

City of Grand Junction
Las Colonias Park
Master Plan

April 27, 1998

ERO Resources

RNL Design

Clavonne Associates

City of Grand Junction Las Colonias Park Master Plan

BACKGROUND

Las Colonias Park is a 107-acre community park owned by the City of Grand Junction. The park site was previously used as a collection stockpile site for uranium mill tailing. Locally, the park has been referred to as The Climax Mill Tailing Site.

In the summer of 1997, a park naming contest was held and the name Las Colonias was chosen, reflecting Grand Junction's Latino heritage.

The park site is of special importance to the community as a result of its location. Located on the Colorado River, the Las Colonias Park site began as a row of adobe houses in the 1920s. Residents of the site worked in the sugar beet fields and peach orchards which were known as Las Colonias. The name has great historical significance to the people of the neighborhood.

The park's location, size, and existing pathways to downtown contribute to the site's importance as a significant community link to the Riverfront Trail System. The Riverfront Trail is an extensive multi-million dollar network running along the valley's Colorado River corridor. The Audubon Trail, Blue Heron Trail, Connected Lakes, Corn Lake, Palisade Trail, and Watson Island are all easily accessible from the site. Primary users include walkers, bicyclists, joggers, in-line skaters, and fishing enthusiasts. Las Colonias Park will become a major focal point along this trail system.

MASTER PLAN PROCESS:

Site Analysis:

The RNL design team began the design of the park with a work session with City Parks and Recreation staff to review existing information and to document regional character and context of the park site. In addition, the design team interviewed a number of local concerned citizens, potential park users, and knowledgeable government agencies to further gather information. An informative site analysis map was prepared highlighting the conditions which included:

- undesirable soils
- high water table
- special reclamation requirements and limitations
- lack of inland vegetation
- floodplain
- high ground flood dike
- adjacent land uses

In addition, the site includes approximately 20 acres reserved for wetlands mitigation that will help reestablish native vegetation and provide interpretive opportunities. The wetlands also limits potential urban riverfront development and reduces the amount of land available for park development.

A preliminary site development program and preliminary project goals were also prepared based on the interviews.

Preliminary Program Elements:

1. Playing Fields: football, soccer practice, softball, Little League
2. Outdoor Roller Hockey Rink
3. River Access
4. Handicap Fishing Access
5. Boat Ramp
6. Amphitheater
7. Indoor Ice Arena
8. Trail System
9. Concessions / Batting Cages
10. Environmental Education / Interpretation
11. Miniature Golf
12. Recreation Center
13. Kayak Course
14. Festival Spaces
15. Outdoor Art Exhibition Space

Preliminary Project Goals:

1. Create an attractive and inviting site for the park.
2. Make the site a catalyst for adjacent infill and economic development.
3. Reinforce the image of the park as the City's hub for the Downtown riverfront.
4. Emphasize the park as the primary outdoor cultural focus for the City.
5. Acknowledge the natural dynamics of the river.
6. Develop the historical, educational, and interpretive aspects of the site.
7. Provide recreational opportunities for the City.
8. Link the community of Orchard Mesa to Downtown.
9. Create a strong interface between the City and the river.
10. Avoid interfering with the groundwater.
11. Preserve and enhance native vegetation and wildlife habitat.
12. Plan the park as an integral part of the larger open space system that includes Botanic Gardens, Jarvis Property, Fifth Street Gateway, and the Riverfront Trail system.
13. Develop the streetscape between the park and Downtown and along other park edges.
14. Develop funding and management partnerships.
15. Encourage public involvement in the park by establishing volunteer programs.

Preliminary Master Planning:

Community involvement was a key component to the Master Plan. An interactive public workshop was held in October of 1997. Citizens discussed their ideas for the park while the design team sketched the concepts and incorporated them into a series of preliminary plans and presented them to the community during the workshop.

Key sources of these concepts include:

Alternative #1: Cultural Plaza

- Major Outdoor Gathering Place
- Satellite Recreation Center
- Informal, Unstructured Open Space
- Natural Point with Interpretive Trail

Alternative #2: Water Stories

- Cleansing Urban Runoff
- Focused Active Recreation
- Public Art
- Demonstrating Water Process
- Boardwalk

Alternative #3: Expanded Downtown

- New Cultural/Commercial Edge
- Informal Trails Along River
- Boat Access
- Central Festival Zone
- Active Playfields

Alternative #4: Nature Park

- Bands of Vegetation Reflecting River History
- Vegetation Creating Excellent Bird Watching
- Major Amphitheater
- Creative Use of Stormwater

Alternative #5: La Posada

- Sequence of Cultural Uses
- Nature Interpretation
- Link with Botanic Garden
- Outdoor Performance Space

See also the attached diagram sketches for Alternatives 1-3.

FINAL MASTER PLAN:

Las Colonias Park is a linear community space divided in half by the flood control dike. This dike serves as the primary bike trail paralleling the Colorado River. The portion of the park to the north of the dike is arranged as a series of public activity areas - each area capturing the dramatic views and landscape of the Colorado River. The park serves as a hub for activity along the Colorado River Trail system and a destination point for public events taking place at the cultural facilities and the amphitheater.

Main Drive and Parking

The main drive along the north edge of the park creates easy access to parking areas. The parking is equally distributed along the main drive in small, landscaped parking lots.

Pedestrian Paths and Places

A variety of wonderful pedestrian experiences exist in the park such as a 1/2-mile jogging loop, intimate discovery paths, a public promenade for strolling and special plazas designed for picnics and weddings in the picnic area. All of which are interconnected.

The main plaza offers a large public space close to the amphitheater immediately adjacent to the small retail pavilions. Together, these uses complement each other as a destination for cultural events and concerts.

An additional pathway extends south of the park to the Colorado River and is commonly known as the Boardwalk. Such a feature allows people to closely view the River and its natural habitat.

Areas for Organized Sports

The large playfield is surrounded by a jogging loop and provides an informal grass open space play area. Immediately to the west of this open play area are volleyball and basketball courts that are illuminated for night use and tucked into the hillside for spectator viewing.

Pond

On the east end of the park is a 2-acre pond which serves as the water supply for the park irrigation system. A circular viewing plaza displaying a shallow water feature with lily pads and goldfish is located at the west end of the pond.

Stormwater Management

Another important feature of the park is stormwater management. In a series of wetland areas placed at strategic discharge points, these filtration plots will cleanse water before being released into the Colorado River. The plots will provide excellent habitat for fowl and other wildlife. Interpretative signage will add to the educational story of the park.

River Markers

Bordering the Colorado River and placed strategically at 300 foot intervals across the entire length of the park are large concrete posts. These posts serve as a measuring device for the ever-changing river bottom. Similarly, additional posts are placed throughout the park to serve as directional signage.

The final program elements are as follows:

1. **Parking:**
 - *Organized for easy access to park elements*
 - *Numerous small parking lots spread out*
 - *High level illumination*
 - *Easily viewed by police cars*
 - *Integral with main drive*
 - *Designed with "green" attitude*
2. **Main Drive:**
 - *Drive is adjacent to north property line to maximize available park space.*
 - *Two drive lanes with parallel parking on one side*
 - *Incorporates park signage and gateways*
 - *Highly illuminated*
3. **Cultural Center:**
 - *Non-competing with Botanical Gardens*
 - *Provides cultural amenity on river system as does Botanic Gardens*
 - *Public toilets*
 - *Possible concessions/retail*
 - *Possible uses: Nature Center (exhibits), Arts Center, Day Care Center, meetings (scouts, volunteer groups), special events (weddings), Plaza for picnics and dances*
4. **Picnic Pavilion:**
 - *On air pavilion*
 - *Picnic/catered events*
 - *Weddings*
 - *Grills/barbeque area*
5. **Public Promenade:**
 - *Water fountain/sculpture*
 - *50' wide pedestrian walk that links all park uses*
 - *Vendor carts*
 - *Infrastructure (lights, water)*
 - *Integral seating*
 - *Inward and outward viewing potential*
 - *Connection to amphitheater*
6. **Amphitheater:**
 - *Accommodates live performances and videofilm*
 - *No fixed seats*
 - *Informal stepped viewing area*
 - *Infrastructure (lights, electrical, sound)*
 - *Canopy over stage*
 - *Storage integrated with stage*

7. **Open Playground:**
 - *Flat/open space for informal sports*
 - *Frisbee, kites, model airplanes, etc.*
 - *Soccer, volleyball*

8. **Tot Lot**
 - *Typical children's play structures*
 - *Perimeter benches*
 - *Shade*
 - *Highly visible*
 - *Close to park buildings*

9. **Miscellaneous**
 - *Interpretive trails*
 - *Trash receptacles*
 - *Seating/bike racks*
 - *Storm water detention*
 - *Graphics/signage*
 - *Drinking fountains*
 - *Picnic tables*
 - *Public art*
 - *Bike path*
 - *Boardwalk*

10. **Public Plaza:**
 - *Incorporates 4 retail pavilions (5000 s.f. each) - (ice cream, skate rental, bike rental*
 - *Public gathering place for outdoor events (farmers, market, art shows, antique fairs)*

11. **Stormwater Management:**
 - *Wetland filters*
 - *Interpretive areas*

The Las Colonias Master Plan brings together many good concepts that will serve to enhance the open space network of Grand Junction. The park will be a tremendous asset and provide its residents with both active and passive recreational opportunities. Whether it be strolling through the park, playing a game of basketball, learning about our responsibility to water resources management, or attending a wedding, each experience will be as unique and as memorable as the next.

Following is the Master Plan sketch which fully illustrates this park concept.

Legend

- 1. Park Entry Gates
- 2. Public Parking Area
- 3. Drop-off Area
- 4. Main Park Drive
- 5. Cultural Center
- 6. Group Picnic Pavilion
- 7. Picnic Shelter
- 8. Retail Pavilion
- 9. Pedestrian Promenade
- 10. Public Events Plaza
- 11. Amphitheater
- 12. Tot Lot
- 13. Picnic Grounds
- 14. Pond Feature
- 15. Open Play Area
- 16. Basketball/ Volleyball Courts
- 17. Wetland filter
- 18. Colorado River Bike Path
- 19. Colorado River Markers
- 20. River View Boardwalk

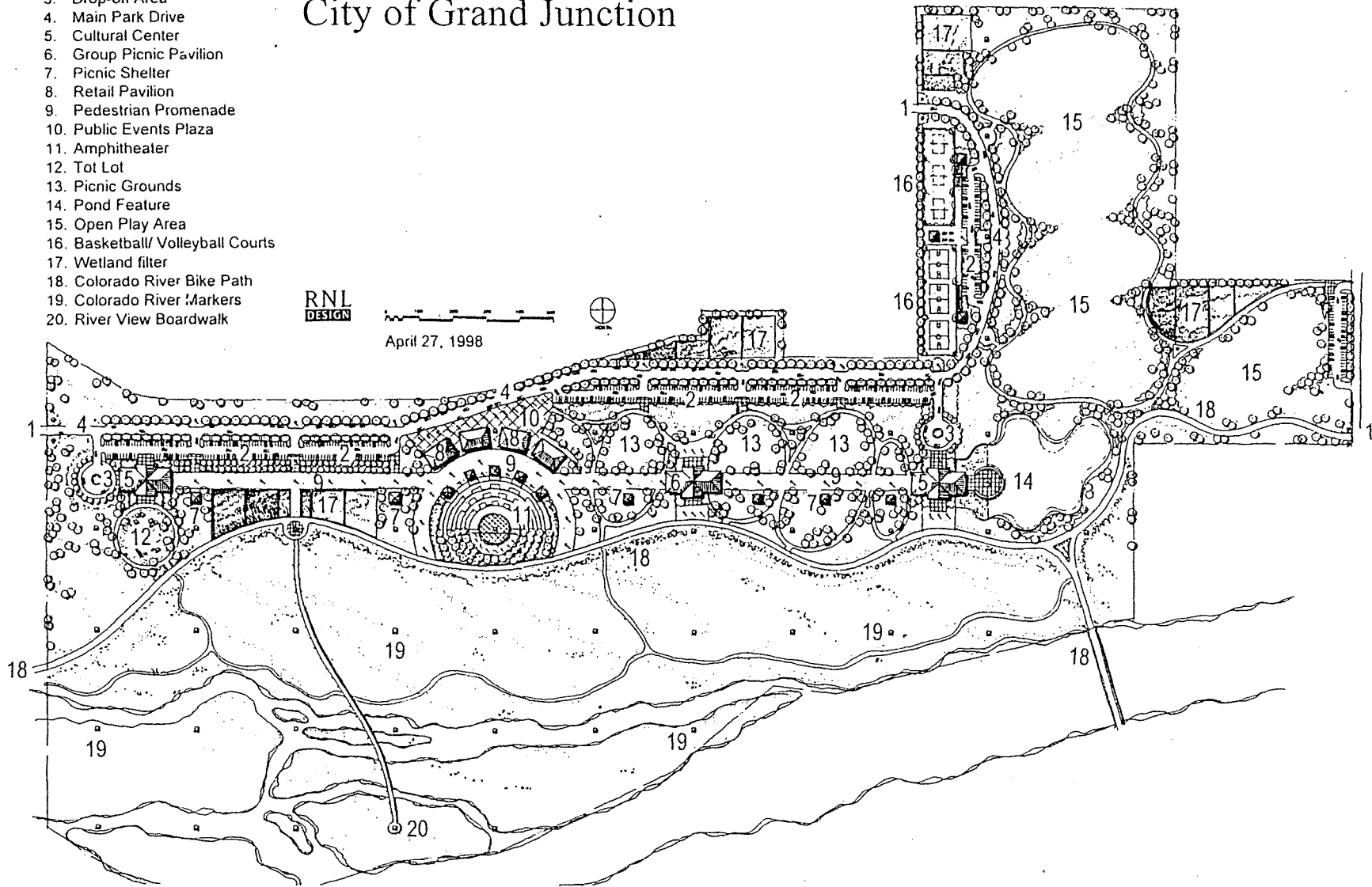
Master Plan

Las Colonias Park

City of Grand Junction

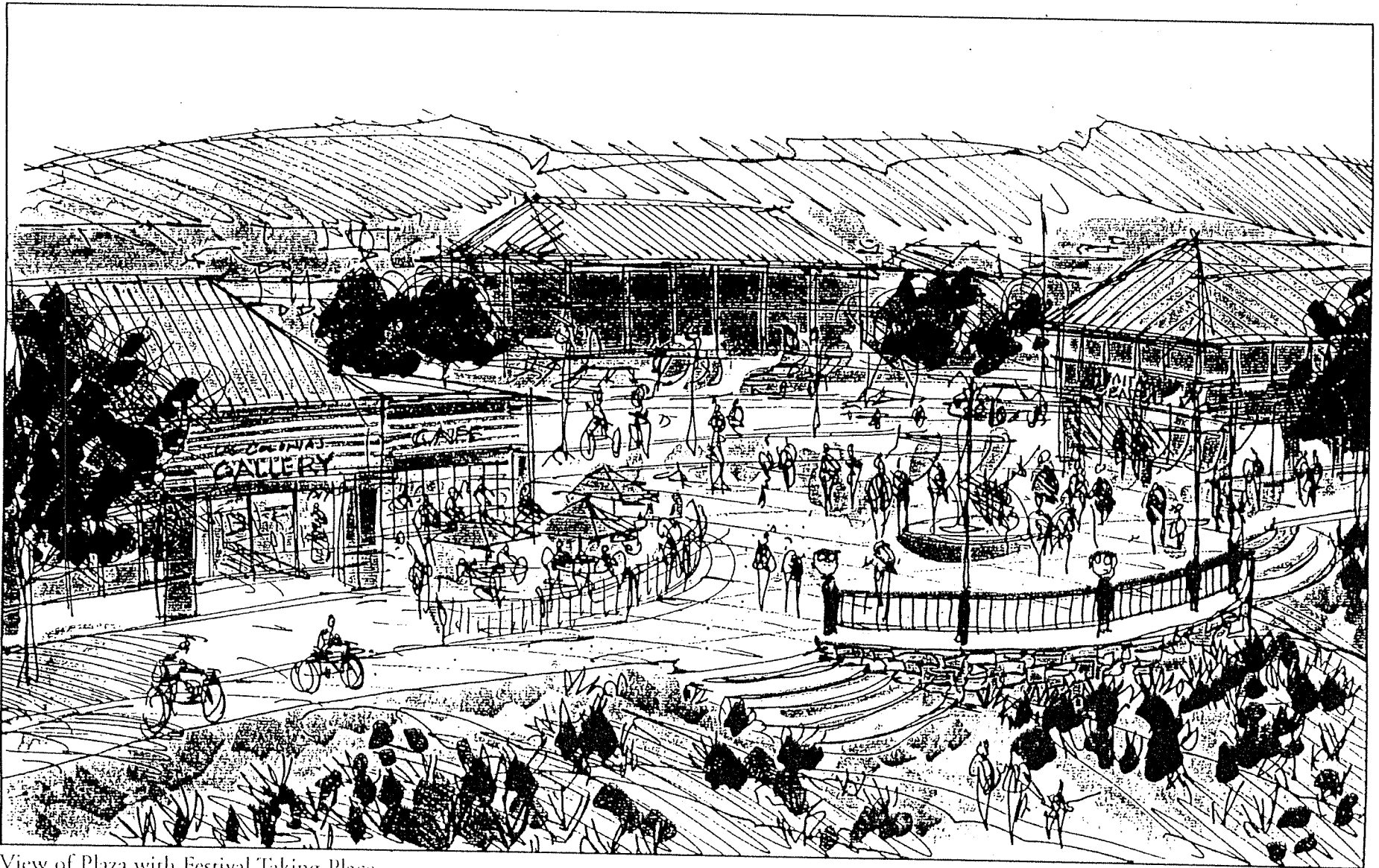
RNL
DESIGN

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Cultural Plaza: Alternative #1

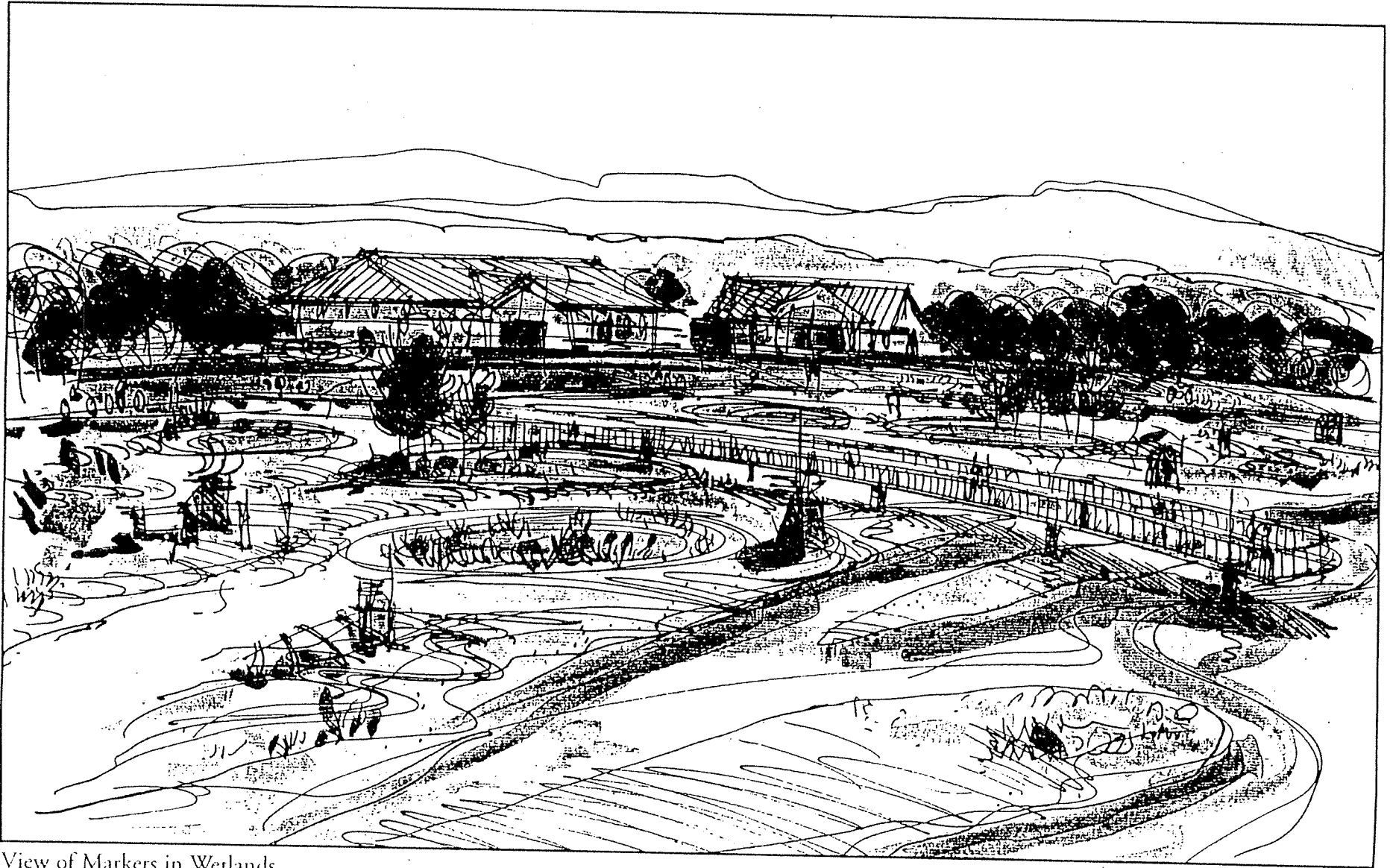
- Major Outdoor Gathering
- Informal, Unstructured Open Space
- Satellite Recreation Center
- Natural Pond with Interpretive Trail



View of Plaza with Festival Taking Place

Water Stories: Alternative #2

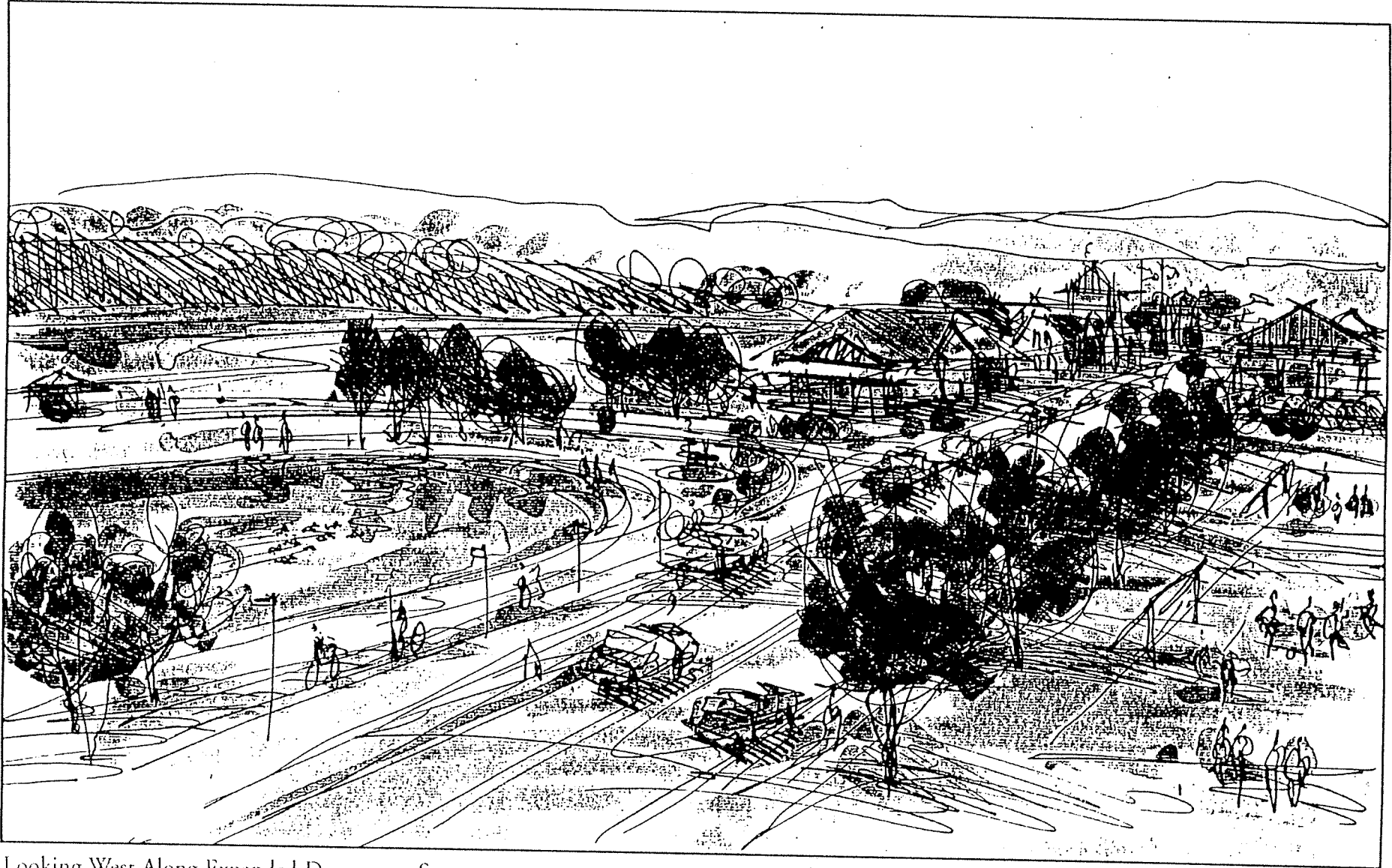
- Cleansing Urban Runoff
- Focused Active Recreation
- Public Art
- Demonstrating Water Process
- Boardwalk



View of Markers in Wetlands

Expanded Downtown: Alternative #3

- New Cultural/Commercial Edge
- Informal Trails Along River
- Boat Access
- Central Festival Zone
- Active Playfields



Looking West Along Expanded Downtown Street

Nature Park: Alternative #4

- Bands of Vegetation Reflecting River History
- Major Amphitheater
- Vegetation Creates Excellent Bird Watching
- Creative Use of Stormwater

Illustration not available

La Posada: Alternative #5

- Sequence of Cultural Uses
- Link with Botanic Garden
- Nature Interpretation
- Outdoor Performance Space

Illustration not available

LAS COLONIAS PARK

Preliminary Estimate of Probable Costs*

4/27/1998---RNL Design

DRAFT

HARDSCAPE

ITEM	UNIT	QUANTITY	UNIT COST	SUB-TOTAL
Asphalt Drives and Parallel Parking (inc. curb)	s.f.	150,000	\$3.00	\$450,000
Interior Parking Spaces/Lots (inc. curb)	ea.	550	\$1,200.00	\$660,000
8' wide Conc Bike Path	s.f.	32,000	\$2.50	\$80,000
Conc. Paths from parking lots	s.f.	9,000	\$2.50	\$22,500
6' wide Crusher Fine Path w/ Steel Edger	l.f.	8,000	\$20.00	\$160,000
50' wide Crusher Fine Path w/ Steel Edger	l.f.	2,500	\$160.00	\$400,000
Stage @ Amphitheater	s.f.	2,000	\$8.00	\$16,000
Conc risers @ Amphitheater (1' risers)	l.f.	1,600	\$80.00	\$128,000
Conc. Overlook at Lake	s.f.	10,000	\$4.00	\$40,000
Conc. Stairs at Lake (4 risers)	l.f.	300	\$100.00	\$30,000
Handrails at Steps	l.s.	1	\$20,000.00	\$20,000
Basketball Courts	ea.	2	\$30,000.00	\$60,000
Boardwalk to River	l.f.	700	\$325.00	\$227,500
Conc. Paving at Pavilions	s.f.	30,000	\$4.00	\$120,000
Hardscape Total				\$2,414,000

SOFTSCAPE

ITEM	UNIT	QUANTITY	UNIT COST	SUB-TOTAL
Earthwork	s.f.	2,440,000	\$0.15	\$366,000
Earthwork and fill in fill areas	s.f.	550,000	\$0.55	\$302,500
Erosion Control	l.s.	1	\$50,000.00	\$50,000
Irrigation	s.f.	1,586,000	\$0.50	\$793,000
Sod (60% of softscape s.f.)	s.f.	1,464,000	\$0.60	\$878,400
Non-irrigated Native Seed (35% of softscape s.f.)	s.f.	854,000	\$0.25	\$213,500
Trees	ea.	500	\$350.00	\$175,000
Shrub beds w/ fabric and mulch (5% of softscape s.f.)	s.f.	122,000	\$5.00	\$610,000
Enhanced Wetland Plantings	s.f.	60,000	\$2.00	\$120,000
6" Steel Edger around shrub beds	l.f.	3,000	\$2.50	\$7,500
Soil Amendment/Enhancement	l.s.	1	\$425,000.00	\$425,000
Pond Liner	s.f.	106,000	\$2.25	\$238,500
100 yr Flood Dike (12' wide)	s.f.	14,400	\$1.00	\$14,400
Sand Volleyball Courts (3)	ea.	3	\$10,000.00	\$30,000
8' long Wood Benches	ea.	30	\$1,000.00	\$30,000
Softscape Total				\$4,253,800

SPECIALTIES

ITEM	UNIT	QUANTITY	UNIT COST	SUB-TOTAL
General Conditions (5% of Construction Costs)	l.s.	1	\$444,735.81	\$444,736
Pedestrian Lighting (Bollards) (inc. power)	ea.	30	\$2,500.00	\$75,000
Parking Lot/Street Lighting (inc. power)	ea.	50	\$3,000.00	\$150,000
River Markers	ea.	2,000	\$35.00	\$70,000
Primary Entry Features (walls, signage, etc.)	ea.	2	\$50,000.00	\$100,000
Secondary Entry Features	ea.	1	\$25,000.00	\$25,000
Picnic Structures	ea.	15	\$10,000.00	\$150,000
Tot Lot	l s	1	\$25,000.00	\$25,000
Trash Receptacles	ea.	30	\$800.00	\$24,000
Bike Racks (10' long)	ea.	6	\$500.00	\$3,000
Specialties Total				\$1,066,736

SUB-TOTAL	\$7,734,536
15% Contingency	\$1,160,180
TOTAL	\$8,894,716

1. This Estimate was generated by using "Park Concept 1" dated 11-24-97, and completed by RNL Design. Estimate is conceptual only and does not include potential retail structures or pavilions. Estimate assumes no disturbance or improvements south of the bike path, except river markers. Cost per square foot for developed acreage is approximately \$0.27

2. This estimate does not include Civil improvements (i.e. water, sewer, storm, etc.) excepting roadway/parking lot paving and curbing.

3. Due to the conceptual and fluctuating state of this project, RNL Design assumes no liability stemming from this estimate.