

## **Parks and Recreation Advisory Board Minutes Regular Meeting – March 6, 2014**

### **Item 1: Meeting Called to Order by Dr. Scott McBrayer at 12:02 p.m.**

Meeting Location: Tiara Rado Golf Course - Restaurant

#### Roll Call

Board Members Present: David McIlnay  
Dr. Scott McBrayer  
Gary Schroen  
Kristy Emerson  
Scott Coleman  
Bob Wiig

Board Members Absent: Marc Litzen  
Jim Doody (Ex-Officio)

Parks & Recreation Staff Present: Tressa Fisher, Administrative Specialist  
Traci Wieland, Recreation Superintendent

Guests: Paul Jagim  
Trent Prall  
Eric Hahn  
Ted Ciavonne  
Marty Chazen

### **Item 2: Approval of Minutes**

Gary Schroen moved to approve the February 6, 2014 Parks and Recreation Advisory Board minutes and the February 21, 2014 workshop minutes. Scott Coleman seconded. The minutes were approved unanimously.

Motion adopted by the Parks and Recreation Advisory Board: Yes 5 No 0

### **Item 3: Matchett Park Update**

Traci Wieland distributed the survey results from the March 11, 2014 Matchett Park master plan community meeting and from the second online survey (See attached). A total of 178 people attended the public meeting and 593 people completed the online survey, which indicates the project continues to maintain strong community participation. Survey results indicate the public is favoring certain amenities, including multi-purpose fields, fitness elements, a recreation center, and an outdoor aquatic park.

Ted Ciavonne reported a preferred plan has been developed derived from the public's feedback. Since the last meeting, a potential issue was discovered regarding the proposed road along the north side of the church; therefore, the new plan shows the road going around the church and the relocation of the recreation center to the south of the road. The new design includes a great lawn area that can hold up to 11 full size soccer fields, paved parking distributed around the park, two large ponds, a recreation center, trail systems,

and natural areas that may also assist with existing drainage issues along the west side of the property. The Board members suggested a few additional amenities, including a potential pond in the dog park and shaded volleyball courts with nets that would only be available through a check-out process. Discussions ensued regarding traffic and the potential speed limit, which Trent Prall stated would most likely be 30 mph. The conceptual plan has approximately 1,800 paved parking spaces and the school parking lots will be used for over flow parking during large events and/or Saturday peak times.

The next community meeting is scheduled for Tuesday, March 11, 2014 at the Faith Heights Church. Staff from the City's traffic division will be on site to address any traffic pattern concerns. The Board members suggested light signals be added to the map to help the public visualize the traffic flow. It was also suggested to change "BMX" to "Bicycle Park" in hopes it will indicate it is a "non-motorized" trail for leisure purposes only.

Traci Wieland handed out a property value information sheet which lists links for the surrounding residents to research the impact of a public park near their properties (See attached). Upon staff's recent research, the property values would increase a minimum of 5%.

#### **Item 4: Project Updates**

The GOCO grant application for Las Colonias Park has been re-submitted. Bob Wiig graciously volunteered to review the application and provided staff with some very helpful comments. Thank you Bob!

Work has begun on the Lincoln Park track throwing area. The renovations are scheduled to be completed in the next couple of weeks.

#### **Item 5: For the Good of the Community**

No items were discussed

#### **Item 6: Adjourn**

Meeting adjourned at 1:05 p.m.

Respectfully submitted,

Tressa Fisher  
Administrative Specialist



The second public meeting was held on February 13, 2014 with participation from 178 community members. This meeting was aimed at confirming findings from the first public meeting and getting feedback on three alternative design concepts.

### Following up:

**1. Based on the results of Workshop #1 and the online survey, confirm which ACTIVE (ORGANIZED) elements should be included in the Matchett Park Master Plan. (Select all that apply)**

Element	Percentage
Basketball	100%
Tennis	100%
Volleyball	100%
Playground	100%
None of these	0%

**2. Based on the results of Workshop #1 and the online survey, confirm which ACTIVE (INFORMAL) elements should be included in the Matchett Park Master Plan. (Select all that apply)**

Element	Percentage
Handball	100%
The golf	100%
Outdoor Aquatics Park	100%
Fitness Area	100%
Horseback	100%
Archery	100%
None of these	0%

**3. What types of trail facilities are appropriate for Matchett Park (in varying circuit lengths)? (Select all that apply)**

Facility	Percentage
Short surface multi-use trails	100%
Concrete Paths	100%
Soft Surface Paths	100%
Stm trails	100%
Mountain Biking/MTB trails (non-motorized)	100%
Horse trails (including horse equipment)	100%
None of these	0%

**4. What types of dog facilities are appropriate for Matchett Park? (Select all that apply)**

Facility	Percentage
On-leash and off	100%
Pen off-leash park	100%
Agility training park	100%
Pool	100%
No dog facilities	0%

**5. I would support the following special events and/or festivals in Matchett Park. (Select all that apply)**

Event	Percentage
Organized Fun/Festivals	100%
Music Nights	100%
Outdoor Concerts	100%
Other	100%
No Events	0%

### Preferred Approaches:

**6. Given that traffic analysis projects 28th Road extending to Cortland Avenue in the future, and Cortland Avenue extending to 29th Road, where should through streets from the west be located? (Rank your top 3)**

Choice	Percentage
Choice 1	45%
Choice 2	32%
Choice 3	4%
Did not Choose	19%

**7. If there are southern access points, which locations and configuration do you prefer? (Rank your top 3)**

Choice	Percentage
Choice 1	33%
Choice 2	7%
Choice 3	4%
Did not Choose	56%

**8. Without regard to the southern access points, which of the three circulation patterns do you prefer? (Rank your top 3)**

Choice	Percentage
Choice 1	38%
Choice 2	13%
Choice 3	7%
Did not Choose	42%

**9. Given that the Matchett Park Master Plan must accommodate a 14 acre site for a future elementary school and charter school, I am in favor of the following school location alternatives. (Rank your top 3)**

Choice	Percentage
Choice 1	26%
Choice 2	22%
Choice 3	7%
Did not Choose	45%

**10. Given that the Master Plan will include a footprint for a possible future community recreation center, I am in favor of the following location alternative. (Rank your top 3)**

Choice	Percentage
Choice 1	23%
Choice 2	11%
Choice 3	7%
Did not Choose	59%

**11. I am in favor of the concept ideas in the following alternative(s). (Select one)**

Alternative	Percentage
A - Agricultural Grid	22%
B - Great Panoramia	20%
C - Free Flowing	10%
A combination of these	48%
None of these	0%

### Participants:

**15. Where do you live? (Select one)**

Location	Percentage
In Grand Junction and directly adjacent to the park	100%
In Grand Junction and within walking distance to the park	100%
Grand Junction and not within walking distance to the park	100%
Other/Outside	6%
Profs	2%
Palmdale	2%
Cherokee in Mesa County	2%
Other	0%

**16. I am part of the following age group (Select one)**

Age Group	Percentage
0-10 years old	2%
11-19 years old	3%
20-29 years old	5%
30-39 years old	10%
40-49 years old	15%
50-59 years old	25%
60-69 years old	35%
70+ years old	45%
I prefer not to answer	0%

## Matchett Park Master Plan

March 11, 2014



# ONLINE SURVEY 2 RESULTS

Following the public meeting on February 13th, the same set of questions were posted to an online survey where 593 people voiced their opinions and preferences for the different concepts for Matchett Park.

### Following up:

1. Based on the results of Workshop #1 and the online survey, confirm which ACTIVE (ORGANIZED) elements should be included in the Matchett Park Master Plan. (Select all that apply)

Multi-use athletic fields (soccer, tennis, basketball)	100%
Basketball	100%
Tennis	100%
Volleyball	100%
Pickleball	100%
None of these	0%

2. Based on the results of Workshop #1 and the online survey, confirm which ACTIVE (INFORMAL) elements should be included in the Matchett Park Master Plan. (Select all that apply)

Shower/bathing	100%
Dog park	100%
Outdoor fitness park	100%
Phone booth	100%
Handball	100%
Archery	100%
None of these	0%

3. What types of trail facilities are appropriate for Matchett Park (in varying circuit lengths)? (Select all that apply)

Soft Surface Multi-use trails	100%
Concrete Paths	100%
Soft Surface Paths	100%
Old trails	100%
Mountain biking/knee trails (non-motorized)	100%
Flowing trails (including those equipped)	100%
None of these	0%

4. What types of dog facilities are appropriate for Matchett Park? (Select all that apply)

No leash off-leash park	100%
Leashed off-leash park	100%
Agility training park	100%
Pool	100%
No dog facilities	0%

5. I would support the following special events and/or festivals in Matchett Park (Select all that apply)

Organized family/fun/festivals	100%
Music nights	100%
Outdoor concerts	100%
Other	100%
No events	0%

### Preferred Approaches:

6. Given that traffic analysis projects 28 1/2 Road extending to Cortland Avenue in the future, and Cortland Avenue extending to 29 Road, where should through streets from the west be located? (Rank your top 3)

Choice	Percent
Choice 1	52%
Choice 2	14%
Choice 3	14%
Choice 4	14%
Choice 5	20%
Choice 6	20%
Choice 7	30%
Choice 8	3%
Choice 9	4%
Choice 10	5%
None of these	7%

7. If there are southern access points, which locations and configuration do you prefer? (Rank your top 3)

Choice	Percent
Choice 1	30%
Choice 2	20%
Choice 3	20%
Choice 4	18%
Choice 5	18%
Choice 6	22%
Choice 7	22%
Choice 8	8%
Choice 9	4%
Choice 10	3%
None of these	6%

8. Without regard to the southern access points, which of the three circulation patterns do you prefer? (Rank your top 3)

Choice	Percent
Choice 1	35%
Choice 2	18%
Choice 3	26%
Choice 4	20%
Choice 5	41%
Choice 6	15%
Choice 7	36%
Choice 8	15%
Choice 9	32%
None of these	6%
Choice 10	3%
Choice 11	3%

9. Given that the Matchett Park Master Plan must accommodate a 14 acre site for a future elementary school and charter school, I am in favor of the following school location alternatives. (Rank your top 3)

Choice	Percent
Choice 1	31%
Choice 2	26%
Choice 3	20%
Choice 4	26%
Choice 5	22%
Choice 6	22%
Choice 7	31%
Choice 8	19%
Choice 9	28%
Choice 10	3%
Choice 11	2%
Choice 12	1%
None of these	6%

10. Given that the Master Plan will include a footprint for a possible future community recreation center, I am in favor of the following location alternative (Rank your top 3)

Choice	Percent
Choice 1	31%
Choice 2	34%
Choice 3	18%
Choice 4	30%
Choice 5	34%
Choice 6	16%
Choice 7	34%
Choice 8	8%
Choice 9	16%
Choice 10	5%
Choice 11	1%
Choice 12	4%
None of these	5%

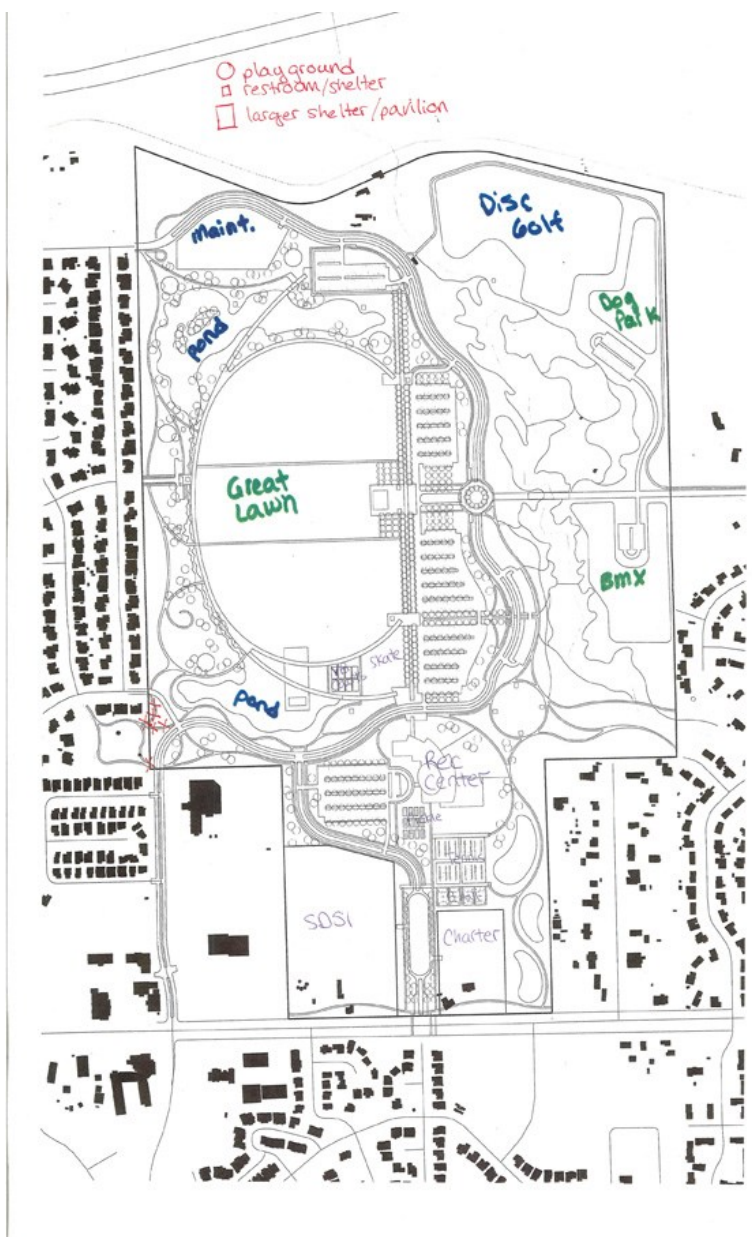
11. I am in favor of the concept ideas in the following alternative(s). (Select one)

The Agricultural Grid, as shown in A	31%
The Great Patterns, as shown in B	20%
Free Flowing, as shown in C	4%
A combination of these	20%
None of these	4%

## Matchett Park Master Plan

March 11, 2014





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## Property Value Information

Below is a list of websites that can offer opinions and research regarding property values of houses in proximity to parks. Feel free to also do your own research by searching key phrases such as “hedonic value and parks”. This information will be available in the next Matchett Park email newsletter so you can easily copy and paste the web addresses into your browser.

### **Real Estate Impact Review of Parks and Recreation**

Economics Research Associates

[http://c.ymcdn.com/sites/www.ilparks.org/resource/resmgr/research\\_documents/research\\_era\\_real\\_estate.pdf](http://c.ymcdn.com/sites/www.ilparks.org/resource/resmgr/research_documents/research_era_real_estate.pdf)

### **The Impact of Parks and Open Spaces on Property Values**

John L Crompton

Department of Recreation, Park, and Tourism Sciences

Texas A&M University

[http://www.cprs.org/membersonly/winter07\\_propertyvalues.htm](http://www.cprs.org/membersonly/winter07_propertyvalues.htm)

### **How Cities Use Parks for Economic Development**

American Planning Association

<http://www.planning.org/cityparks/briefingpapers/pdf/economicdevelopment.pdf>

### **Measuring the Economic Value of a City Park System**

The Trust for Public Land

<http://cloud.tpl.org/pubs/ccpe-econvalueparks-rpt.pdf>

### **Green Cities: Good Health**

Urban Forestry/Urban Greening Research

[http://depts.washington.edu/hhwb/Thm\\_Economics.html](http://depts.washington.edu/hhwb/Thm_Economics.html)