

## CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA								
<b>Subject</b>	Las Colonias Park Master Plan							
<b>Meeting Date</b>	June 20,2007							
<b>Date Prepared</b>	May 31,2007				<b>File #</b>			
<b>Author</b>	Shawn Cooper			Parks Planner				
<b>Presenter Name</b>	Joe Stevens			Director Parks and Recreation				
<b>Report results back to Council</b>		Yes	X	No	<b>When</b>			
<b>Citizen Presentation</b>		Yes	X	No	<b>Name</b>			
	Workshop		Formal Agenda			Consent	X	Individual Consideration

**Summary:** Presentation of the Las Colonias Park Master Plan as prepared by EDAW, Inc. of Fort Collins, Colorado. The master plan provides a framework for future development of the park site, helps identify contemplated usage, and promotes and compliments surrounding properties in a manner consistent with park uses. The master plan was revised because a portion of the site was necessary for Riverside Parkway alignment which significantly impacted the initial master plan.

**Budget:** This master plan was budgeted and funded through the Riverside Parkway capital improvement fund.

**Action Requested/Recommendation:** Request that the City Council adopt the master plan as prepared by EDAW, Inc., of Fort Collins.

**Attachments:** Las Colonias Park Master Plan Information – 8 pgs.

**Background Information:** Las Colonias Park Site was originally master planned in 1998 through the efforts of RNL Design of Denver, the plan was adopted at that time by the City Council. During the design of the Riverside Parkway, it was determined that the best alignment for the new roadway was across the northern end of the Las Colonias Park Site. Because so much of the previous master plan was reliant on the utilization of this portion of the park property, the construction of the roadway rendered the implementation of the master plan impossible. As a part of the Riverside Parkway project, the City selected EDAW, Inc. of Fort Collins in the spring of 2006 to begin the process of redesigning the master plan for the park site. Through several public open houses and meetings with focus groups, the master plan being presented was the culmination of a couple of alternatives reviewed and commented on by the focus groups and at the public open houses. A budget has not been identified for implementation of the plan. The City Council was presented this Master Plan at their March 19, 2007 by a member of the design firm EDAW, Inc. The City Council had requested the Parks and Recreation Advisory Board review the plan and offer input to the members of the City Council. The Board unanimously adopted and supported the plan at their April 21, 2007 meeting and recommended the City Council adopt the plan.

## Park Program Elements

- Trail and Trailhead
- River Access
- Group and Family Picnic, Events, and Passive Play Areas
- Services, Amenities, and Lighting
- Riverbank Restoration
- Botanic Garden
- Festival Space
- Dog Park
- Land for Future Civic Structures

## Concept Plan

The EDAW design team presented Alternatives A & B to the advisory groups and to the general public in an open house format. These alternatives were evaluated and discussed to identify the best approaches from each Alternative. Following this comment and discussion, the EDAW design team prepared a final concept plan at the end of the workshop.

Anchoring the eastern edge of the Park, the Concept Plan includes a 75,000 sf civic facility, a generous terrace overlooking the river for weddings or other community events, a water feature/children's play area, a festival green and a 2,000-seat amphitheater, and an 800-space parking lot. A dog park and park maintenance facilities are also included along this side of the Park.

West of the Park boundary between the Botanic Garden and the Park, a privately-owned mixed-use center provides restaurants and appropriate retail uses, such as canoe and bicycle rental, and other river recreational focused businesses. An adventure course or other similar use is proposed on Watson Island, providing a unique place for children to play or a place for group team building exercises. A 100-space parking lot is provided near the existing trailhead, which expands the capacity of the existing parking lot. Near this parking lot, a small community playground, picnic shelters, and common green are located. These areas are clustered near the parking lot, providing easy access for frequently used functions.

At the center of the Park, a series of

boardwalks extends toward the river from the common green, providing a place for park visitors to explore the rich vegetation and wildlife of the river basin. This central area is restored as a natural area that extends to the river edge.

## Phasing

The master plan is well suited for phasing, allowing the Park to grow over time, as funding comes available. The following is a suggested phasing approach:

### Phase I

1. *Mitigate tamarisk along river edge.* This will open up the river edge, providing views and access to the river from the Park.  
Approximate Cost: \$30,000

2. *Revegetate with native seed.* Amend park soils as necessary to accept native seed mixes, and install an irrigation system. This revegetation effort will make the Park more usable in the short term.  
Approximate Cost: \$1,700,000

2. *Establish western entry into the Park.* This may require the City to acquire the private development parcel south of the 9th and Riverside Parkway intersection. This parcel provides access to the park on the west side.  
Approximate Cost: \$235,000

3. *Construct new playground, picnic shelters, and commons area.* This will immediately activate the western edge of the Park, with visitors using these areas on a regular basis.  
Approximate Cost: \$950,000

### Phase II

1. *Establish eastern entry into park.* Construct park entry and small parking lot on eastern edge of the Park at Winters Avenue intersection.  
Approximate Cost: \$235,000

2. *Construct dog park.* As with the community playground on the west side of the Park, the dog park will be used on a regular basis, and will help to activate the eastern edge of the Park.  
Approximate Cost: \$375,000

3. *Construct Park Maintenance Facility.* Construct a new Park Maintenance Facility to house Park Maintenance equipment and supplies for Las Colonias Park, as well as other River Parks.  
Approximate Cost: \$2,600,000

### Phase III

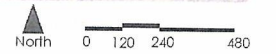
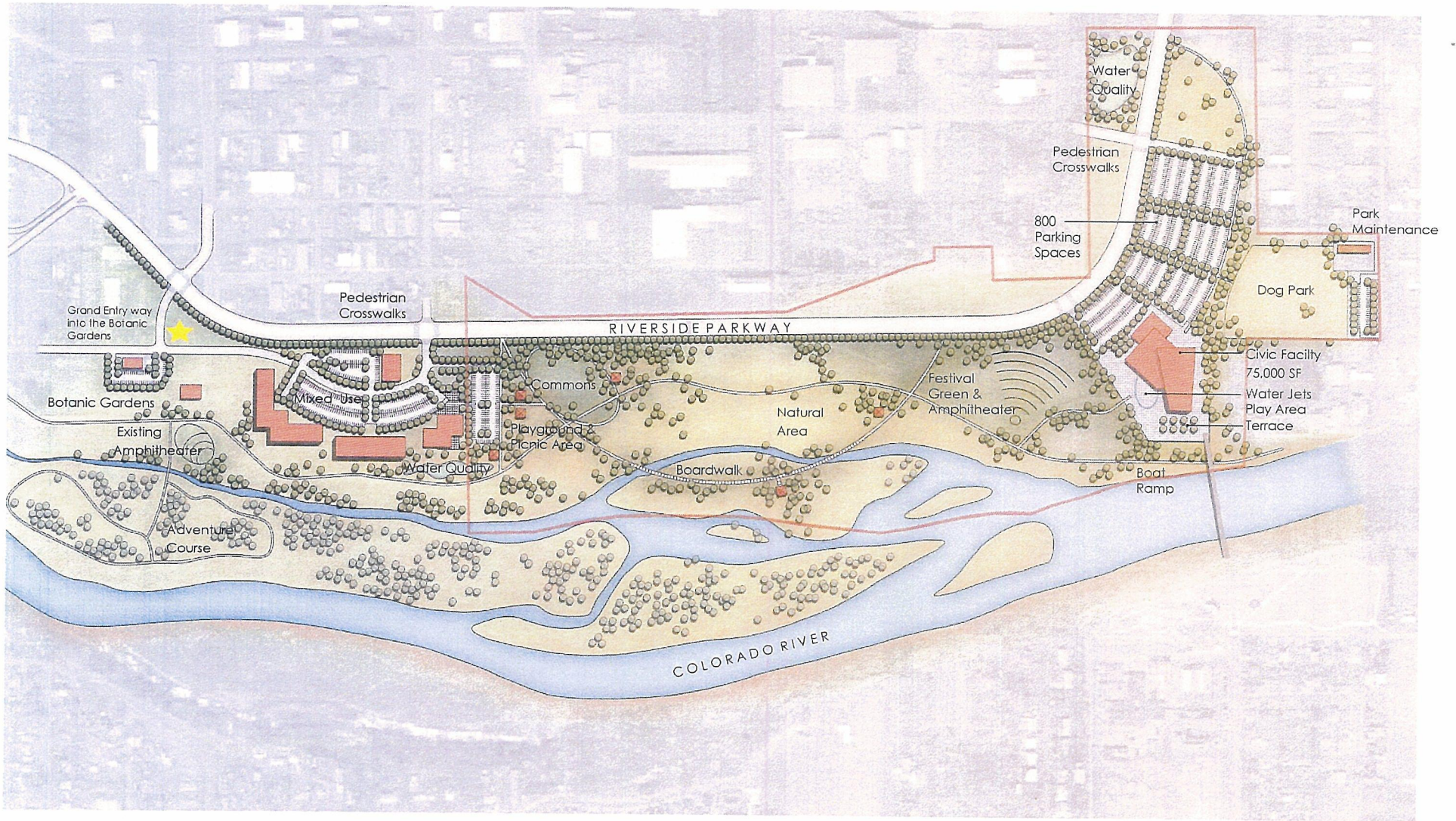
1. *Construct future civic facility, terrace plaza, water feature, and expand parking lot.*  
Approximate Cost: \$11,000,000

2. *Construct amphitheater and festival green.*  
Approximate Cost: 3,000,000

### Phase IV

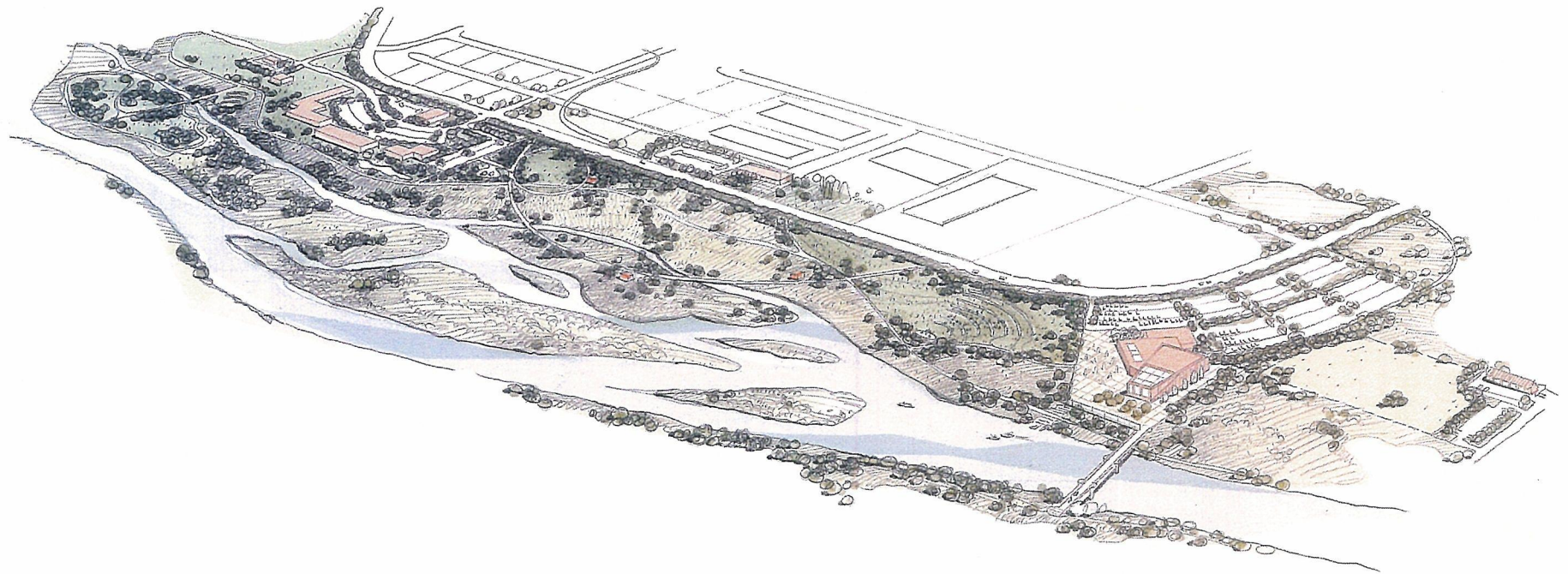
1. *Establish Mixed-Use Center.* As the Park grows in popularity, private mixed-use development including restaurants, retail, and potentially residential will become more attractive to developers. This will be funded with private development dollars.

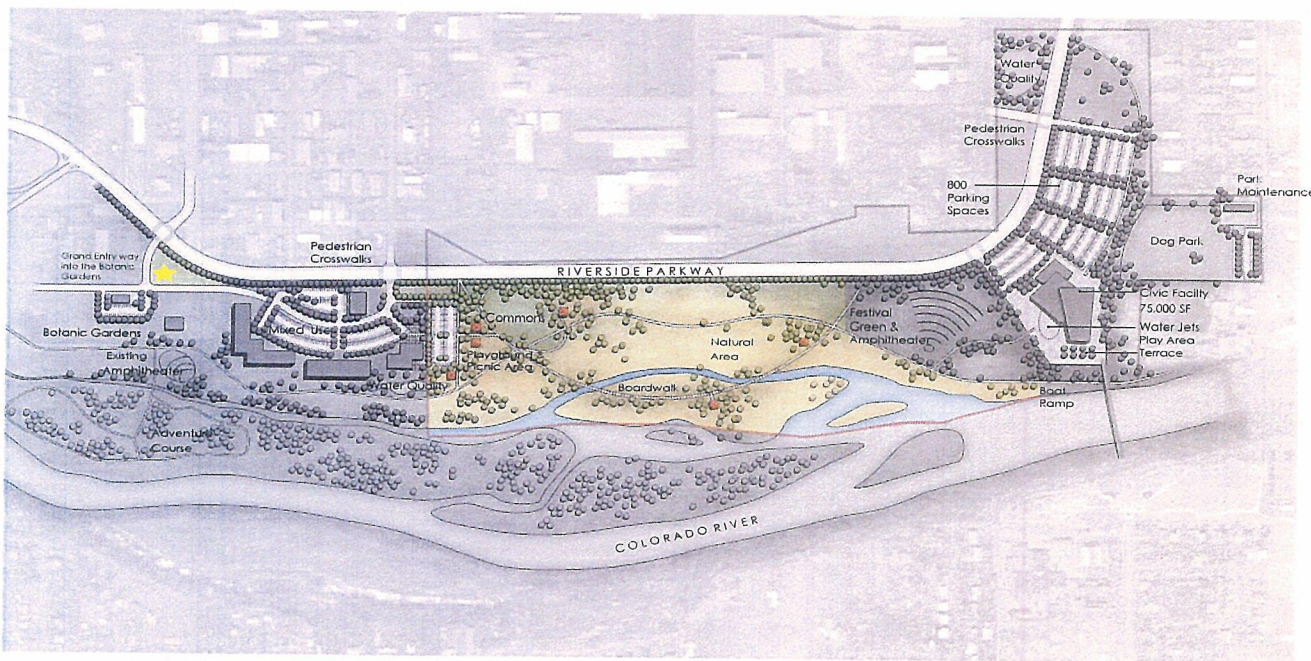






Aerial Perspective

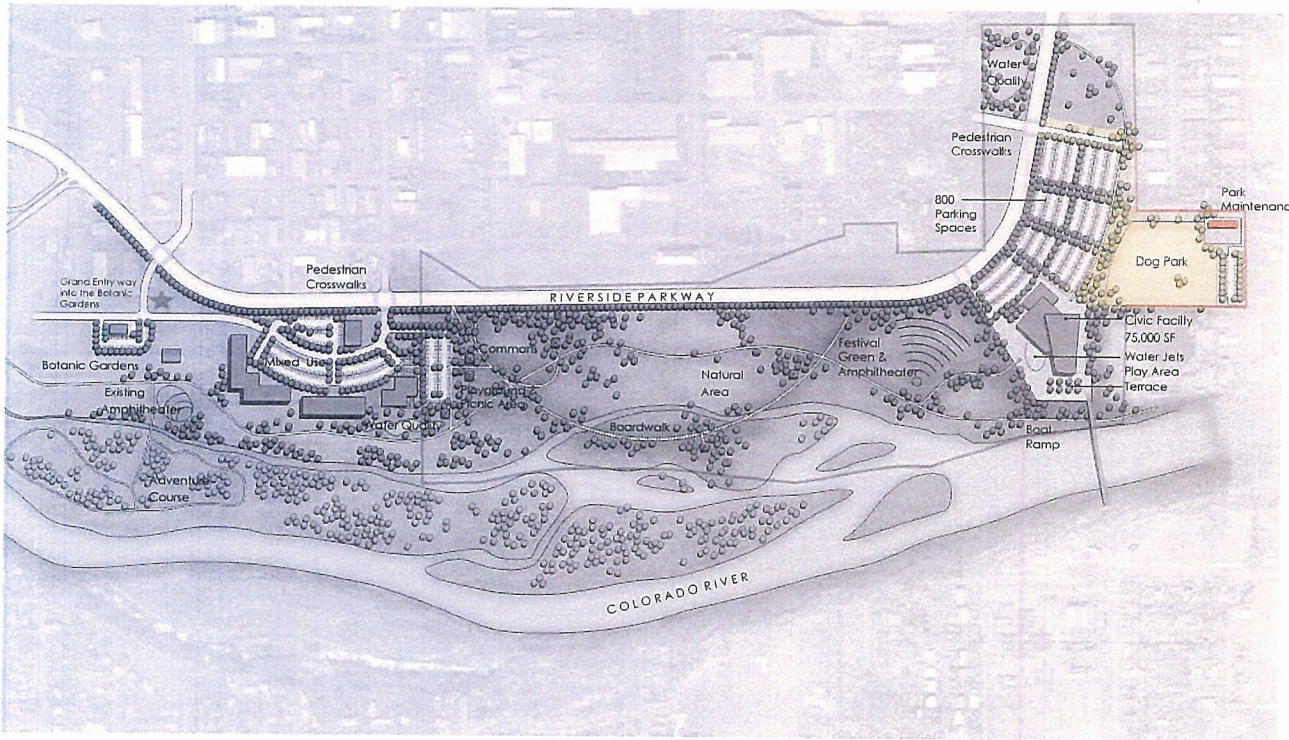




### Phase I

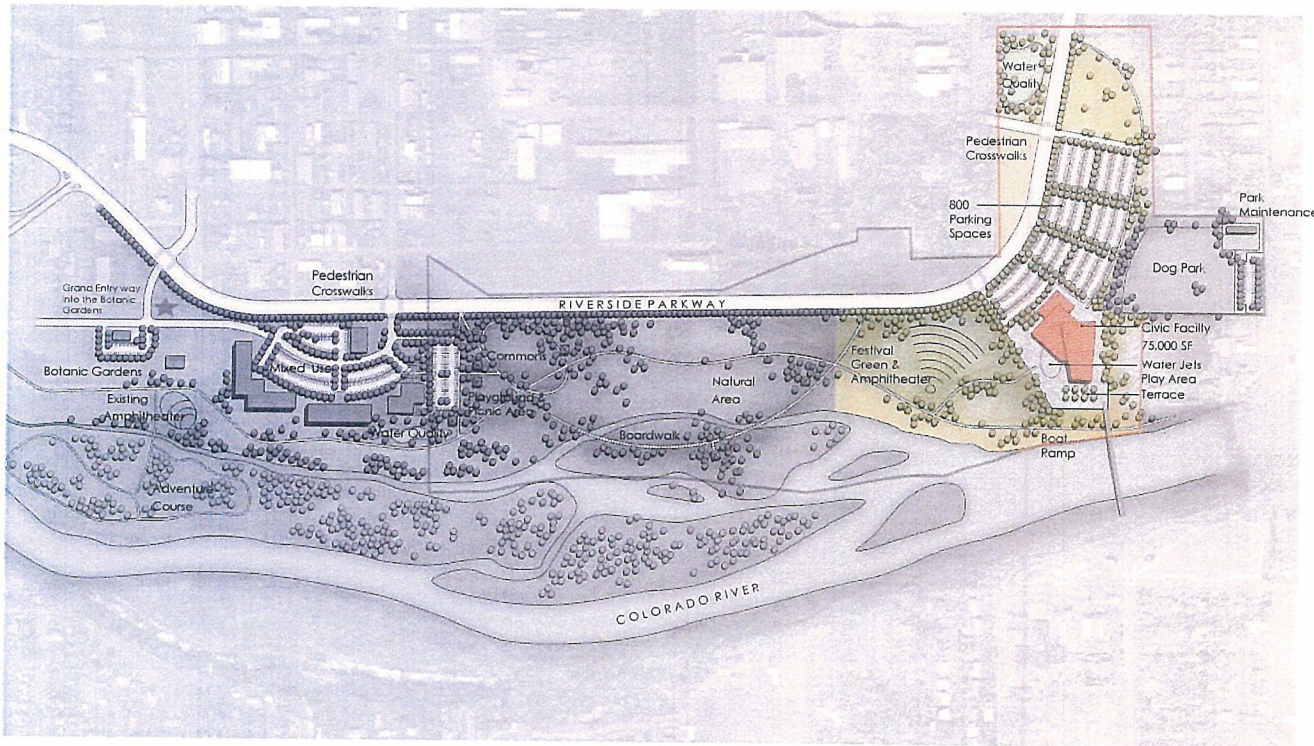
1. Mitigate Tamarisk Along River Edge
2. Re-vegetate with Native Seed Mix
3. Establish Western Entry Into the Park
4. Construct New Playground, Picnic Shelters, and Commons Area
5. Create Gateway into Botanic Gardens





## Phase II

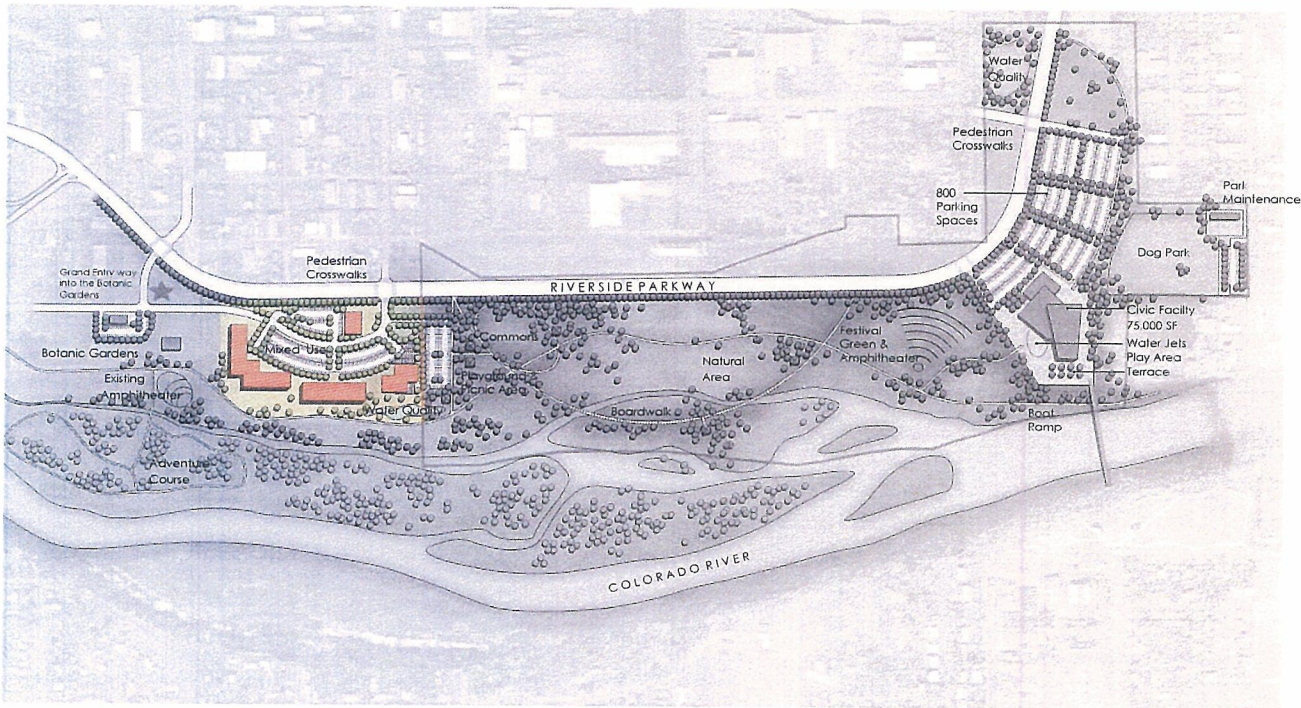
1. Establish Eastern Entry Into Park
2. Construct Dog Park
3. Construct Park Maintenance Facility



### Phase III

1. Construct Future Civic Facility, Terrace Plaza, Water Feature, and Expand Parking Lot
2. Construct Amphitheater and Festival Green





## Phase IV (Private Development)

1. Establish Mixed-Use Center