

GRAND JUNCTION CITY COUNCIL  
ADDITIONAL WORKSHOP  
MAY 15, 2006, 11:30 A.M.  
ADMINISTRATION CONFERENCE ROOM  
2<sup>ND</sup> FLOOR, CITY HALL  
250 N. 5<sup>TH</sup> STREET

11:30 a.m. **JARVIS MASTER PLAN:** Additional discussion of the Plan with Andy Knudtsen. [Attach 1](#)

**ADJOURN**

**Attach 1  
Jarvis Master Plan**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Jarvis Property Master Plan: Phase II					
<b>Meeting Date</b>	May 15, 2006					
<b>Date Prepared</b>	May 11, 2006				<b>File #</b>	
<b>Author</b>	Kathy Portner		Assistant Director of Community Development			
<b>Presenter Name</b>	Kathy Portner		Assistant Director of Community Development			
<b>Report results back to Council</b>	<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>When</b>	
<b>Citizen Presentation</b>	<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<b>Name</b>	
<input checked="" type="checkbox"/>	<b>Workshop</b>	<input type="checkbox"/>	<b>Formal Agenda</b>		<input type="checkbox"/>	<b>Consent</b>
						<b>Individual Consideration</b>

**Summary:** Andy Knudtsen, Economic & Planning Systems, will lead a discussion of the “Next Steps” for the development of the Jarvis property.

**Budget:**

**Action Requested/Recommendation:** Council direction on the recommended Next Steps.

**Attachments:** Jarvis Property Master Plan: Phase II (report provided previously—please bring your copy); Presentation Outline

**Background Information:** At the April 17, 2006 City Council workshop the final report for the development of the Jarvis property was presented. Council requested that Andy Knudtsen be invited to a future workshop to discuss in more detail the Pro Forma and recommended next steps. Attached is an outline of discussion items Andy will present at the workshop. Local members of the Resource Panel will also be in attendance to participate in the discussion.

## Memorandum

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To: Grand Junction City Council  
Kathy Portner, City of Grand Junction

From: Andy Knudtsen, Economic & Planning Systems

Subject: Jarvis Site Redevelopment

Date: May 3, 2006

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The purpose of the Council work session is to:

- Identify and discuss options for the City to develop the site
- Review technical factors of the Jarvis site that affect the timing of development
- Define a tool the current Council can implement to preserve the integrity of the plan
- Understand the factors affecting the timing of development, establish milestones for completing the “Next Steps”, and set a date for starting development

### Order of Worksession

1. **Introduction** Kathy Portner
  
2. **City Options for Development** Andy Knudtsen
  - Overview of Public-Private Partnerships
  - Spectrum of risk and control
  - Use of the RFQ/RFP process
  
3. **Technical Factors Affecting Timing of Development**
  - Market Conditions
    - Commercial Market Conditions Dale Beede
    - Residential Market Conditions Toni and Bruce Milyard
  - Parkway
  - Floodway Mitigation
  - On-site Fill
  - Power line
  - Tamarisk
  - Asphalt plant

**4. Options for preserving the integrity of the plan**

Resolution by City Council

Include in Strategic Plan

PD zone process

Developer needs to know that consistency applies

**5. Given the parameters on the timing, what are the Next Steps?**

1. Purchase Inholdings
2. Develop or modify the Land Use/Zoning Code to be used
3. Apply the newly created tool
4. Define responsibilities for each sector
5. Monitor market
6. Issue RFQ/RFP

**6. Other Issues**

- What will a developer be looking for?
- Public financing opportunities