

**Attach W-3
Jarvis Master Plan**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Jarvis Property Master Plan				
Meeting Date		April 18, 2005				
Date Prepared		April 13, 2005				
Author		Kathy Portner		Planning Manager		
Presenter Name		Bob Blanchard		Community Development Director		
Report results back to Council		<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When
Citizen Presentation		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
		<input type="checkbox"/>			<input type="checkbox"/>	Individual Consideration

Summary: Direction from Council on proceeding with a contract with the professional planning firm, Winter & Company, to complete Jarvis Property Master Plan, Phase II.

Budget: \$79,075 from City Council contingency.

Action Requested/Recommendation: Council direction on proceeding with a contract with Winter & Company to complete Jarvis Property Master Plan, Phase II, in an amount not to exceed \$79,075.

Attachments:
Draft Scope of Work

Background Information: The Final Report for the Jarvis Property Master Plan lists five tasks as recommended "Next Steps", as follows:

- Task 1: Program Development and Feasibility Analysis
- Task 2: Packaging the Product for Marketing/Entitlement Process
- Task 3: The Entitlement Process
- Task 4: Developer Selection Process
- Task 5: Implementation

Staff is recommending that the City proceed with Tasks 1 and 2, with the assistance of Winter & Company.

Winter & Company was selected from 11 firms that responded to an RFQ/RFP to produce the Jarvis Property Master Plan. The RFP stated that "the successful firm might be retained for future phases of implementing the redevelopment, including the recruitment and selection of a developer for the property". If the decision is to proceed with Phase II, staff recommends that we contract with Winter & Company once again.

Winter & Company has submitted a proposed Scope of Work for Phase II (see attached). Phase II of the master plan will include refinement of land use densities and the identification of specific streetscape and public amenity elements. Three-dimensional modeling will be generated to allow all stakeholders to understand the relationship of proposed land uses and individual developments to each other, to downtown, to the river, to the trail and to existing adjacent neighborhoods. The modeling will ensure that the primary design elements and design principles are reflected in the refinement of the preferred development scenario. Note that the timeline assumes a start date of June 1, 2005.

It is recommended that Community Development staff proceed with the entitlement process at the conclusion of Phase II, which would include amending the Growth Plan and rezoning the property to allow anticipated development to proceed. At the completion of Phase II and the entitlement process, City Council will be at another decision point to either sell the property or to select a partner to develop the property.

Phase I of the Jarvis Property Master Plan has allowed the community, especially neighboring residents and property owners, to engage in a visioning process for a new mixed-use destination that will provide new housing and employment opportunities for the Grand Junction community. Working closely with the Winter & Company consultant team, the City will continue the dialogue with the community to more accurately define the physical characteristics of this development.

Phase II of the master planning process will include refinement of land use densities and the identification of specific streetscape and public amenity elements. Three-dimensional modeling will be generated to allow all stakeholders to understand the relationship of proposed land uses and individual developments to each other, to downtown, to the river, to the trail and to existing adjacent neighborhoods. The modeling will ensure that the primary design elements and design principles are reflected in the refinement of the preferred development scenario.

Task 1: Program Development and Feasibility Analysis

The purpose of Task I is to work closely with City Council and City Staff to detail the land uses and densities identified in the Jarvis Property Master Plan. Locations for each recommended land use will be delineated, including residential, industrial, flexible space and R & D; commercial; mixed use; and public amenities and civic facilities. The plan will specify square footage amounts, densities and units per acre. Task I contains several subtasks:

1.1 Refinement Charrette in Grand Junction

Four members of the consultant team will spend three days/two evenings in Grand Junction to refine preferred alternative "Village Concept D" into conceptual development plan(s) that delineate specific land uses, building densities, building types, infrastructure requirements and public/civic amenities. Concurrent with the development plans, the consultant team will also generate massing models and a viability analysis to allow City Council to fully understand the spacial and fiscal implications of the development plans. The charrette will include informal work sessions with City Council and City Staff, as well as formal presentations of interim findings and recommendations. Stakeholder interviews will be conducted, when necessary, to gather additional information and comments from vested agencies such as adjacent neighborhoods, Fish and Wildlife, FEMA, CDOT and others. The charrette will culminate with a formal presentation to City Council that summarizes findings and consultant team recommendations.

A number of issues raised during Phase I of the Jarvis Property Master Plan will be addressed. Riverside Parkway access will be confirmed and integrated into potential street configurations. Other issues to be resolved include:

- Building footprints: size and location
- Parking: on-site, on-street and trailhead parking
- Public Amenities: parks, pathways, plazas, public facilities and trailhead locations
- Infrastructure and Circulation
- Pedestrian and Bicycle Access
- Overhead Utility Realignment Options and Implications
- Revegetation and Natural Resource Protection

The goal of the design charrette will be to refine land use configurations, establish an infrastructure framework including street networks, identify and analyze product types and public amenities. A variety of options for establishing a street pattern and for parcel shapes will be analyzed. Extension of the existing, traditional street grid will be considered and tested alongside other street network configurations. The following list of issues and concerns was developed in Phase I of the master planning process and will be considered during the

refinement process. The resolution of each of the following issues will influence and inform the character of the development:

- The extent and location of the flood plain
- The alignment of the overhead power lines and the extent/location of the easement
- The character and configuration of the internal street network
- The character of and interface with Riverside Parkway
- The location of the 2nd access from Riverside Parkway
- The interface and connection to Riverside Neighborhood
- The long-term implications of parcel and street configurations
- The amount of flex space vs. residential units

Members of the consultant team will work in tandem to generate products on site that will allow Council and City Staff to evaluate the pros and cons of the recommended development plans. The following elements will be generated on site:

Modeling

An important component to design refinement is to understand and direct the scale and massing of future development to ensure that future building configurations and road alignments are in keeping with the vision of the property. During the charrette in Grand Junction, the consultant team will generate digital, three-dimensional massing studies that reflect the desired character and configuration of product types and will be used to assess massing, scale and building heights and the relationship of buildings to the river edge.

Draft Viability Analysis

The refined plan will be grounded with a solid understanding of market and economic conditions. The following tasks will be completed to enable the City to understand the fiscal implication of specific land uses and product types and to understand roles and responsibilities of the city and the development team (to be selected in later phases of the project):

A. Market Evaluation: The preferred scenario generated in Phase I included a mix of land uses and market conditions. The next step is to confirm the level of demand for each land use and product type, and analyze the existing supply by generating an analysis of potential competitive projects. The data derived from this detailed evaluation will be used to generate the development proforma, including revenues and absorption rates.

B. Analysis of Revenues: The proposed land uses and development densities will ultimately generate revenue, in terms of finished product and land sales. The revenue attributed to each use (retail, industrial, flex space, and residential) will be estimated. A development proforma will be constructed to model revenues derived from rents and sales of completed structures and to account for potential revenues realized by a master developer for land sales of sub-areas of the refined master plan.

C. Expenditure Analysis: The preferred development scenario will be evaluated to identify horizontal and vertical development costs. The projected on- and off-site infrastructure requirements will be accounted for in the overall development proforma. The analysis will include assumptions regarding bonding potential and debt service, depending on the magnitude of the required infrastructure.

D. Net Revenue Evaluation: The development proforma will also estimate net revenues and identify the magnitude of public subsidies required, if any. The model will identify the rate of return for the development and will provide a basis for the City's negotiations with a potential developer.

E. Public Financing Strategies: In the event that the infrastructure costs exceed the revenue potentials for the preferred uses, the City may want to consider establishing one or more public financing options to create an externalized revenue source. The additional resources may be necessary to encourage a developer to implement the balance of the project.

Task 1.1 Fees: \$25,640

Optional Approach: Kit-of-Parts Interactive Workshop with City Council

The consultant team will prepare a "Kit-of-Parts" for use in an interactive workshop with City Council to refine the Jarvis Property Master Plan. The goal of the workshop is to develop conceptual development plans using "building blocks" that represent different building types and land uses. The Kit-of-Parts Interactive Workshop with City Council would occur the first day of the 3-day Charrette and allow council members to work in small groups to create refined master plans scenarios. Each kit will contain an assortment of three-dimensional building blocks representing different building types for a variety of land uses including residential, commercial, flex space and public amenities. Each group will be asked to configure the building blocks on a base map of the site based on locational preferences and street configurations. Fiscal information will be developed that will allow participants to understand the "trade-offs" inherent in their preferences and choices. Rules and assumptions will be established and presented to ensure that each group is working under the same parameters to develop fiscally responsible development configurations.

Optional Task Fees: \$8,700



1.2 Final Revisions

Based on feedback received during the public workshop, the refined development plan will be revised to accurately reflect recommended changes to land use configurations, development densities, street configurations, pedestrian systems and public amenities. The Massing Models and Draft Viability Analysis generated during the on-site charrette will be finalized to reflect the final development plan.

Task Fees: \$14,180

Task I Consultants:	Winter & Company, Economic Planning Systems
Task I Project Timeframe:	8 Weeks
Task I Fees:	\$39,820 (plus Optional Task @ \$8,700 = \$48,520)
Task I Deliverables:	Preferred Land Use Plan for the Jarvis Property; Land Use Densities including residential units per acre; 3-D computer generated Massing Models; Draft Viability Analysis

Task 2: Packaging the Product prior to Marketing/Entitlement Process

The primary purpose of this task is to integrate documentation generated in Task I into an illustrated information package that can be presented to the community and potential developers. A development summary will be created that includes a series of 2- and 3-dimensional graphic representations of the project and individual product types, which the City can use for marketing to potential developers and investors. The information will also be useful as the City enters into subsequent phases of the project (Entitlement, Developer Selection and Implementation) and conducts development submittal review and entitlement. This step of

encapsulating the development is important and will ensure that future investors and developers fulfill the expectations of the community and respond to the vision established during Phase I and Phase II of the master planning process.

The refined master plan will be revised based on feedback from the Grand Junction community including public workshop participants, city staff, the Resource Panel, City Council and the Planning Commission. The viability analysis will be refined to reflect final revisions and the information will be consolidated into an abbreviated summary to be included in the illustrated information package.

2.1 Illustrative Site Plan

An illustrative site plan will be developed, which depicts the site's relationship to the River, Riverside Neighborhood, railroad tracks, Riverside Parkway and Downtown. The rendering will be useful in generating enthusiasm and interest in the project and most importantly, for use in communicating the community's vision to potential developers. Individual building footprints, land use and circulation networks will be delineated and rendered to create a detailed representation of the development plan.

Task Fees: \$4,350

2.2 Proforma Summary

A short, encapsulated summary of the Viability Analysis will be generated that highlights the financial implications of the preferred scenario. This informative sheet should accompany any reproduction of the site plan.

Task Fees: \$3,120

2.3 Public Outreach

The consultant team will provide the Illustrative Site Plan, Massing Model, Revised Viability Analysis and Proforma to City Staff for distribution to the public for review and comment. City Staff will assume responsibility for facilitating a public meeting to receive feedback on the refinement phase of the project.

Task Fees: \$0

2.4 Resource Panel

The Resource Panel will reconvene in Grand Junction to review the final recommendations of the city. The Resource Panel will present their findings to City Council and Planning Commission in an informal work session. Resource Panel members include Dana Crawford, from Urban Advisors, Skip Behrhorst from Aspen and Henry Burgwyn from the Burgwyn Company, all prominent players in Colorado development community. Additional panel members may be invited to participate at the request of City Council and City Staff. The Resource Panel will be facilitated by Nore Winter and Heather Gregg of Winter & Company and Andrew Knudtsen of Economic Planning Systems. Following the Resource Panel, a formal presentation to City Council and the Planning Commission will be conducted present Resource Panel findings and final recommendations from the consultant team. Consultants facilitating the presentation will be Nore Winter and Heather Gregg from Winter & Company and Andrew Knudtsen from Economic Planning Systems.

Task Fees: \$8,870

2.5 Final Revisions

If necessary, the consultant team will revise project documentation based on feedback from the Public Workshop and joint work session w/ City Council and Planning Commission.

Task Fees: \$5,495

Task 2 Consultants: Winter & Company, Economic Planning Systems
Task 2 Project Timeframe: 12 Weeks
Task 2 Fees: \$21,835
Task 2 Deliverables: Illustrative Site Plan; Proforma Summary; Resource Panel Summary
Memorandum; Development Summary (11x17, two sided)

Total Project Timeframe: 20 Weeks
Total Project Fees: \$61,655

Project Expenses: \$8,720: travel, printing, plotting, etc.
Total Project Cost: \$70,375

Option Task : \$8,700
Total Project Cost: \$79,075

1.1 Refinement Charrette in Grand Junction *Week of June 20th
 Task Fees: \$25,640
 Modeling; Draft Viability Analysis; Market Evaluation (Analysis of Revenues, Expenditure Analysis, Net Revenue Evaluation, Public Financing Strategies)
 Optional Approach: Kit-of-Parts Interactive Workshop: Fees: \$8,700

1.2 Final Revisions *Week of July 11th
 Task Fees: \$14,180

Task 1 Consultants: Winter & Company, Economic Planning Systems
Task 1 Project Timeframe: 8 Weeks (Preparation, Attendance, Revisions)
Task 1 Fees: \$39,820 (plus Optional Task @ \$8,700 = \$48,520)
Task 1 Deliverables: Preferred Land Use Plan for the Jarvis Property; Land Use Densities including residential units per acre; 3-D computer generated Massing Models; Draft Viability Analysis

2.1 Illustrative Site Plan *Week of August 1st
 Task Fees: \$4,350

2.2 Proforma Summary Week of August 1st
 Task Fees: \$3,120

2.3 Public Outreach Week of September 12th
 Task Fees: \$0

2.4 Resource Panel Week of September 26th
 Task Fees: \$8,870

2.5 Final Revisions Week of October 17th
 Task Fees: \$5,495

Task 2 Consultants: Winter & Company, Economic Planning Systems
Task 2 Project Timeframe: 12 Weeks
Task 2 Fees: \$21,835
Task 2 Deliverables: Illustrative Site Plan; Proforma Summary; Resource Panel Summary Memorandum; Development Summary (11x17, two sided)

Total Project Timeframe: 20 Weeks
Total Project Fees: \$61,655
Project Expenses: \$8,720: travel, printing, plotting, etc.
Total Project Cost: \$70,375

**Attach W-4
Shadow Run Request**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Request to Acquire City Property for Development				
Meeting Date		April 18, 2005				
Date Prepared		March 31, 2005			File #	
Author		Jamie Kreiling		Assistant City Attorney		
Presenter Name		John Shaver		City Attorney		
Report results back to Council		<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When
Citizen Presentation		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Name
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
						Individual Consideration

Summary: Harvest Holdings Group, LLC ("Harvest Group") has a development application PP-2005-014 pending before the Community Development Department for a preliminary plat to subdivide property in the Ridges to be known as Shadow Run. Harvest Group is interested in obtaining property from the City for street access to the development.

Budget: None anticipated at this time.

Action Requested/Recommendation: Provide staff direction.

Attachments: General Project Report.

Background Information: Harvest Group intends to develop land in the Ridges that is near the intersection of East Lake Ridge Dr. and Ridges Blvd. The City owns the adjacent property to the west and south known as Lot 2 of the Ridges Minor Subdivision. Harvest Group is interested in obtaining a portion of Lot 2 for additional access to their proposed subdivision. A second access is possible elsewhere on the property, but the neighboring properties do not want that access developed as a road. They prefer it be developed as a pedestrian connection.

The Parks and Recreation Department ("Parks") has reviewed the proposal and has no objection as the property requested is not able to be utilized as park land. However, the Parks would prefer that more land be conveyed or included as right-of-way if the transfer is to occur. The property was received by the City from the Ridges Metropolitan District (District). Lot 1 from the Ridges Minor Subdivision had the original District office, which previously was sold. The City does not have an intended use for Lot 2 at this time.

General Project Report

Applicant Name:
Harvest Holdings Group, LLP
Alan Westfall & Scott Friedman
5373 N. Union Blvd
Colorado Springs, CO 80918

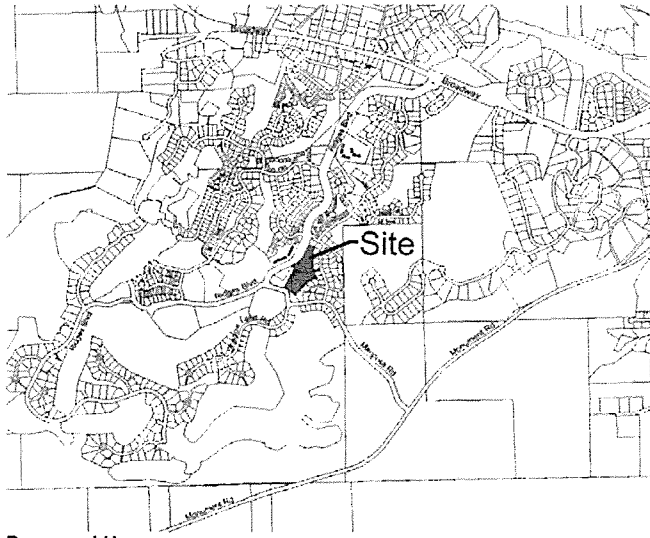
Project: Shadow Run at the Ridges

Acreage

Please find enclosed for your review a conceptual plan for the 5 Acre property identified as Shadow Run at The Ridges, Filing No. 3.

Location

Shadow Run is located within The Ridges community and borders Ridges Blvd. and East Lakeridge Drive. The plan has been designed to connect with access points to both streets. Pedestrian access has been proposed to connect with Plateau Drive directly East of Shadow Run.



Proposed Use

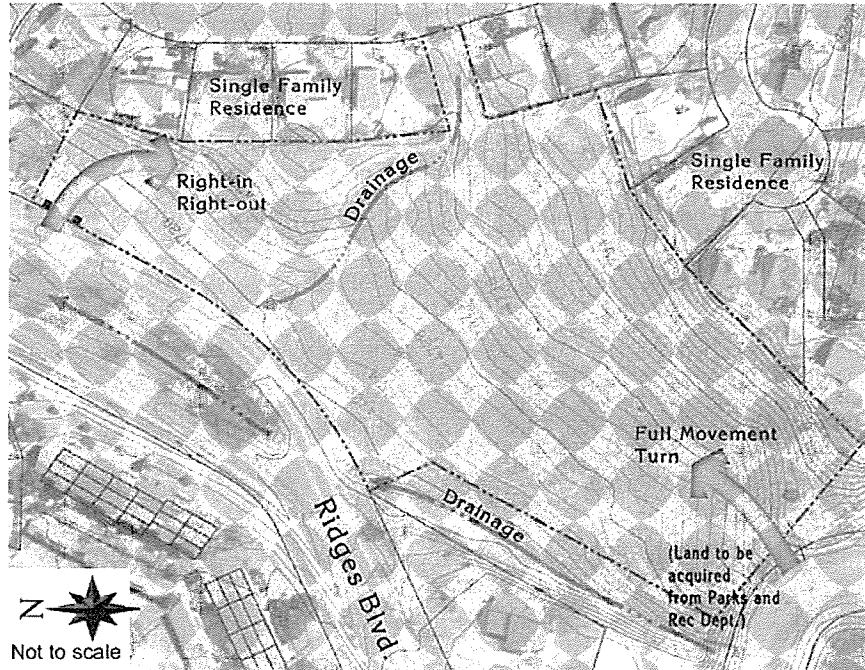
The proposal follows the City of Grand Junctions guidelines for Multi Family design and further defines the intent of this Planned Development to create a strong neighborhood, and connection to adjacent communities.

The vision for this property is to create a multi family community within the already approved density of 7.5 D/U per acre (according to the PD). The plan consists of (3) 4-Plex buildings and (11) Duplex buildings for a total of 34 units. The property is currently incorporated into the City of Grand Junction, therefore anticipates using the city's water, sewer, and trash services.

Natural Features

The site is void of any natural deciduous or evergreen vegetation and is comprised of mostly short native grass. A small drainage swale runs through the North portion of the property. A moderate grade slopes from east to west across the property.

The property is an infill parcel surrounded by development on three of the four sides. To the North, East, and South are existing single family residences. To the West is Open Space property owned by The City of Grand Junction with a drainage swale directly behind the property line.



Intent/ Design Overview

We have designed a neighborhood plan that responds to an unusual shaped property. There are two access points; a full movement access off East Lakeridge Drive and a right in - right out off Ridges Boulevard.

The entrance off East Lakeridge Drive has a proposed landscaped median with entry bollards and sign walls that greet the driver upon arrival. Proposed paving patterns at the intersections add interest in the hardscape and define the entrance sequence into the community.

Currently, Harvest Holdings is coordinating with the Parks and Recreation Department to acquire the small parcel of ground in between East Lakeridge Drive and the proposed property. The appropriate documentation has been submitted to the City Attorney, Engineering Department, Parks and Recreation Department, and Planning and Community Development. There has been every indication to date that this will be a successful acquisition.

To create a subtle sense of intimacy, the roads were designed with a 20' pavement width. This allows us to minimize pavement and runoff, while increasing the amount of green space. It also

Architectural Aspects

This neighborhood is designed to cater to a homebuyer who desires a maintenance free lifestyle. A homeowners association will be created to maintain the exteriors of the buildings as well as cover certain utilities, trash and snow removal. Landscape and irrigation will be installed before the homeowner closes and will be maintained by the Home Owners association.

The site plan has been designed to accommodate walk-out product because of the property's natural slope. All of the units have double car garages and can accommodate two additional off street vehicles per unit. In addition parking has been proposed around different parts of the site.



4-Plex Front Elevation



Duplex Front Elevation

The product proposed is a wood framed Craftsman Style home. There are ranches and two story units, not including the basement. Floor plans are anticipated to range from 2200-2660 square feet in size and consist of two bedrooms standard, with a third and fourth bedroom option. The homes are energy efficient with a combination of stucco and stone exterior. Every home, with the exception of one 4-Plex, has the option to have a finished walk-out basement.

Typical Floor Plan

