logs, and artful elements
- ⑤ Stacked stone walls
- ⑥ Shaded area with flexible seating
- ⑦ Raised plaza with flexible seating and street buffer
- ⑧ Dog Park with agility features and shade
- ⑨ Iconic Gateway
- ⑩ Stacked Stone Climbing Area
- ⑪ Recreation Court + Season Synthetic Ice Rink
- ⑫ Enhanced Crosswalks (Pending CDOT approval)



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PLAN COMPONENTS

- ① Synthetic ice rink
- ② Hay bales
- ③ Fire pit
- ④ Tuff Shed or similar for ice skate rentals, service and maintenance, heated for employees
- ⑤ Overhead festoon lighting
- ⑥ Perimeter fence for controlled access



4th Street

Pitkin Ave



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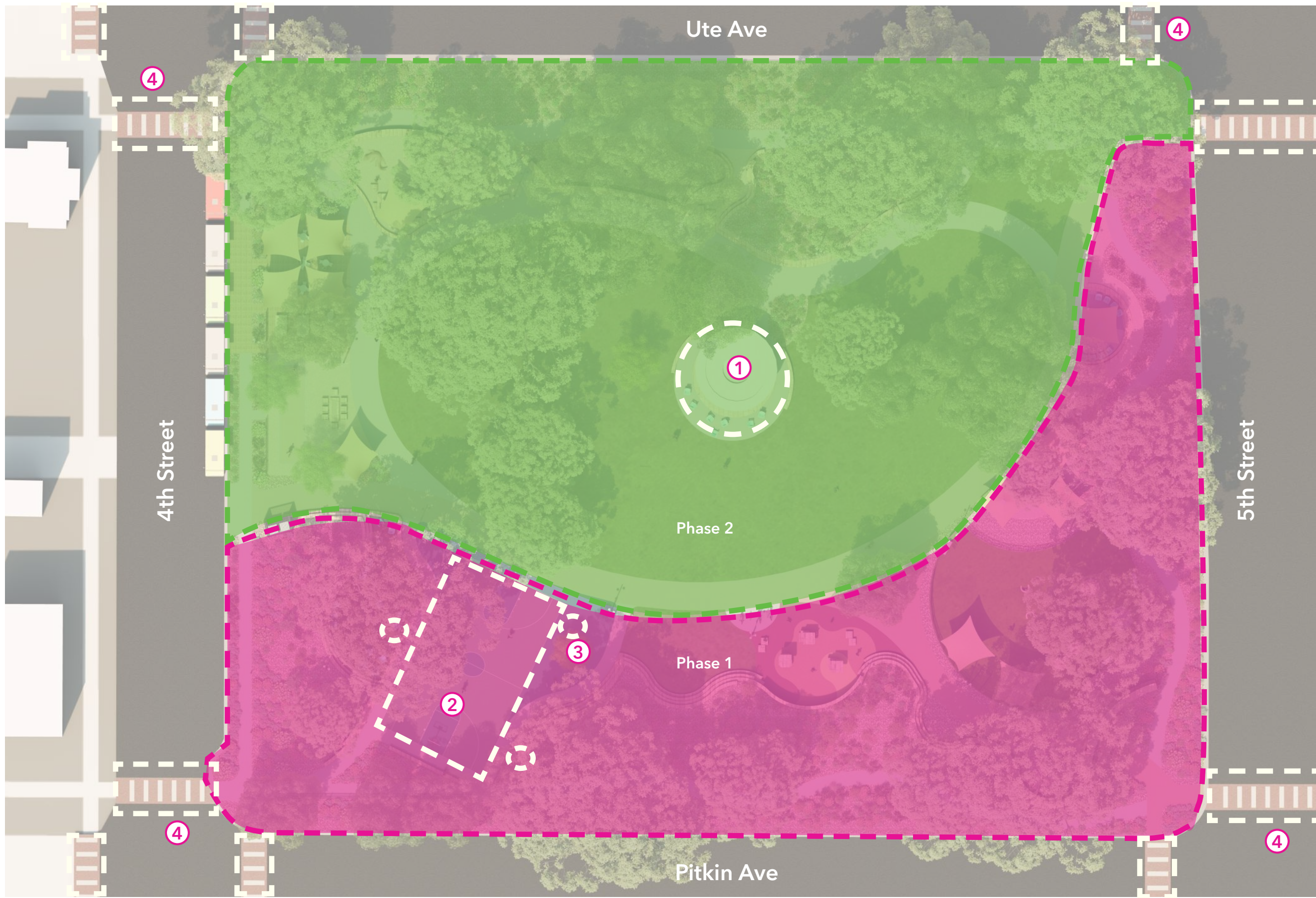
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LEGEND

- PHASE 1 = \$1,900,000
- PHASE 2 = \$2,000,000
- ADD ALTS = \$608,200
- TOTAL = \$5,008,200

ADD ALTERNATES

- ① Stage = \$150,000
- ② Seasonal Synthetic Ice Rink = \$84,200
- ③ Sports Court Lighting = \$275,000
- ④ Enhanced Crosswalks = \$99,000

CONSTRUCTION TIMING

Continuous = 6 months

Phased
 Phase 1 = 3.5 months
 Phase 2 = 4.5 months

COST IMPACTS

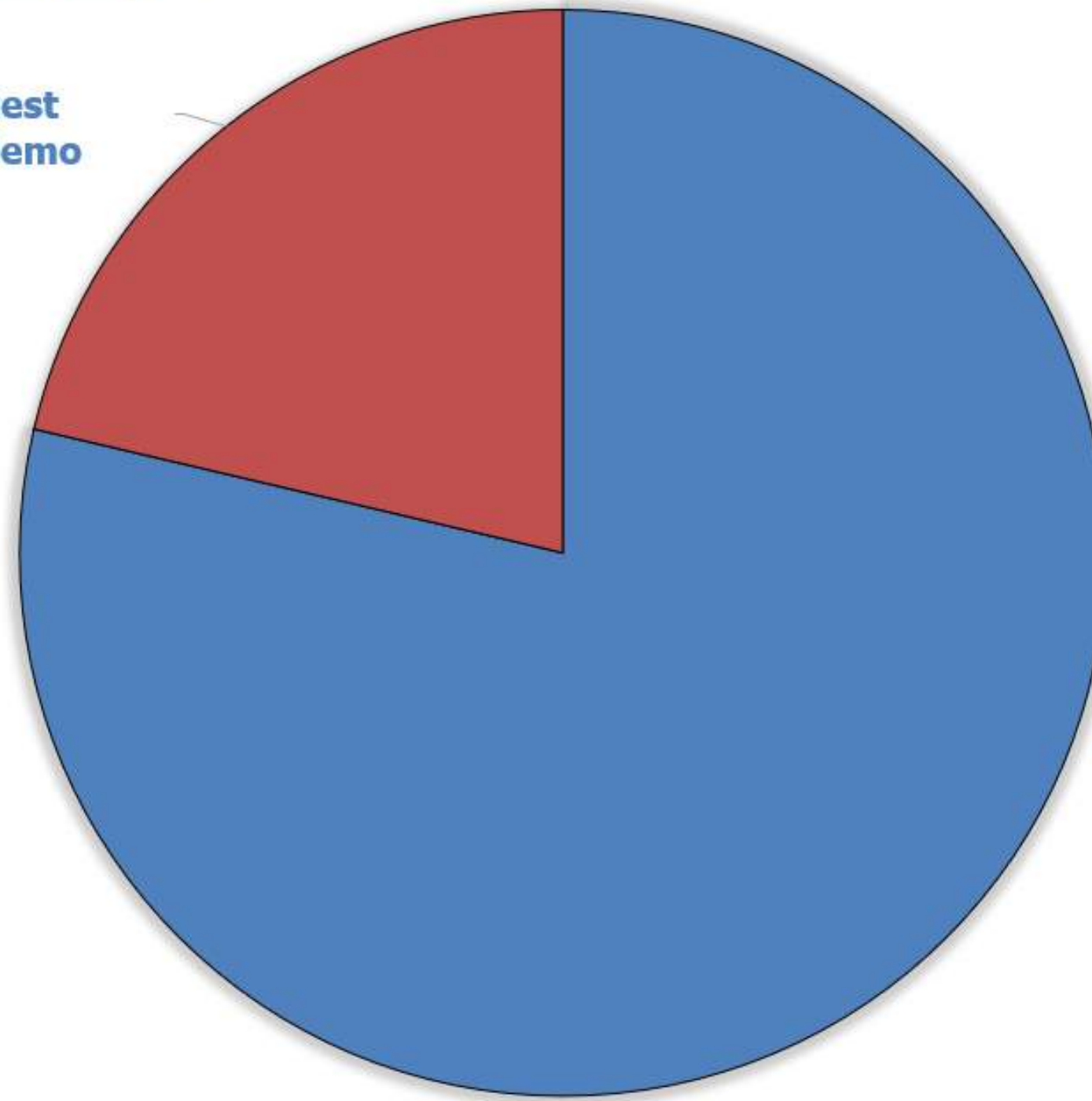
Monthly escalation = projected at 0.5% per month.

GC's direct cost projected to be \$56,225 per month. Phasing will result in approx. 2 additional months of GC time.

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Phase 1 Funding in 2025 = Total \$1,900,000

Bureau of Reclamation Grant Request
PIAB Request
DDA Request
CDBG Grant Request
City in-Kind with Demo
\$400,000



CTF, Open Space and 201
\$1,500,000

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Thank You

Questions?

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PLAN COMPONENTS

- ① Entry way
- ② Sculptural play area
- ③ Tables/seating with shade sails - typ.
- ④ Area for food trucks
- ⑤ Decorative fence
- ⑥ Ping pong tables
- ⑦ Bocce ball
- ⑧ Hand Wash Station
- ⑨ Fire pit with movable lounge chairs
- ⑩ Shade areas
- ⑪ Flex lawn
- ⑫ Multi-use event stage
- ⑬ Stone tiered seat wall - typ.
- ⑭ Bermed landscape - typ.
- ⑮ Boulders



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PLAN COMPONENTS

- ① Entry way
- ② Bike rack
- ③ Boulders - typ.
- ④ Pollinator garden
- ⑤ Flex lawn
- ⑥ Stone tiered seat wall typ.
- ⑦ Bermed landscape
- ⑧ Multi-use event stage
- ⑨ Shade areas
- ⑩ Raised seating area



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PLAN COMPONENTS

- ① Entry way
- ② Iconic signage
- ③ Pollinator garden
- ④ Dog play area
- ⑤ Shade sails - typ.
- ⑥ Dog obstacle course
- ⑦ Benches - typ.
- ⑧ Stone tiered seat wall -typ.
- ⑨ Bouldering area
- ⑩ Bike racks
- ⑪ Flex lawn
- ⑫ Raised seating area
- ⑬ Bermed landscape
- ⑭ Boulders

5th Street

Pitkin Avenue



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PLAN COMPONENTS

- ① Entry way
- ② Boccie ball and fire pit
- ③ Stone tiered seat wall
- ④ Flex lawn
- ⑤ Colored concrete
- ⑥ Multi use recreation court
- ⑦ Bermed landscape
- ⑧ Restrooms + hand wash
- ⑨ Decorative fencing
- ⑩ Hand Wash Station

4th Street

Pitkin Avenue



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Top 10 Desired Programs

- ① **Lighting - Safety + Decorative/ Interactive**
- ② **Pollinator Garden**
- ③ **Food Trucks or Carts**
- ④ **Shade Canopies**
- ⑤ **Multi-Use Event Stage**
- ⑥ **Seating**
- ⑦ **Holiday Gathering/ Holiday Lights**
- ⑧ **Seasonal Ice Rink - likely synthetic**
- ⑨ **Rec Space/ Climbing Features**
- ⑩ **Iconic Public Art**

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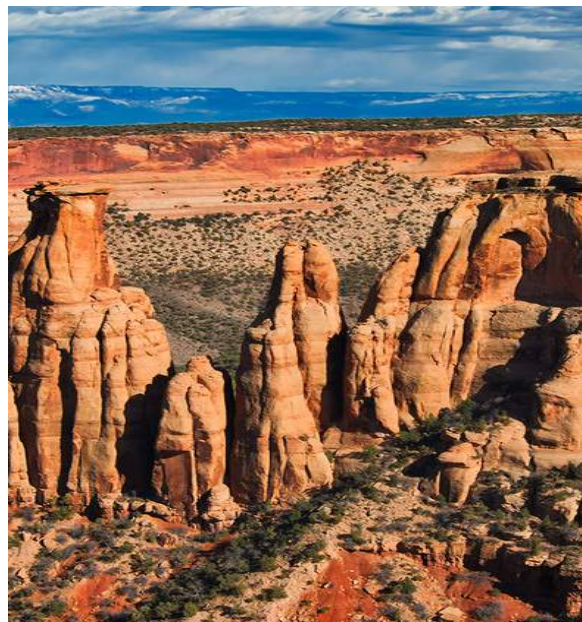
Bookcliffs



Grand Mesa



Colorado National Monument



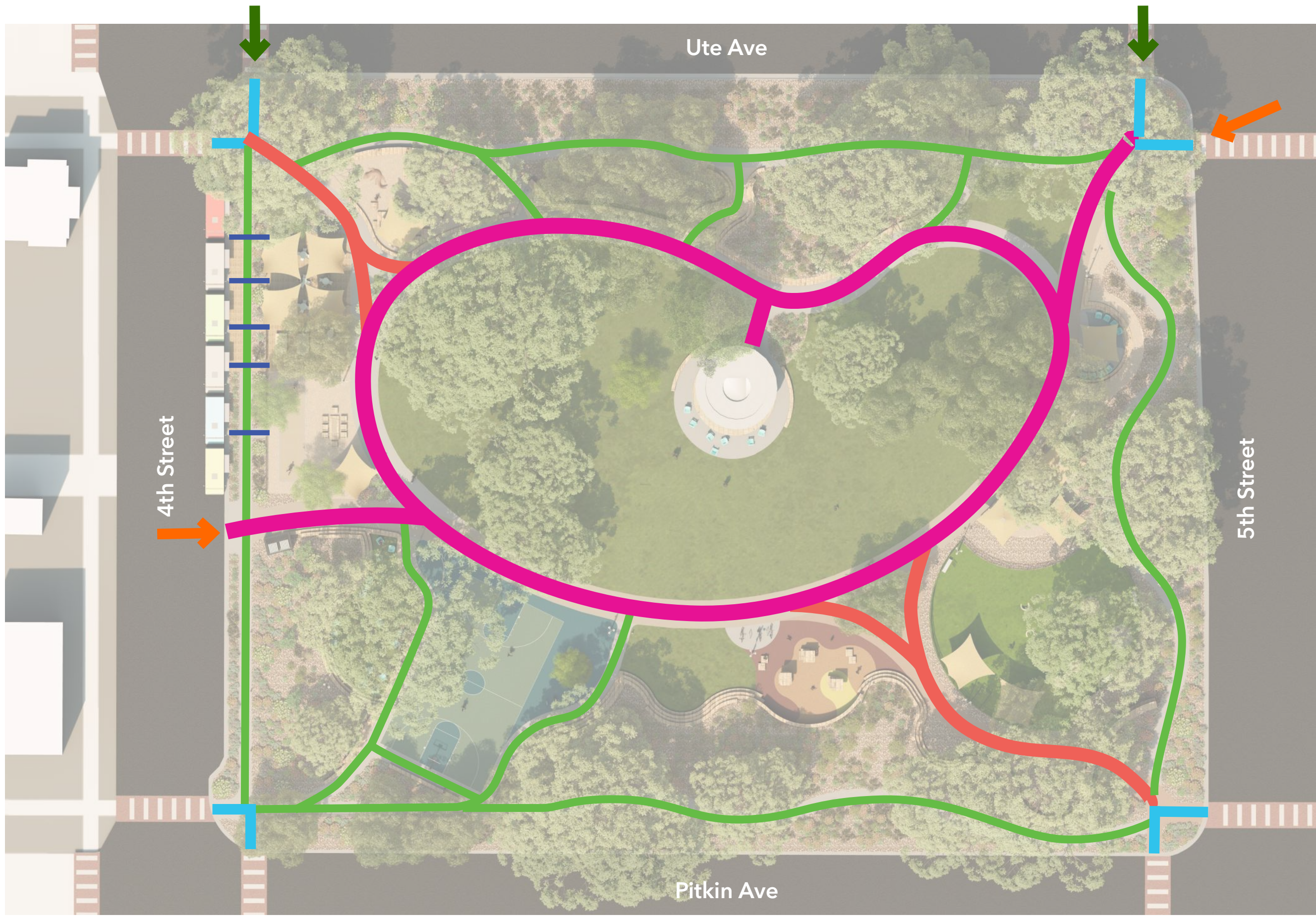
Devil's Kitchen



GRAND GEOLOGY

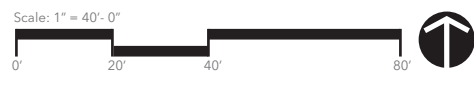
- Inspiration taken from the geography that surrounds Grand Junction
- The stone tiered seat walls take inspiration from the mountain ranges that surround Grand Junction.
- The walkways are inspired by the Colorado and Gunnison River
- The open lawn area is representative of valley
- The stage is representative of the City of Grand Junction

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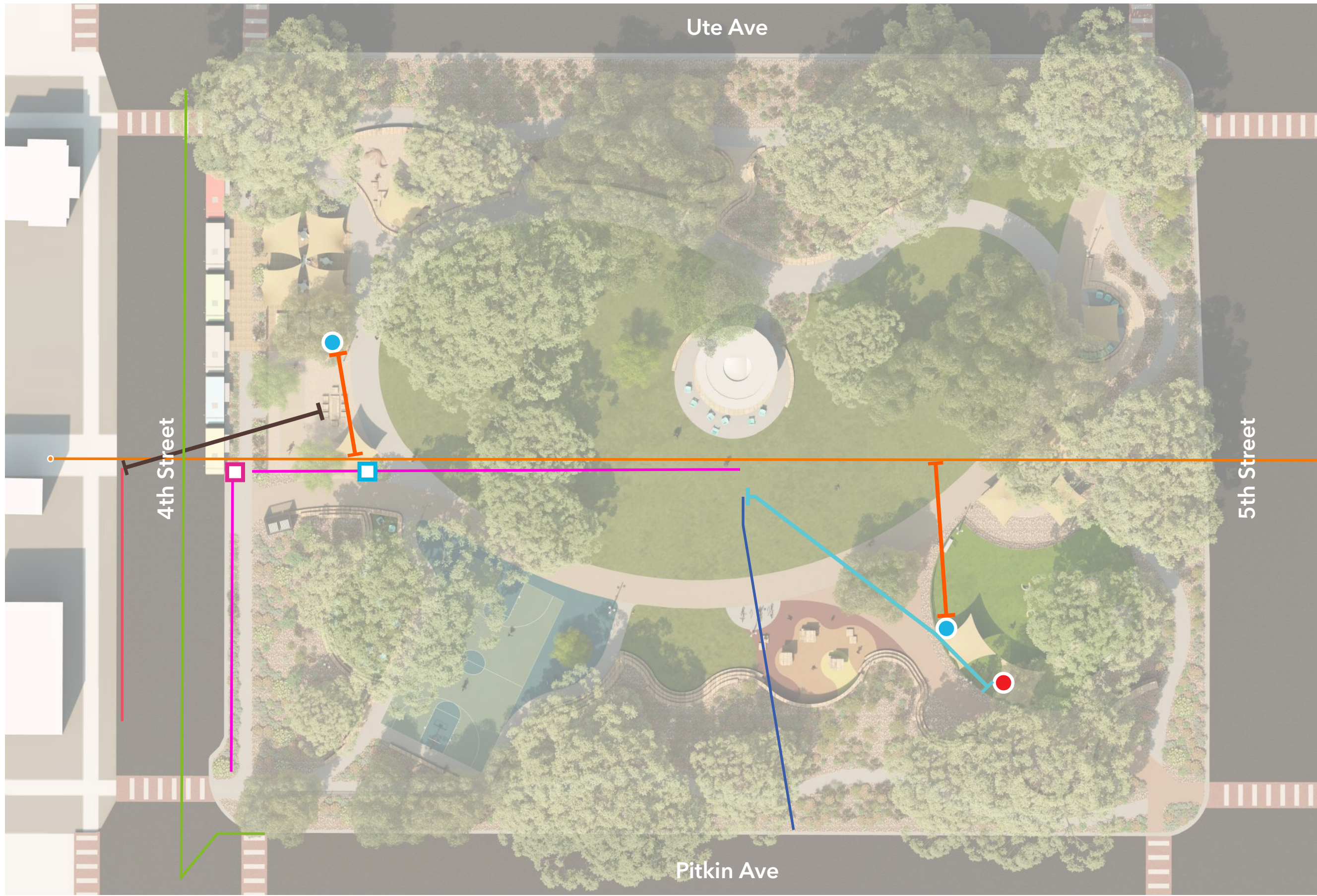


LEGEND

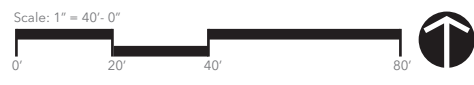
- Adjacent connections
- █ Primary circulation (12' wide)
- █ Primary circulation (10' wide)
- █ Secondary circulation (8' wide)
- █ Secondary circulation (6' wide)
- █ Tertiary circulation (4' wide)
- ← Primary connections from Main St. Recommend coordinating striping and light timing with CDOT to prioritize pedestrian movement.
- ← Emergency + Maintenance Access



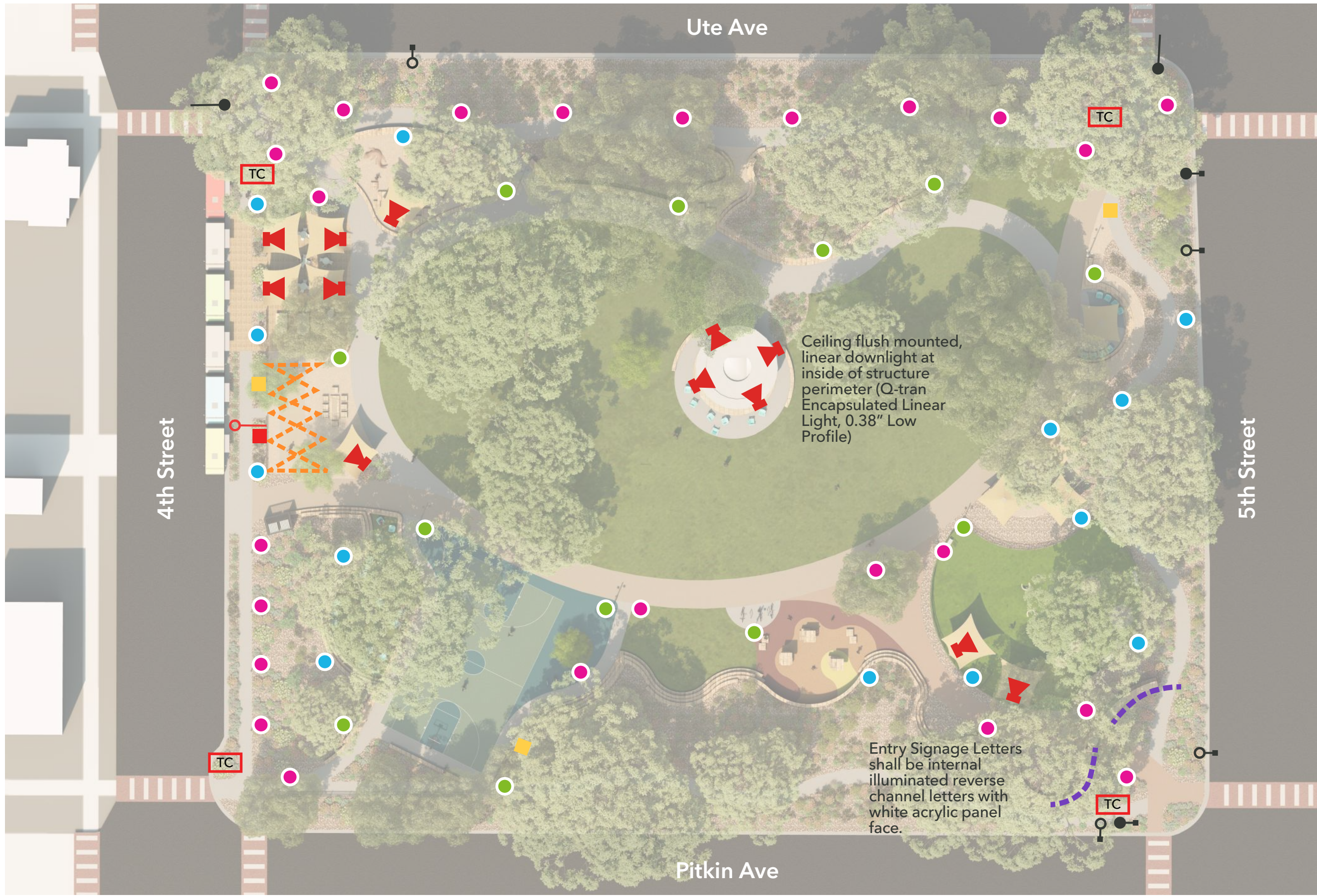
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- LEGEND**
- Existing Electrical Junction Box
 - Existing Electrical Service
 - Existing Water
 - Existing Sanitary sewer
 - Existing Stormwater sewer
 - Existing Gas
 - Proposed Water
 - Proposed Bottle Filling Station
 - Proposed Hand Wash Station
 - Proposed Dog Hydrant Mister
 - Proposed Sanitary sewer
 - Proposed Stormwater sewer
 - Proposed Gas



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LEGEND

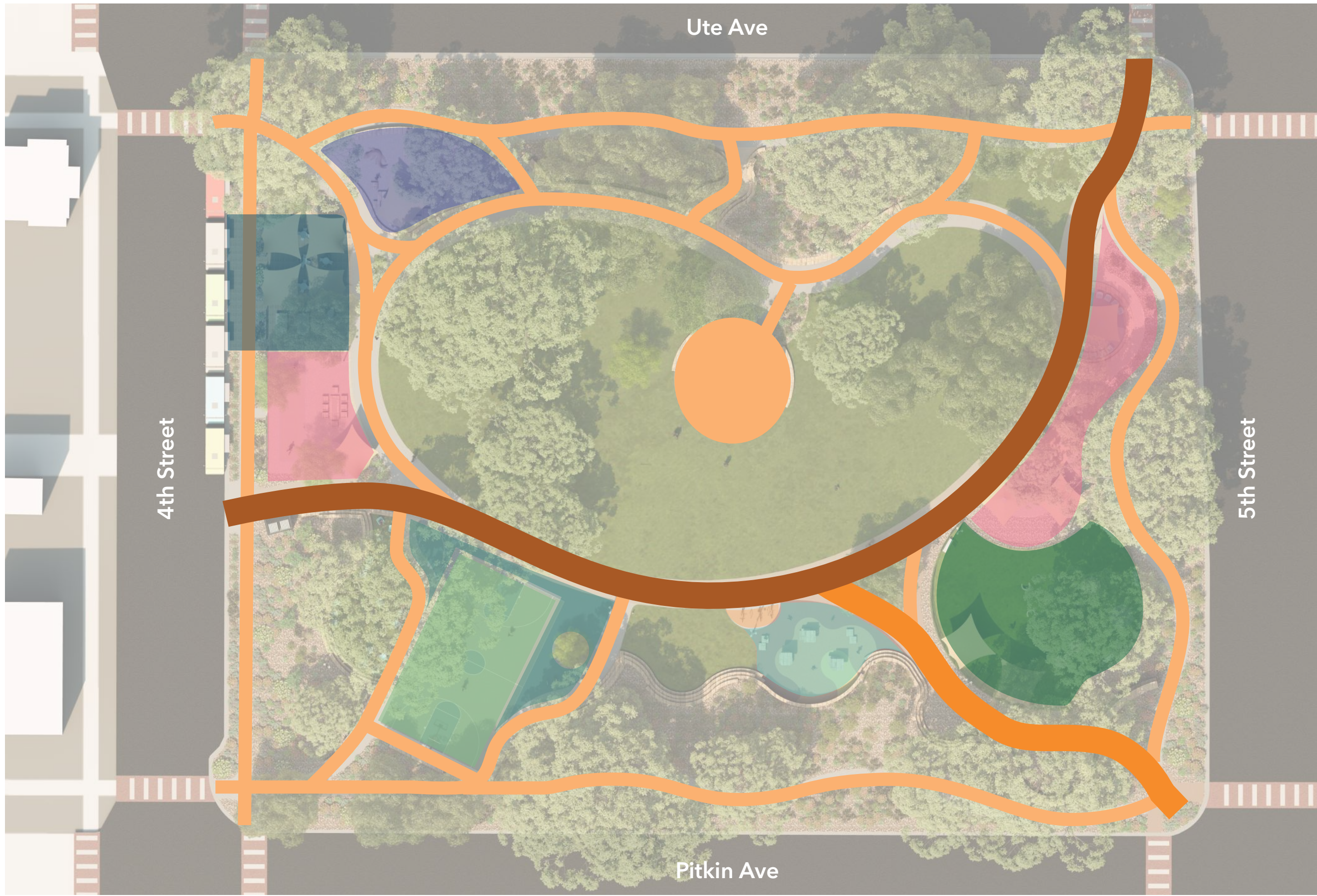
- **Bollard Light**
Lignman Lighting ULW -10874, 34" Ht.
- **Overhead Specialty Light**
Landscape Forms, Arne Area Light, 16' Ht. , 2 heads
- **Overhead Specialty Light**
Landscape Forms, Arne Area Light, 19' Ht. , 3 heads
- - - **Festoon Light**
Tokistar Catenary String Light, 1.75" Dia. G-14 Frosted Globe Lignman Lighting Round Pole, 14' Ht.
- **Specialty Effect Lighting**
Q-tran Encapsulated Linear Light, 0.38" / Low Profile
- ▶ **Directional Lighting**
Lignman Lighting UHA -60XXX, 7.87" Dia., Flush mount, in-ground, (2 lights per shade canopy, 1 per column at stage)
- ⦿ **Existing Cobra head Street Light**
To remain in place
- ⦿ **Existing Decorative Street Light**
To remain in place
- ⦿ **Existing Combo Traffic and Decorative Street Light** To remain in place
- TC **Existing Traffic Cabinet**
To remain in place
- **Existing Electrical Connection**
from 4th Street telephone pole / street light. Contractor to verify in field.
- **Proposed 50 Amp, company switch, typ.**
- **Power Panel + Cabinet**

Notes:

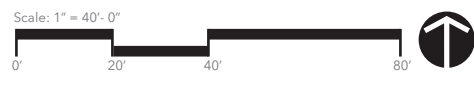
- 1) All Luminaries to be 3000k and fixture housing to be dark grey color with matte finish.
- 2) Assume 40 hanging downlights on existing trees.
- 3) Assume 10 specialty accent lights.



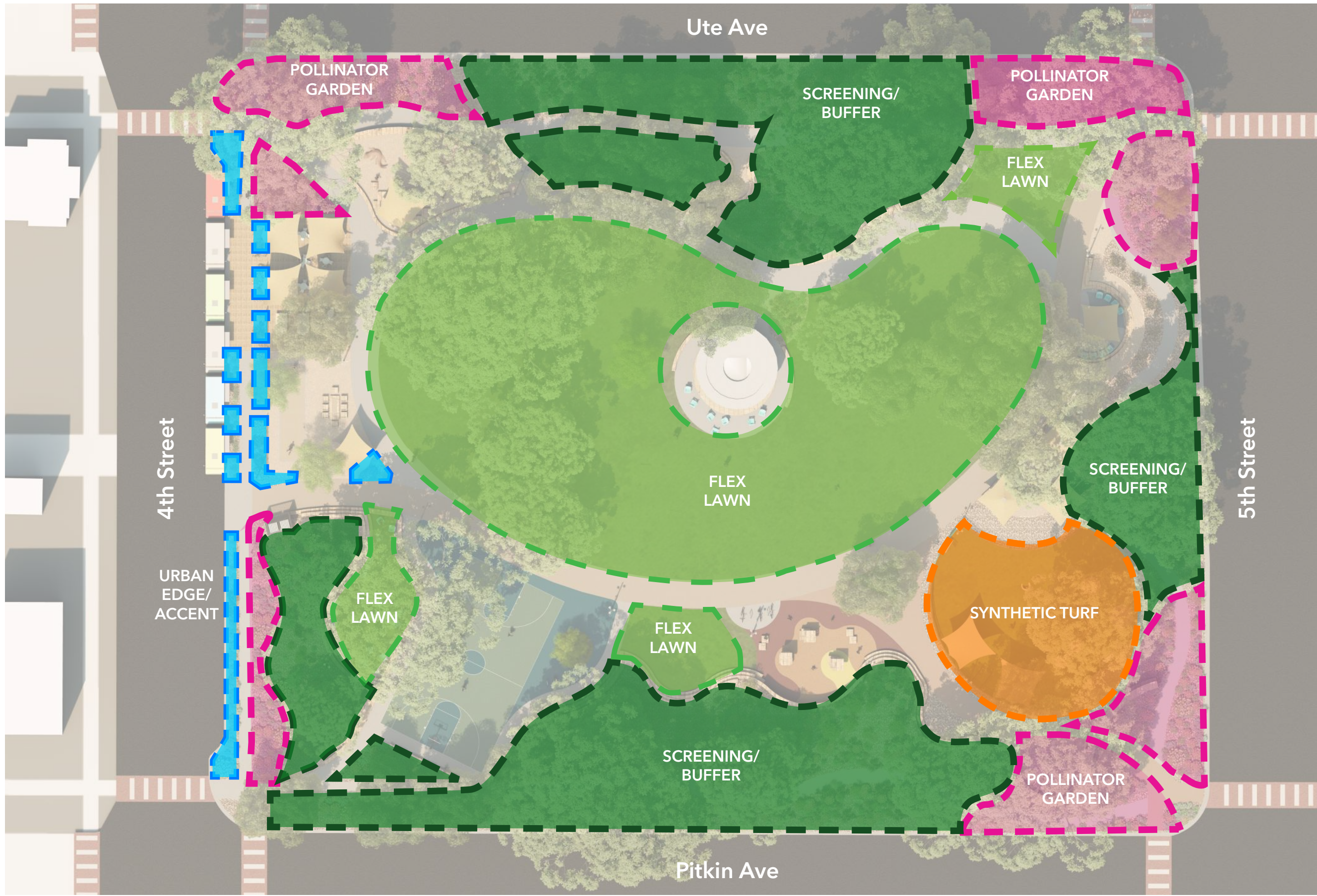
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- LEGEND**
- Concrete Unit Paver
 - Decomposed granite
 - Synthetic turf (Dog Play Area)
 - Engineered wood fiber (EWF)
 - Pour in Place Rubber (PIP)
 - Sport Court
 - Colored Concrete
 - Standard Grey Concrete
 - Colored concrete
 - Vehicular rated heavy duty colored concrete



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DESIGN DRIVERS

- Low Water Use
- Maximize use of Native Species
- Functional qualities
- Pollinator preferred species and habitat enhancement
- Durability in climate and setting
- Complimentary planting palette
- Aesthetics
- Visibility + Security

LEGEND

- Flex Lawn
- Synthetic Turf
- Pollinator Garden
80 plants per 1000 SF
45% perennials 1 gallon
25% ornamental grass 1 gallon
15% shrubs 5 gallon
15% succulent: 5 gallon
- Screening / Buffer
60 plants per 1000 SF
15% perennials 1 gallon
25% ornamental grass 1 gallon
50% shrubs 5 gallon
10% succulent: 5 gallon
- Urban Edge / Accent
80 plants per 1000 SF
45% perennials 1 gallon
25% ornamental grass 1 gallon
15% shrubs 5 gallon
15% succulent: 5 gallon



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