



PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, December 13, 2016 @ 6:00 PM

Call to Order – 6:00 P.M.

*****CONSENT CALENDAR*****

1. Minutes of Previous Meetings

[Attach 1](#)

Action: Approve the minutes from the November 8, 2016 Meeting.

2. Balanced Rock Way Vacation of Public Right-of-Way

[Attach 2](#)

[File# VAC-2016-407]

Request to vacate public Right-of-Way, known as Balanced Rock Way, located within Sundance Village Subdivision.

Action: Recommendation to City Council

Applicant: Rimrock Landing Apartment Investors LLC, c/o Lynn Rindlisbacher
 Hidden Cove LLC, c/o Nathan Coulter
 24.5 Road LLC, c/o LeAnn B. Maisel
 Location: Between Flat Top Lane and F¼ Road
 Staff Presentation: Lori Bowers, Sr. Planner

3. McHugh Zone of Annexation

[Attach 3](#)

[File#ANX-2016-490]

Request a zone of Annexation from County RSF-4 (Residential Single Family – 4 ac/du) to a City R-4 (Residential – 4 du/ac) on 1.20 +/- acres.

Action: Recommendation to City Council

Applicant: Richard and Virginia McHugh, Owners
 Location: 115 Vista Grande Road
 Staff Presentation: Scott Peterson, Sr. Planner

*****INDIVIDUAL CONSIDERATION*****

4. Grand Junction Lodge Outline Development Plan

[Attach 4](#)

[File#PLD-2016-501]

Request to rezone from R-4 (Residential 4 du/ac) to PD (Planned Development) and approval of an Outline Development Plan to develop a 45,000 square foot Senior Living Facility on 2.069 acres in a PD (Planned Development) zone district.

Action: Recommendation to City Council

Applicant: Joe W. and Carol J. Ott, Trustees, Owners
Sopris Lodge, LLC, Applicant
Location: 2656 Patterson Road
Staff Presentation: Kathy Portner, Community Services Manager

5. 2017 Master Plan for St. Mary's Hospital

[Attach 5](#)

[File#FMP-2016-486]

Request approval of an Institutional and Civic Master Plan for St. Mary's Hospital for properties on a total of 51 +/- acres.

Action: Recommendation to City Council

Applicant: Dan Prinster, St. Mary's Vice-President of Business Development
Location: 2635 N. 7th Street
Staff Presentation: Scott Peterson, Sr. Planner

6. Other Business

7. Adjournment

Attach 1

**GRAND JUNCTION PLANNING COMMISSION
November 8, 2016 MINUTES
6:00 p.m. to 6:25 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Christian Reece. The hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

Also in attendance representing the City Planning Commission were Jon Buschhorn, Ebe Eslami, George Gatseos, Steve Tolle and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, was Greg Moberg, Development Services Manager, and Scott Peterson (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were seventeen citizens in attendance during the hearing.

*****CONSENT CALENDAR*****

1. Minutes of Previous Meetings

Action: Approve the minutes from the October 11, 2016 Meeting.

2. Connor Zone of Annexation

[File# ANX-2016-470]

Request a Zone of Annexation from County RSF-R (Residential Single Family – Rural) to a City R-5 (Residential – 5 du/ac) on 6.35 acres.

Action: Recommendation to City Council

Applicant: Naomi E. Connor, Owner
Location: 2839 Riverside Parkway
Staff Presentation: Scott Peterson, Sr. Planner

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted the item pulled for a full hearing. A member of the audience requested that the Connor Zone of Annexation be pulled for a full

hearing. Chairman Reece asked for a motion to approve the consent agenda with the modification.

MOTION:(Commissioner Wade) “Madam Chairman, I move to approve the Consent Agenda as amended.”

Commissioner Eslami seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

*****INDIVIDUAL CONSIDERATION*****

2. Connor Zone of Annexation

[File# ANX-2016-470]

Request a Zone of Annexation from County RSF-R (Residential Single Family – Rural) to a City R-5 (Residential – 5 du/ac) on 6.35 acres.

Action: Recommendation to City Council

Applicant: Naomi E. Connor, Owner
Location: 2839 Riverside Parkway
Staff Presentation: Scott Peterson, Sr. Planner

STAFF PRESENTATION

Mr. Peterson explained that the property owner, Naomi Connor has requested annexation into the City limits. The proposed zoning of R-5 (Residential 5 du/ac) implements the Comprehensive Plan Future Land Use Map, which has designated the property as Residential Medium (Residential 4-8 du/ac).

Mr. Peterson stated that a Neighborhood Meeting was held on August 1, 2016 with eight citizens along with the applicant’s representative and City Project Manager in attendance. No major objections to the proposed annexation were received, however the neighborhood did have concerns regarding the proposed overall density that the area could have when the remaining acreage would be developed at time of future single-family residential subdivision development.

Mr. Peterson displayed a slide of the site location map and noted that the 6.35-acre property is located in Pear Park and is directly across the street the Veterans Memorial Cemetery of Western Colorado. The property owner has requested annexation and zoning into the City limits in order to subdivide the existing property to create a free-standing lot for the existing single-family home and a second lot to market and sell in anticipation of future residential subdivision development. Mr. Peterson explained that under the 1998 Persigo Agreement with Mesa County, residential annexable development within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City.

The next slide Mr. Peterson showed was an aerial photo of the property and explained that the property contains an existing single-family home and various accessory structures. The existing Summer Glen subdivision is located to the west and is zoned R-8. It contains 63 lots with an overall residential density of 4.92 du/ac. To the east is the Pine Estates subdivision within Mesa County jurisdiction that contains 20 lots (1.07 du/ac) (0.55 acre lots).

Mr. Peterson displayed the Comprehensive Plan Future Land Use Map that identifies the property as Residential Medium (4-8 du/ac) and the proposed zoning of R-5 implements this land use designation. Mr. Peterson stated that the current zoning of County RSF-R (Residential Single-Family – Rural) is not compatible with the Comprehensive Plan Future Land Use Map designation of Residential Medium (4-8 du/ac), therefore the rezone request is triggering the annexation request.

Mr. Peterson then showed a slide illustrating the existing zoning in the area. In looking at the review criteria for the zoning designation, Mr. Peterson stated that he feels that the proposed zoning of R-5 provides a transition of density between the adjacent existing RSF-2 and R-8 (Residential 8 du/ac) zone district and would be in keeping with the Comprehensive Plan, therefore, the character and condition of the area has changed and the applicant is requesting a density that lies in the middle of the range allowed by the Residential Medium category. Mr. Peterson noted that adequate public and community services are available to the property. Both Ute Water and City sanitary sewer are presently stubbed to the property.

Mr. Peterson stated that the proposed R-5 (Residential-5 du/ac) zone district would also implement Goals 1, 3 & 5 of the Comprehensive Plan by creating an opportunity for ordered and balanced growth in a manner consistent with adjacent residential development. In addition, the proposed Annexation and zoning also provides for additional housing opportunities and choices to meet the needs of a growing community.

FINDINGS OF FACT/CONCLUSIONS

Mr. Peterson stated that after reviewing the Connor Zone of Annexation application, a request to zone the property R-5 (Residential-5 du/ac), the following findings of fact and conclusions have been determined:

- The requested Zone of Annexation is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 1, 3 & 5.
- The review criteria in Section 21.02.140 of the Grand Junction Zoning & Development Code have been met or addressed.

QUESTIONS FOR STAFF

Commissioner Eslami asked Mr. Peterson if the cul-de-sacs of N. Forest Ct. and S. Forest Ct. would be allowed to access the property from the East. Mr. Peterson explained that the two cul-de-sacs stub directly at the property line and could conceivably connect to the subject property, providing access, in the future.

With no further questions for staff, Chairman Reece opened the public hearing portion of the meeting and asked for those in favor or opposition to proposed annexation/zoning to come forward and sign in to speak.

PUBLIC COMMENT

Nate Richardson, with United Country Realty stated he was there to represent the applicants. Mr. Richardson stated that although the future land use map indicates a recommended zoning of up to R-8 (Residential-8 du/ac), it was felt that the R-5 (Residential-5 du/ac) density would work best with the area.

Commissioner Wade asked if any kind of preliminary development plan had been discussed. Mr. Richardson stated that a preliminary site plan had been discussed with an engineer and the possible connections to the east and west were explored.

Renee Fugere, 382 Evergreen Rd. stated that she has lived in Pine Estates for 24 years. Ms. Fugere pointed out that she is in the neighboring subdivision that is zoned R2 (Residential-2 units/acre) and most of the lots are one half to one acre in size. To the east of her is White Willows which is zoned R4 (Residential-4 units/acre). Ms. Fugere explained that when a neighboring subdivision came in as R8 (Residential-8 du/ac), it highly impacted their area in a negative way. Ms. Fugere asked the Commissioners why the proposed zone couldn't be zoned R4 (Residential-4 du/ac).

Ms. Fugere stated that her biggest concern is the possible connectivity of N. and S. Forest Cul-de-sacs between the two subdivisions. Already, there is a long wait in the mornings with cars stacked trying to get onto Riverside Parkway.

Ms. Fugere asked if it is possible at this point to even consider an R4 (Residential-4 du/ac) zone and pointed out that it was not a consideration at the neighborhood meeting, just an R5 (Residential-5 du/ac) -R8 (Residential-8 du/ac) was presented for consideration.

Brent Whitman, 2839 N. Forest Ct., pointed out that his subdivision does not have curb and gutter or related infrastructure and their sprinkler systems go right out to the streets. Mr. Whitman also expressed concern that he thought he heard in the staff presentation that there was no opposition, when all of the Pine Estates residents that attending the meeting were opposed to it.

QUESTIONS FOR APPLICANT

Chairman Reece asked Mr. Richardson to address the question of why R4 (Residential-4 du/ac) zoning was not considered. Mr. Richardson replied that they looked at the density

of several of the neighboring subdivisions which are R5 (Residential-5 du/ac) and also considered the marketability of selling the lots to developers.

Chairman Reece noted that the difference between an R5 (Residential-5 du/ac) and R4 (Residential-4 du/ac) density in this subdivision would be about 6 lots. Mr. Richardson stated that six lots is about the difference, however they may lose a lot or two based on the need for a detention area if that comes into play down the road.

Commissioner Eslami stated that it is his experience that they may not even get to five additional lots and that 3.5 or 4 additional lots is probably more realistic.

Commissioner Wade asked if the applicant has shared a preliminary development plan with the neighboring residents at this point. Mr. Richardson stated that the plans are too preliminary at this point and discussions are still on-going with their engineers.

Commissioner Wade stated that it has been his experience that the more information the applicant shares with the neighboring subdivisions, the more likely it is to be accepted.

QUESTIONS FOR STAFF

Noting that there has not been a development plan or request to subdivide the property, Commissioner Wade asked if a traffic study of the area has been conducted. Mr. Peterson replied that only the zone of annexation is being considered at this time. Mr. Peterson noted that the applicant has submitted for a simple subdivision application, however that process is done through administrative review and does not require a public hearing. The simple subdivision application is to carve off the existing home and create a lot that can be marketed for future development.

Mr. Peterson stated that there has not been a subdivision layout design and if or when they get to that stage, another neighborhood meeting would be required.

Commissioner Eslami thanked the students that were in the audience for attending. With no further questions from the public or for staff, Chairman Reece closed the public hearing portion of the meeting.

COMMISSIONER DISCUSSION

Commissioner Eslami noted that since there are no plans to discuss, his comments are limited to the zone of annexation. Commissioner Eslami indicated that he is in support of the proposed zoning and that it is an appropriate density for the area.

Addressing the citizens in attendance that spoke in opposition of the proposal, Commissioner Wade suggested that they stay on top of the process, adding that it is in review of the site plan where their concerns expressed can have the most impact.

Commissioner Gatseos noted that he understands that the citizens opposed wanted an R4 (Residential-4 du/ac) zoning, however the range for Medium Density is R4 (Residential-4 du/ac) to R8 (Residential-8 du/ac).

Commissioner Tolle stated that safety is always a big concern with him and he hopes that the potential traffic will be reviewed carefully if it moves to another phase.

MOTION:(Commissioner Wade) “Madam Chairman, I move that file ANX-2016-470 be approved and moved on to the City Council.”

Commissioner Eslami seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

2. Other Business

None

3. Adjournment

The meeting was adjourned at 6:25 p.m.



Date: October 26, 2016
 Author: Lori V. Bowers
 Title/ Phone Ext: Senior Planner/x4033
 Proposed Schedule:
Planning Commission: October 11, 2016/
Continued to December 13, 2016
 City Council: January 4, 2017
 File #: VAC-2016-407

Attach 2

PLANNING COMMISSION AGENDA ITEM

Subject: Vacation of Public Right-of-Way, Balanced Rock Way
Action Requested/Recommendation: Forward a recommendation to City Council for a request to vacate public Right-of-Way, known as Balanced Rock Way located within Sundance Village Subdivision.
Presenter(s) Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

This is a request to vacate the entire Right-of-Way of Balanced Rock Way, between Flat Top Lane and F ¼ Road. Balanced Rock Way is a north/south street located between two vacant parcels that are currently in the Site Plan Review process for an apartment complex. By vacating the right-of-way, this area can be better utilized and designed for angled parking between the two properties that are being developed as one project. The right-of-way to be vacated will remain open for access and will function as a parking lot and drive aisle. A utility easement will be retained for the existing utilities, as well as a public access easement.

Background, Analysis and Options:

Sundance Village Subdivision was platted in 2008 and included Balanced Rock Way as a public street. The properties on either side of Balanced Rock Way are now being planned for an apartment complex. Through the review process it has become apparent that the dedicated public right-of-way is not needed and could be better utilized as a drive aisle and angled parking.

With the vacation of the public right-of-way the City is relieved of any future maintenance responsibilities. A utility easement will be established for the existing utilities, as well as a public access easement.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

The proposed apartment complex, consisting of 216 units, meets Goal 5 of the Comprehensive Plan by providing a broader mix of housing. The requested vacation furthers Goal 5 because converting the right-of-way into parking provides more parking and efficient access producing a better development.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed vacation of a dedicated street will result in improved parking and site circulation for a new apartment complex. Generally, apartments are a desirable and attainable type of housing for employees.

Other issues:

There appears to be no other issues associated with the proposed vacation.

Previously presented or discussed:

This item has not been previously presented or discussed.

Attachments:

Background Information
Site Location with Aerial Photo Map
Site Map
Comprehensive Plan Map
Existing City Zoning Map
Ordinance with Exhibit

BACKGROUND INFORMATION					
Location:		Between Flat Top Lane and F ¼ Road			
Applicants:		Rimrock Landing Apartment Investors, LLC c/o Lynn Rindlisbacher; Hidden Cove LLC c/o Nathan Coulter, 24.5 Road LLC c/o LeAnn B. Maisel			
Existing Land Use:		Dedicated Right-of-Way			
Proposed Land Use:		Drive aisle and parking area			
Surrounding Land Use:	North	Good Will Store			
	South	GVT Transfer Station			
	East	Vacant Land – pending apartment project			
	West	Vacant Land – pending apartment project			
Existing Zoning:		ROW not zoned / C-1 on West side; PD on East			
Proposed Zoning:		No Changes			
Surrounding Zoning:	North	C-1 (Light Commercial) and R-8 (Residential – 8 dwelling units per acre)			
	South	C-1 (Light Commercial)			
	East	PD (Planned Development)			
	West	C-1 (Light Commercial)			
Future Land Use Designation:		Village Center			
Zoning within density range?		X	Yes		No

The proposed request falls under Section 21.02.100 – Vacation of public right-of-way or easement. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements. This type of request is available for vacation of any street, alley, easement or other public reservation subject to the criteria contained within the section.

Section 21.02.100 of the Grand Junction Zoning and Development Code

The vacation of the right-of-way shall conform to the following:

- (1) *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.*

The requested vacation does not conflict with the Comprehensive Plan, the Grand Valley Circulation Plan or other adopted plans and policies of the City and supports Goal 5 of the Comprehensive Plan by providing a broader mix of housing

Therefore, this criterion has been met.

- (2) *No parcel shall be landlocked as a result of the vacation.*

All parcels adjacent to Balanced Rock Way are owned by the applicant and will be a part of the overall apartment complex development. The provision of a public access easement will ensure that no parcel will be landlocked. Therefore, this criterion can be met with the recording of adequate easements.

- (3) *Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.*

Both sides of the subject right-of-way are currently vacant and owned by the applicant. The applicant has submitted an application to develop the surrounding lots as an apartment complex. To make sure that no parcel shall be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation, the applicant has agreed to provide easements for public access and utilities.

Therefore, this criterion will be met with the dedication of utility and public access easements.

- (4) *There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).*

Public access, access for police/fire protection and access for all utility providers, existing and future, will be retained.

Therefore, this criterion will be met with the dedication of utility and public access easements.

- (5) *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.*

The area of the vacated right-of-way will be retained as an easement for existing and future utilities, as well as an access easement for the provision of services.

Therefore, this criterion will be met with the dedication of utility and public access easements.

- (6) *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

The City will be relieved of future maintenance responsibility if the vacation of the subject right-of-way is approved.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the requested vacation of public right-of-way, Balanced Rock Way, file number VAC-2016-407, staff makes the following findings of fact and conclusions:

1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.
3. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
4. The area of the vacated right-of-way shall be retained as an easement for the purpose of public access, public facilities and as a utility easement for existing and future utilities.

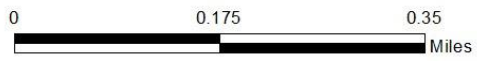
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the requested right-of-way vacation, file number VAC-2016-407 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item VAC-2016-407, I move we forward a recommendation of approval to the City Council on the request to vacate the entire right-of-way of Balanced Rock Way and retain a public access and utility easement, with the findings of fact and conclusions listed in the staff report.

Balanced Rock Way Site Location Map



Date: 9/21/2016

1 inch = 458 feet



Balanced Rock Way Site Map



Printed: 9/30/2016

1 inch = 179 feet



Balanced Rock Way Adjacent Zoning

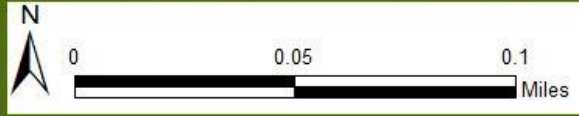


Printed: 9/30/2016

1 inch = 179 feet



Balanced Rock Way Comprehensive Plan Map



Printed: 9/30/2016

1 inch = 179 feet



CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR
BALANCED ROCK WAY
LOCATED BETWEEN FLAT TOP LANE AND F ¼ ROAD**

RECITALS:

A vacation of dedicated right-of-way for Balanced Rock Way, has been requested by the adjoining property owners.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated right-of-way is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. The area of the vacated Right-of-Way shall be retained as an easement for the purpose of public access, emergency responders and as a utility easement for existing and future utilities.

The following right-of-way is shown on "Exhibit A" as part of this vacation description.

Dedicated right-of-way to be vacated:

Commencing at the South Center 1/16th Corner of Section 4, Township 1 South, Range 1 West, Ute Meridian, as shown on that certain subdivision plat known as Sundance Village Subdivision, recorded as Reception Number 2457553, in Book 4727 at Page 587, in the office of the Mesa County Recorder and running Thence, South 00°01'19" West, along the West line of the Southwest quarter of the Southeast quarter of Section 4, a distance of 26.00 feet; Thence, North 89°50'07" East, a distance of 329.84; Thence, South 00°10'15" East, a distance of 25.00 feet to the Point of Beginning for this description; Thence, North 89°50'07" East, a distance of 34.50 feet; Thence, South 00°10'15" East, a distance of 95.31 feet; Thence, South 45°11'07" East, a distance of 21.21 feet; Thence, South 00°10'15" East, a distance of 40.00 feet; Thence, South 44°50'33" West, a distance of 21.21 feet; Thence, South 00°10'15" East, a distance of 149.24 feet; Thence, South 44°50'13" East, a distance of 21.34 feet; Thence, South 00°10'15" East, a distance of 39.80 feet; Thence, South 44°50'33" West, a distance of 21.21 feet; Thence, South 00°10'15" East, a distance of 163.66

feet; Thence, South 89°50'27" West, a distance of 34.50 feet; Thence, North 00°10'15" West, a distance of 548.17 feet to the Point of Beginning.

Contains 0.472 Acres, or 20,560 Square Feet, more or less

Introduced for first reading on this day of _____, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



Date: November 21, 2016
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior
Planner/1447
 Proposed Schedule: December
13, 2016
 File #: ANX-2016-490

Attach 3

PLANNING COMMISSION AGENDA ITEM

Subject: McHugh Zone of Annexation, Located at 115 Vista Grande Road
Action Requested/Recommendation: Forward a recommendation of approval to City Council of a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) on 1.20 +/- acres.
Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

A request to zone 1.20 +/- acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) zone district.

Background, Analysis and Options:

The property owners have requested annexation into the City limits and a zoning of R-4 (Residential – 4 du/ac) in order to re-subdivide the existing platted property to create a second residential lot in anticipation of future single-family residential development. Under the 1998 Persigo Agreement with Mesa County, residential annexable development within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City. The proposed zoning of R-4 implements the Comprehensive Plan Future Land Use Map, which has designated the property as Residential Medium Low (2 -4 du/ac).

Neighborhood Meeting:

A Neighborhood Meeting was held on September 15, 2016 with 12 citizens along with the applicant and City Project Manager in attendance. The applicant discussed the proposed annexation, zoning request and anticipated construction of an additional single-family detached home. No major objections to the proposed annexation, zoning, nor proposed future single-family residential development were received at the meeting, however the City did receive an email from a nearby neighbor that is included within the Staff Report concerning the proposal.

How this item relates to the Comprehensive Plan Goals and Policies:

Annexation of the property will create consistent land use jurisdiction and allows for efficient provision of municipal services. The proposed annexation also creates an opportunity to create ordered and balanced growth spread throughout the community in a manner consistent with adjacent residential development. The proposed Annexation also provides additional housing opportunities and choices to meet the needs of a growing community, which implements the following goals and polices from the Comprehensive Plan.

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Annexation does not further the goals of the Economic Development Plan as the proposed land use is for a residential development, the proposal does provide additional residential housing opportunities for both professionals and retirees in the community, located within the Redlands.

Board or Committee Recommendation:

There is no other committee or board recommendation.

Financial Impact/Budget:

The provision of municipal services will be consistent with properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation. The annexation includes the full width of Vista Grande Road from Broadway to the property and which is in satisfactory condition and has been maintained by Mesa County.

Other issues:

There are no other issues identified.

Previously presented or discussed:

This has not been previously discussed by the Planning Commission.

Attachments:

1. Background Information
2. Staff Report
3. Annexation Site Location Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing City and County Zoning Map
7. Correspondence received
8. Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		115 Vista Grande Road			
Applicants:		Richard & Virginia McHugh, Owners			
Existing Land Use:		Single-family detached home			
Proposed Land Use:		Simple Subdivision to re-subdivide the existing lot to construct a new single-family detached home			
Surrounding Land Use:	North	Single-family detached			
	South	Single-family detached			
	East	Single-family detached			
	West	Single-family detached			
Existing Zoning:		County RSF-4 (Residential Single-Family – 4 du/ac)			
Proposed Zoning:		R-4 (Residential – 4 du/ac)			
Surrounding Zoning:	North	County RSF-4 (Residential Single-Family – 4 du/ac)			
	South	County RSF-4 (Residential Single-Family – 4 du/ac)			
	East	County RSF-4 (Residential Single-Family – 4 du/ac)			
	West	County RSF-4 (Residential Single-Family – 4 du/ac)			
Future Land Use Designation:		Residential Medium Low (2 – 4 du/ac)			
Zoning within density range?		X	Yes		No

Section 21.02.140 (a) of the Grand Junction Zoning and Development Code:

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan Future Land Use Map designates the property as Residential Medium Low (2 – 4 du/ac). The request for an R-4 (Residential – 4 du/ac) zone district is consistent with this designation. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Zoning and Development Code must be made per Section 21.02.140 (a) as follows:

- (1) Subsequent events have invalidated the original premises and findings; and/or

The requested annexation and zoning is being triggered by the 1998 Persigo Agreement between Mesa County and the City of Grand Junction as the proposed development of the site is considered residential annexable development. The Persigo Agreement defines Residential Annexable Development to include any proposed development that would require a public hearing under the Mesa County Land Development Code as it was on April 1, 1998 (GJMC Section 45.08.020 e. 1). The property owners intend to subdivide off a portion of the existing property in order to create a single lot to construct a single-family detached home in order to market and sell. Upon inquiry with Mesa County, it was determined that the subject property was platted as Lot 2, Carolina Hills Subdivision in 1947. The applicant's request to create a second parcel would require a public hearing, therefore, the request meets the criteria for residential annexable development and cannot be partitioned as another subdivision in unincorporated Mesa County without a public hearing. Thus, the property owners have petitioned for annexation into the City limits with a requested zoning district that is compatible with the existing Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac) and is consistent with the existing County zoning.

Therefore, this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The adoption of the Comprehensive Plan in 2010, designated this property as Residential Medium Low (2 – 4 du/ac). The applicant is requesting an allowable zone district that is consistent with the density range allowed by the Residential Medium Low category.

Existing properties to north, south, east and west are within Mesa County jurisdiction and are zoned RSF-4. The residential character of this area of the Redlands is single-family detached on properties ranging in size from 0.33 to 5.09 acres (applicant's proposed lot size is 0.58 & 0.62 +/- acres), therefore the character and condition of the area has not changed and the applicant is requesting the same zoning designation of R-4 as what is allowed on the adjacent properties for compatible zoning and lot size.

Therefore, the criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the R-4 zone district. Ute Water and City sanitary sewer are both presently stubbed to the property and are available in Vista Grande Road. However, in order to subdivide the existing property, the applicants will need to provide an 8" Ute Water line and fire hydrant to provide fire flow or possibly install a residential sprinkler system for the new house,

with City Fire Department review and approval. The applicants are currently working with the Fire Department on this issue and will likely propose to install the residential sprinkler system. The property is also being served by Xcel Energy electric and natural gas. A short distance away is Scenic Elementary School and further to the east on Broadway is a neighborhood commercial center that includes an office complex, convenience stores and gas islands, restaurants and a grocery store. To the west on Broadway at the intersection with Redlands Parkway is another neighborhood commercial center which includes a car wash, convenience store, bank and walk-in medical clinic.

Therefore, this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

There is not an inadequate supply of suitably designed land available in the community as the R-4 zone district comprises the second largest amount of residential acreage within the City limits behind the R-8 zone district (Over 1,862 acres within the City limits is zoned R-4). The existing property currently contains a single-family home on one platted lot (1.20 +/- acres). The property owners are requesting to annex and zone the property in accordance with the adopted Persigo Agreement between Mesa County and the City of Grand Junction in order to subdivide the property to create another single-family detached home and lot to match the land uses of what is currently developed in the area. The request to zone the subject property R-4 is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac) and the current County zoning of RSF-4.

Therefore, this criterion has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed R-4 zone would implement Goals 3 & 5 of the Comprehensive Plan by creating an opportunity for ordered and balanced growth spread throughout the community in a manner consistent with adjacent residential development. The proposed Annexation also provides additional housing opportunities and choices to meet the needs of a growing community, thus the community will derive benefits from the proposed zone of annexation request.

Therefore, this criterion has been met.

Alternatives: The following zone districts would also be consistent with the Future Land Use designation of Residential Medium Low (2 – 4 du/ac) for the subject property.

- a. R-R, (Residential – Rural)
- b. R-E, (Residential – Estate)
- c. R-1, (Residential – 1 du/ac)
- d. R-2, (Residential – 2 du/ac)
- e. R-5, (Residential – 5 du/ac)

In reviewing the other zone district options, the residential zone districts of R-R, R-E, and R-1 have a minimum lot size requirement that exceeds the applicant's proposed re-subdivision property sizes of 0.58 and 0.62 +/- acres respectfully, so those zone districts would not be an option. The R-2 zone district could be a zoning option as the proposed residential density via the creation of an additional lot would be in keeping with the overall density range of the R-2 zone district. However, the intent of the R-4 zone is to provide medium to low density single-family uses where adequate public facilities and services are available. The R-4 zone is also consistent with the current County zoning of RSF-4. The properties could also have the opportunity in the future to subdivide further for additional development potential which would be in keeping with the proposed R-4 zone district.

If the Planning Commission chooses an alternative zone designation, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation to the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the McHugh Annexation, ANX-2016-490, for a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac), the following findings of fact and conclusions have been determined:

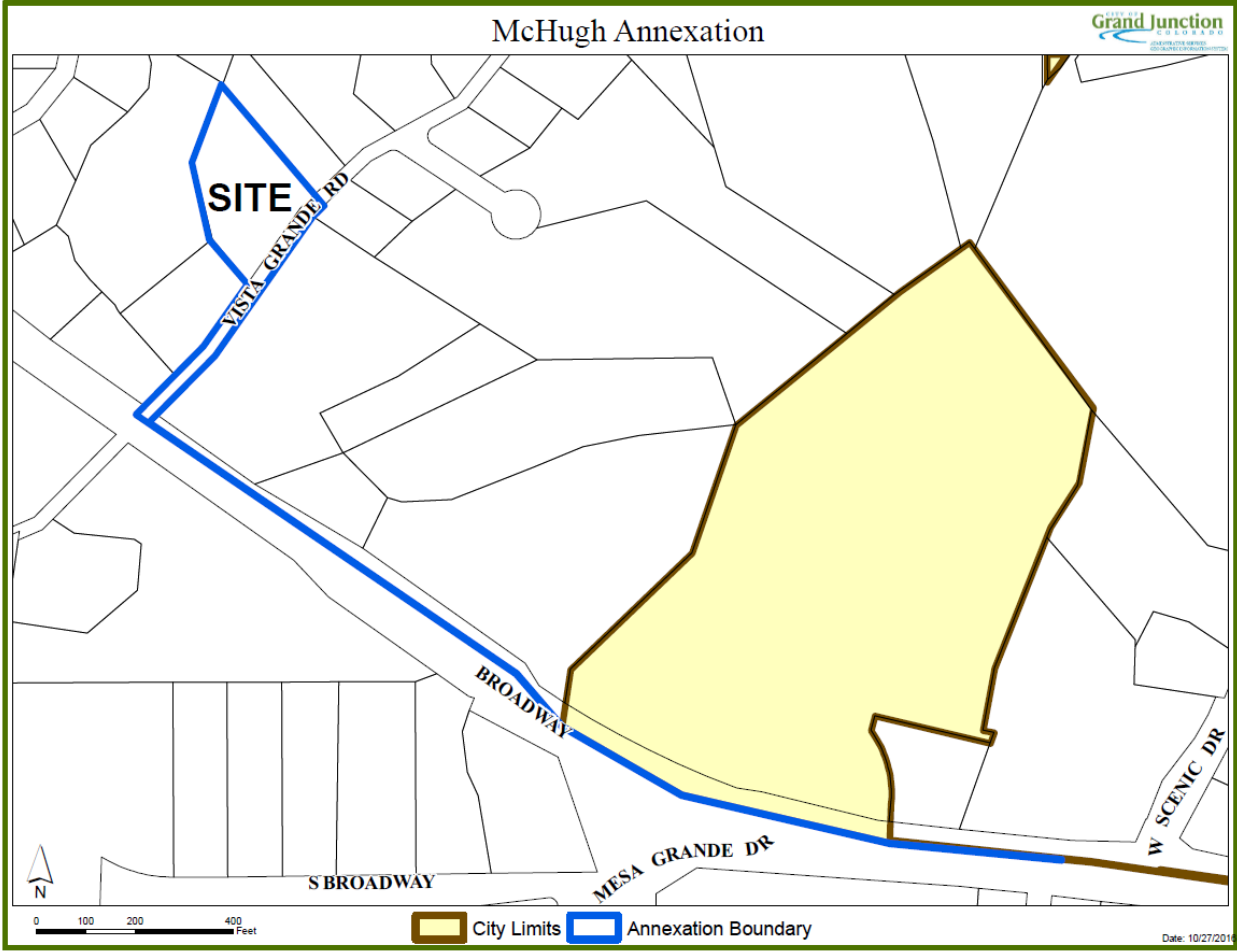
- 5. The requested zone of annexation is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 1, 3 & 5.
- 6. The applicable review criteria, items 1, 3 and 5 in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code have been met or addressed.

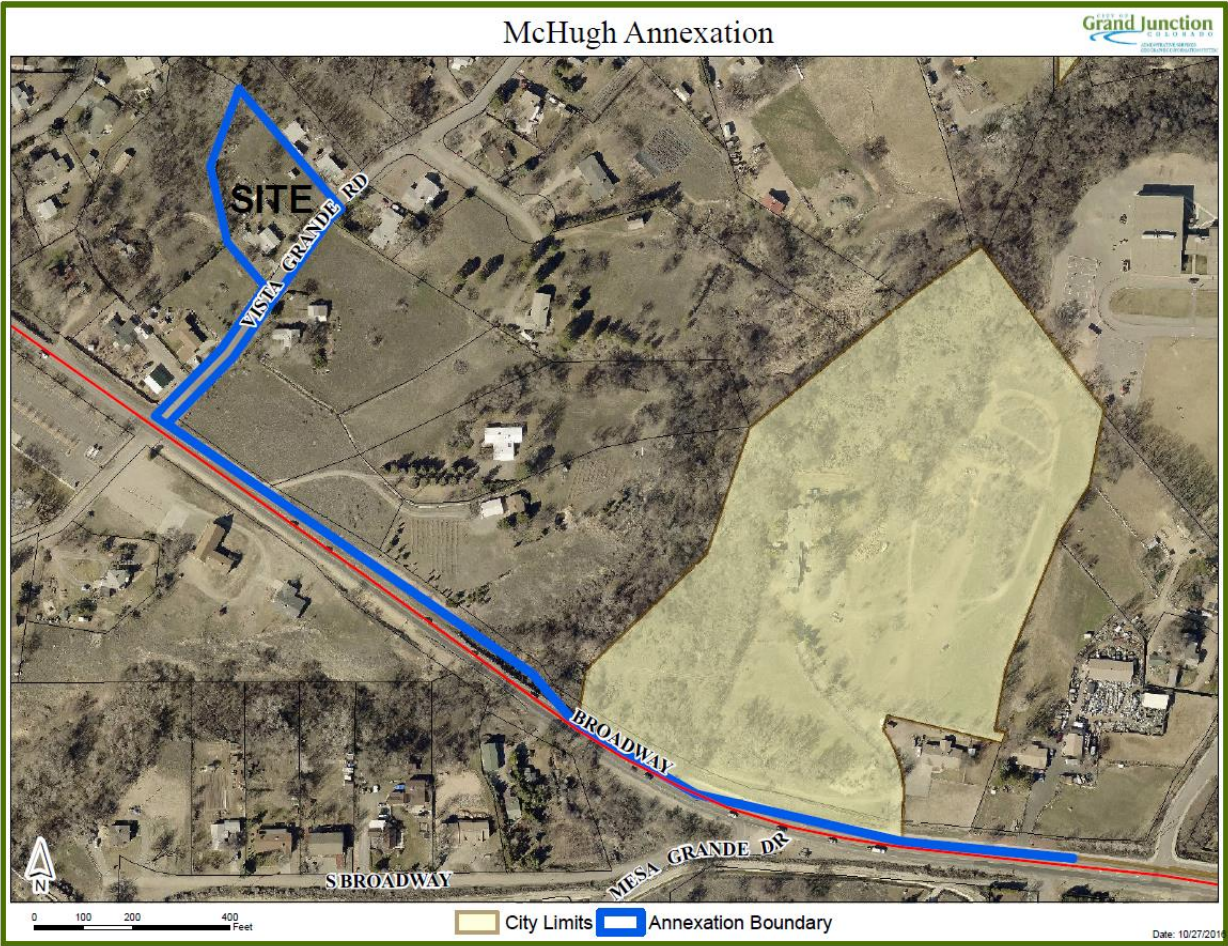
STAFF RECOMMENDATION:

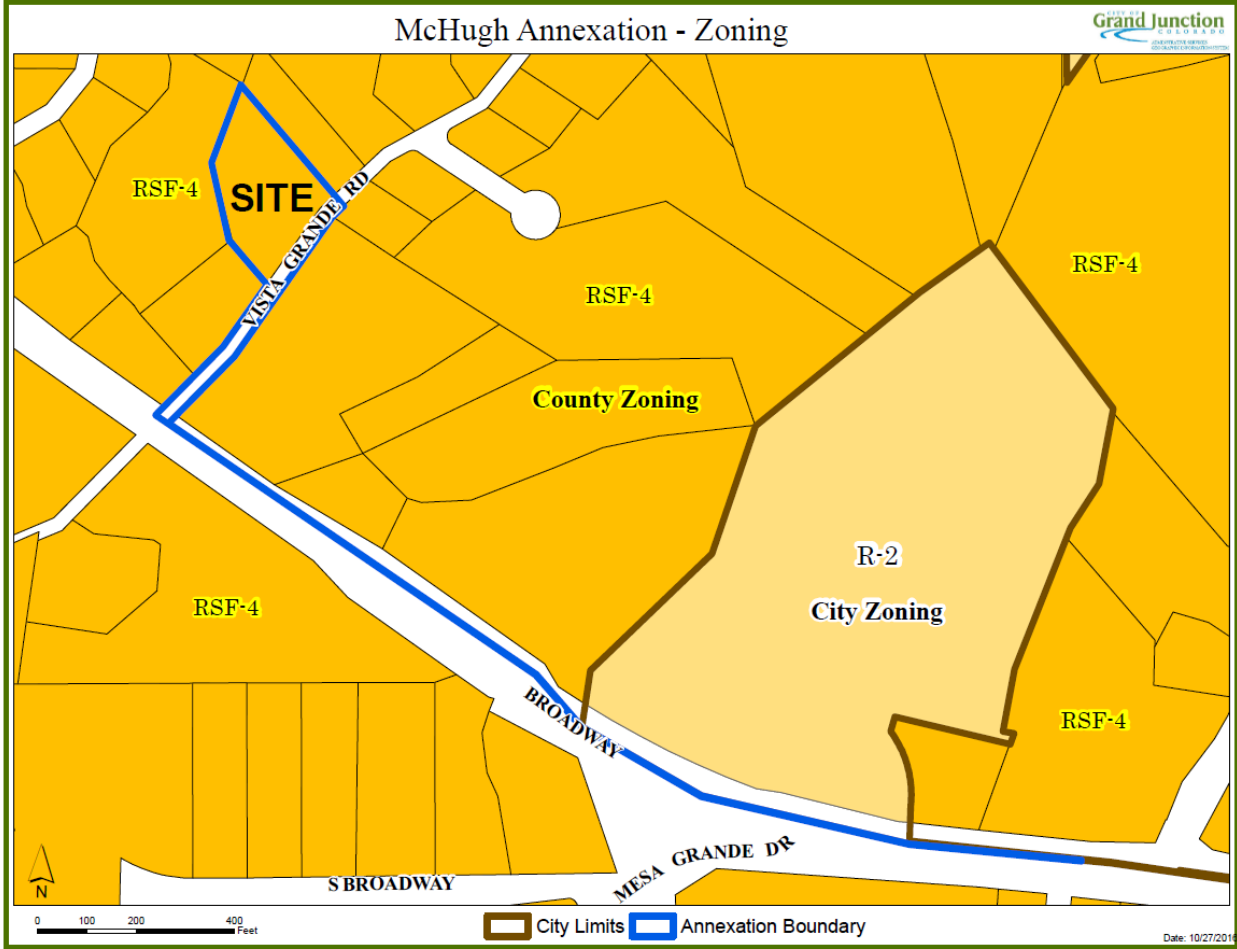
I recommend that the Planning Commission forward a recommendation of approval of the Zone of Annexation from County RSF-4 (Residential Single-Family 4 – du/ac) to a City R-4 (Residential – 4 du/ac) for the McHugh Annexation, ANX-2016-490 to the City Council with the findings of facts and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the McHugh Zone of Annexation, ANX-2016-490, I move that the Planning Commission forward to the City Council a recommendation of approval of the Zone of Annexation from a County RSF-4 zone district to a City R-4 zone district with the findings of facts and conclusions listed in the staff report.







Proposed Zone of Annexation does not include adjacent right-of-way, property only.

Scott Peterson

From: Pam Bouton <pbb132@hotmail.com>
Sent: Tuesday, September 13, 2016 10:16 PM
To: Scott Peterson
Subject: Meeting regarding McHugh property

Scott Peterson, Sr.Planner, City of GJ

A concerned neighbor of ours showed us an email from Richard McHugh, regarding a meeting at his home at 115 Vista Grande scheduled for, Thursday, September 15 at 5:30pm. This meeting is to discuss the potential annexation of Mr.McHugh's property to be followed by a subdivision of his property as well as a rezoning of his property. As a neighbor residing at 132 Vista Grande, we are concerned about this action. Will this informal meeting at 115 Vista Grande be followed by a formal hearing at City Council? How many property owners in this area have been notified of McHugh's intentions? Has McHugh received building permits to cover his extensive remodeling at 115 Vista Grande? How will this intrusive annexation impact this neighborhood?

One reason we enjoy this neighborhood is that it is not a conventional subdivision with cookie-cutter homes crammed together. Our quality of life will be impacted by any increased density allowed by the annexation. Traffic on Vista Grande is already heavy in both directions. Permitting more home construction and associated driveways, and increased traffic will not be welcomed by those of us satisfied with current conditions.

If annexation and a further subdividing of the property at 115 Vista Grande is allowed, will the new lot be sold or built upon and used as a rental? Will future construction be complementary of existing single story homes in the surrounding neighborhood? How can adding a new house and driveway (on less than an acre) with its associated traffic and noise not be detrimental to the relative quiet we now enjoy? Broadway traffic is not something we like and we certainly do not want that increased. We do not believe that any annexation, subdividing, rezoning or development is in the best interest of our neighborhood.

We look forward to your reply. Mr. and Mrs. Clark Bouton

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Sent from myMail app for Android

Scott Peterson

From: Pam Bouton <pbb132@hotmail.com>
Sent: Tuesday, September 13, 2016 10:40 PM
To: rwoodwork@yahoo.com
Cc: Scott Peterson
Subject: 115 Vista Grande meeting Thursday

Mr. Richard McHugh:

Your notification of a "residential meeting" at 115 Vista Grande was forwarded to us by a concerned neighbor. We live at 132 Vista Grande and received neither an email or conventional mail notification of this meeting. One reason we enjoy this neighborhood is that it is not a conventional subdivision with cookie-cutter homes crammed together. Our quality of life will be impacted by any increased density allowed by the annexation. Traffic on Vista Grande is already heavy in both directions. Permitting more home construction and associated driveways and increased traffic will not be welcomed by those of us satisfied with current conditions.

If annexation and a further subdividing of the property at 115 Vista Grande is allowed, will the new lot be sold or built upon and used as a rental? Will future construction be complementary of existing single story homes in the surrounding neighborhood? How can adding a new house and driveway with its associated traffic and noise not be detrimental to the relative quiet we now enjoy? Broadway traffic is not something we like and we certainly do not want that increased. We do not believe that any annexation, subdividing, rezoning or development is in the best interest of our neighborhood.

Respectfully, Mr. and Mrs. Bouton

Sent via the Samsung Galaxy Tab® 3 Lite

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE MCHUGH ANNEXATION
TO R-4 (RESIDENTIAL – 4 DU/AC)**

LOCATED AT 115 VISTA GRANDE ROAD

Recitals

The property owners have requested annexation into the City limits in order to subdivide the existing property to create a second residential lot in anticipation of construction of a new single family detached home.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the McHugh Annexation to the R-4 (Residential – 4 du/ac) zone district, finding that it conforms with the designation of Residential Medium Low (2 – 4 du/ac) as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property be zoned R-4 (Residential – 4 du/ac).

MCHUGH ANNEXATION

Lot 2, Carolina Hills Subdivision as identified in Reception # 468446 in the Office of the Mesa County Clerk and Recorder.

INTRODUCED on first reading this ___ day of ___, 20__ and ordered published in pamphlet form.

ADOPTED on second reading this ___ day of ___, 20__ and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Attach 4

Date: November 26, 2016
 Author: Brian Rusche
 Title/ Phone Ext: Senior Planner/4058
 Presenter: Kathy Portner
 Proposed Schedule:
December 13, 2016
 File #: PLD-2016-501

PLANNING COMMISSION AGENDA ITEM

<p>Subject: Grand Junction Lodge, Outline Development Plan, Located at 2656 Patterson Road.</p>
<p>Action Requested/Recommendation: Forward a recommendation to City Council of a rezone from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 45,000 square foot Senior Living Facility on 2.069 acres in a PD (Planned Development) zone district.</p>
<p>Presenters Name & Title: Kathy Portner, Community Development Manager</p>

Executive Summary:

The applicants request approval of a rezone to PD (Planned Development) and an Outline Development Plan (ODP) to develop a 45,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with default zone of MXOC (Mixed Use Opportunity Corridor), located at 2656 Patterson Road.

Background, Analysis and Options:

The 2.069 acre site is located at the northeast corner of Patterson Road and North 8th Court. The Patterson Road corridor is designated by the Comprehensive Plan as an Opportunity Corridor. A new form-based zone district, MXOC (Mixed Use Opportunity Corridor) was established in 2014 and permits all types of group living facilities, along with other types of commercial uses. The applicant has requested to rezone the property to PD, using the MXOC zone district as the “default zone”, in order to establish a senior assisted living/memory care facility, consisting of one building, not to exceed 45,000 square feet, which would be the only use permitted on the subject property.

A full analysis of the proposed ODP, including addressing applicable approval criteria, is included in the attached report.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

The proposed rezoning will create an opportunity for the development of a senior assisted living/memory care facility that is located near medical services.

Goal 12: Being a regional provider of goods and services the City will sustain, develop and enhance a healthy, diverse economy.

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

How this item relates to the Economic Development Plan:

The proposed rezone meets with the goals and intent of the Economic Development Plan by assisting a new business that offers its services to an aging population to establish a presence within the community.

Neighborhood Meeting:

A Neighborhood Meeting was held on September 1, 2016. A summary of the meeting is attached to this report.

Board or Committee Recommendation:

There is no other board or committee recommendation.

Financial Impact/Budget:

Property tax levies and any municipal sales/use tax will be collected, as applicable.

Previously presented or discussed:

A previous proposal for a facility not to exceed 50,000 square feet was recommended for approval by the Planning Commission but denied by the City Council. The revised proposal decreases the building size to 45,000 square feet, reduces the number of beds from 60 to 48, reduces the number of staff by 2-3 employees, increases the parking ratio, provides for off-peak shift changes and commits to off-site parking for special events.

Attachments:

1. Background Information
2. Staff Report
3. Location Map
4. Aerial Photo
5. Comprehensive Plan – Future Land Use Map
6. Existing Zoning Map
7. General Project Report
8. Outline Development Plan

- 9. Neighborhood Meeting Summary
- 10. Ordinance

BACKGROUND INFORMATION				
Location:		2656 Patterson Road		
Applicant:		Joe W. and Carol J. Ott, Trustees – Owner Sopris Lodge, LLC – Applicant River City Consultants, Inc. - Representative		
Existing Land Use:		Single-family Residential		
Proposed Land Use:		Assisted Living Facility		
Surrounding Land Use:	North	Single Family Residential		
	South	St. Mary’s Hospital – Advanced Medicine Pavillion		
	East	Single Family Residential		
	West	Single Family Residential		
Existing Zoning:		R-4 (Residential 4 du/ac)		
Proposed Zoning:		PD (Planned Development)		
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)		
	South	PD (Planned Development)		
	East	R-4 (Residential 4 du/ac)		
	West	R-4 (Residential 4 du/ac)		
Future Land Use Designation:		Residential Medium (4-8 du/ac) Mixed Use Opportunity Corridor		
Blended Residential Category:		Residential Medium (4-16 du/ac)		
Zoning within density/intensity range?		X	Yes	No

Grand Junction Municipal Code (GJMC) Chapter 21.05 – Planned Development

Section 21.05.010 – Purpose: The planned development zone applies to unique single-use projects where design flexibility is not available through application of the standards in Chapter 21.03.

The Comprehensive Plan, adopted in 2010, designates Patterson Road in its entirety as a Mixed Use Opportunity Corridor, which is implemented by a form-based zone known as MXOC (short for Mixed Use Opportunity Corridor). The MXOC zone permits assisted living facilities, which are classified as an unlimited group living facility under GJMC Section 21.04.010. However, this zone district would also permit a range of additional uses, such as medical offices, personal services, and multifamily residential. The subject property has been considered for these types of uses in the past, none of which were approved. The applicant has therefore proposed the use of a Planned Development (PD) limiting the use to a senior assisted living/memory care facility, not to exceed 45,000 square feet. The applicant has further provided an Outline

Development Plan (ODP), which utilizes the default standards of the MXOC zone to design a unique facility that will fit the site and the neighborhood context.

Long-Term Community Benefit: This section also states that Planned Development zoning should be used when long-term community benefits, as determined by the Director, will be derived. Specific benefits include, but are not limited to:

- a) More effective infrastructure: The proposed facility will make optimal use of existing infrastructure, including utilities (same linear footage of sewer and water pipes paid for by higher use rates) and transportation (adjacent to St. Mary's Hospital campus, along with a bus stop approximately 400 feet east).
- b) Reduced traffic demands: When compared to other possible uses that could be allowed on the site, consistent with the Comprehensive Plan designation, an assisted living/memory care facility typically generates less traffic.
- c) Needed housing types and/or mix: The proposed facility will provide a much needed and diverse housing type in the form of senior assisted living and memory care units. The facility will be located on an infill site in an established area surrounded by medical care facilities, specifically St. Mary's Hospital.
- d) Innovative designs: The Lodge will be built of various local, sustainable materials such as natural wood, iron, and brick. The Lodge will use as many environmentally responsible materials as possible to preserve and enhance the environment while providing a comfortable atmosphere for the senior population.

The applicant has presented, and planning staff concurs with, several long-term community benefits of the proposed PD, including more effective infrastructure and reduced traffic demand, filling a need for assisted living housing types, and an innovative design for an infill site.

Section 21.05.020 - Default standards.

The use, bulk, development, and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter [21.03](#) GJMC. In a planned development context, those standards shall be referred to as the default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based.

Areas within a Mixed Use Opportunity Corridor that are currently zoned for residential purposes may be rezoned for more intense use provided that Form Districts are utilized and the depth of the lot is at least 150 feet, per GJMC Section 21.02.140(c)(2). The subject property is 155 feet at its narrowest point, after accounting for addition right-of-way, and nearly 350 feet of depth along the canal.

Deviations from any of the default standards may be approved only as provided in this chapter and shall be explicitly stated in the rezoning ordinance.

The MXOC (Mixed Use Opportunity Corridor) is a form-based zone district and includes several specific standards, found in GJMC Section 21.03.090(h). The applicant proposes to meet or exceed all of these minimum standards as part of the Final Development Plan with no deviations requested.

Section 21.05.030 - Establishment of Uses: The property will be developed as a single use project: an assisted living facility not to exceed 45,000 square feet. Accessory uses may include a greenhouse and outdoor solar array, subject to approval of the Final Development Plan for the property.

Section 21.04.030(p) Use-specific standards – Group Living Facility: An assisted living facility is listed as an example of a group living facility under this section. These facilities are required to be registered by the City annually, as stated here:

(8)The Director shall approve the annual registration if the applicant, when registering or renewing a registration, provides proof that:

- (i) The group living facility has a valid Colorado license, if any is required;
- (ii) The group living facility is at least 750 feet from every other group living facility;
- (iii) The group living facility has complied with the applicable City, State and other building, fire, health and safety codes as well as all applicable requirements of the zone district in which the group living facility is to be located;
- (iv) The architectural design of the group living facility is residential in character and generally consistent with the R-O zone district;
- (v) Only administrative activities of the private or public organization sponsored, conducted or related to group living facilities shall be conducted at the facility;
- (vi) The group living facility complies with the parking requirements of this code; and
- (vii) The maximum number of residents allowed is not exceeded.

All of these standards will be met by the proposed facility prior to registration, as directed in this section.

Section 21.05.040 – Development Standards:

(a) **Generally.** Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied.

Residential Density: The density calculation for a group living facility equates to four (4) beds as one (1) dwelling unit (GJMC Section 21.04.030.p.1). The proposed facility will include 48 beds, for a density of 5.79 dwelling units per acre. This density is consistent with the Comprehensive Plan designation for neighborhoods north of Patterson (Residential Medium 4-8 du/ac). There is no maximum density under the default zone of MXOC.

Minimum District Size: A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a

planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

- (1) Is adequately buffered from adjacent residential property;

Landscaping and parking will buffer the facility from the neighboring residences to the north and west. More importantly, the landscaping along the north side of the property will incorporate many of the existing trees. The adoption of the Outline Development Plan and concept landscaping plan will ensure these trees are preserved to the extent practical, with any modifications of a comparable or equivalent amount to be determined at Final Plan review. A canal separates the facility from residences to the east, and no residences exist to the south.

- (2) Mitigates adverse impacts on adjacent properties; and

The design for the facility, as shown on the ODP, brings the building to the front of the property with minimal setback from Patterson Road, creating a separation between the facility and the neighboring residences to the north. This separation will likely reduce the existing traffic noise from Patterson Road. Furthermore, the anticipated traffic from such a facility, while more than a single family residence, is less than other commercial uses that may be considered in the context of the Opportunity Corridor. The purpose of the single-use Planned Development is to limit the use and address the parameters for that use, which will then be implemented by Ordinance.

- (3) Is consistent with the goals and policies of the Comprehensive Plan.

The proposed ODP is consistent with the goals and policies of the Comprehensive Plan, specifically **Goal 12:** Being a regional provider of goods and services the City will sustain, develop and enhance a healthy, diverse economy.

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

It is the opinion of Staff that the proposed development meets the criteria to allow a planned development smaller than five acres.

Open Space: A group living facility shall only be located or operated on a parcel that contains at least 500 square feet for each person residing in the facility; using this metric the proposed facility has 1,877 square feet per person.

Landscaping: Landscaping shall meet or exceed the requirements of GJMC Section 21.06.040. The landscaping plan will be reviewed as part of the Final Development Plan and shall meet or exceed the requirements of GJMC Section 21.06.040. The landscape plan exceeds the requirements specific to the MXOC district, which states that no street frontage landscaping is required when the setback for a building is 10 feet or less.

Parking: The developer will construct a parking lot that provides the minimum number of spaces for a group living facility, which is 1 space per 4 beds plus 1 space per 3 employees per GJMC Section 21.06.050(c).

Street Development Standards: The only access to the subject property will be from N. 8th Court. Improvements to existing sidewalks, including closure of existing curb cuts onto Patterson Road, will be incorporated into the final design.

Internal circulation will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

The applicant has completed a traffic study, which has been evaluated by City staff. The overall impacts to the intersection of N. 8th Court and Patterson Road do not warrant any modifications to the intersection at this time.

Section 21.05.040(g) - Deviation from Development Default Standards: The applicant is not proposing any deviations to the default standards of the MXOC (Mixed Use Opportunity Corridor) form district.

Section 21.05.050 - Signage: Signage within the development shall meet the standards of GJMC Section 21.06.070(g)(3) except that all freestanding signs shall be monument style signs with a maximum height of 15 feet.

Section 21.02.150 of the Grand Junction Zoning and Development Code:

An Outline Development Plan (ODP) application shall demonstrate conformance with all of the following:

- i. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan has been reviewed by the Community Development Division and other review agencies and has been found to comply with the Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies.

- ii. The rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code;

(1) Subsequent events have invalidated the original premises and findings; and/or

The adoption of the Comprehensive Plan in 2010 created a Mixed Use Opportunity Corridor along Patterson Road. The Mixed Use Opportunity Corridor allows for the consideration of commercial uses along major corridors for some properties that previously could not be considered, provided that the properties are included in a Form-based District, which was developed as part of the Comprehensive Plan. The

designation as a Mixed Use Opportunity Corridor changes the potential for the property, which contains an abandoned single family dwelling.

This criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

On November 19, 2014, City Council passed and adopted Ordinance No. 4646 create the Mixed Use Opportunity Corridor (MXOC) form district. The reason for the new form district was due to significant interest in developing along the Mixed Use Opportunity in a somewhat more automobile-centric concept. Therefore conditions of the area have changed such that the proposed PD zone and development is consistent with the Comprehensive Plan.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and commiserate with the impacts of the development.

This criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

There is a growing demand for assisted-living and, in particular, memory support facilities as the population ages. There are few sites large enough to accommodate these facilities while also being near the regional medical center(s) which are becoming an important part of the local economy.

This criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The long-term community benefits of the proposed PD include more effective infrastructure, reduced traffic demands compared with other potential uses, and filling a need for assisted living housing types, and an innovative design for a uniquely shaped site. In addition, it meets several goals of the Comprehensive Plan by addressing a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community.

This criterion has been met.

- iii. The planned development requirements of Chapter 21.05;

The proposed ODP has been reviewed by the Community Development Division and other review agencies and has been found to be in conformance with the Planned Development requirements of Chapter 21.05 of the Zoning and Development Code.

- iv. The applicable corridor guidelines and other overlay districts in Chapter 21.07;

This property is not subject to any corridor guidelines or other overlay districts.

- v. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Adequate public services and facilities, include City of Grand Junction domestic water and Persigo 201 sanitary sewer are currently available adjacent to the property and will be made available for use by and commiserate with the proposed development.

- vi. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Internal circulation will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

- vii. Appropriate screening and buffering of adjacent property and uses shall be provided;

Appropriate screening and buffering of adjacent property and uses shall be provided and reviewed as part of the final development plan.

- viii. An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed density falls within the range allowed by the Comprehensive Plan and the default zone of MXOC.

- ix. An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;

The default land use zone is the MXOC as described within this staff report and Ordinance.

- x. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The proposed development will be completed in one phase.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Grand Junction Lodge application, PLD-2016-501, a request for approval of an Outline Development Plan (ODP) and Planned Development Ordinance, I make the following findings of fact/conclusions and conditions of approval:

1. The requested Planned Development - Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goal 12.
2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have been addressed.
3. The review criteria in Section 21.05 – Planned Development have been addressed.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested Outline Development Plan as a Planned Development Ordinance, PLD-2016-501 to the City Council with findings of fact/conclusions and conditions of approval as stated in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item PLD-2016-501, I move that the Planning Commission forward a recommendation of approval to the City Council on the requested Outline Development Plan as a Planned Development Ordinance for Grand Junction Lodge, with the findings of fact, conclusions, and conditions identified within the staff report.

Aerial Photo

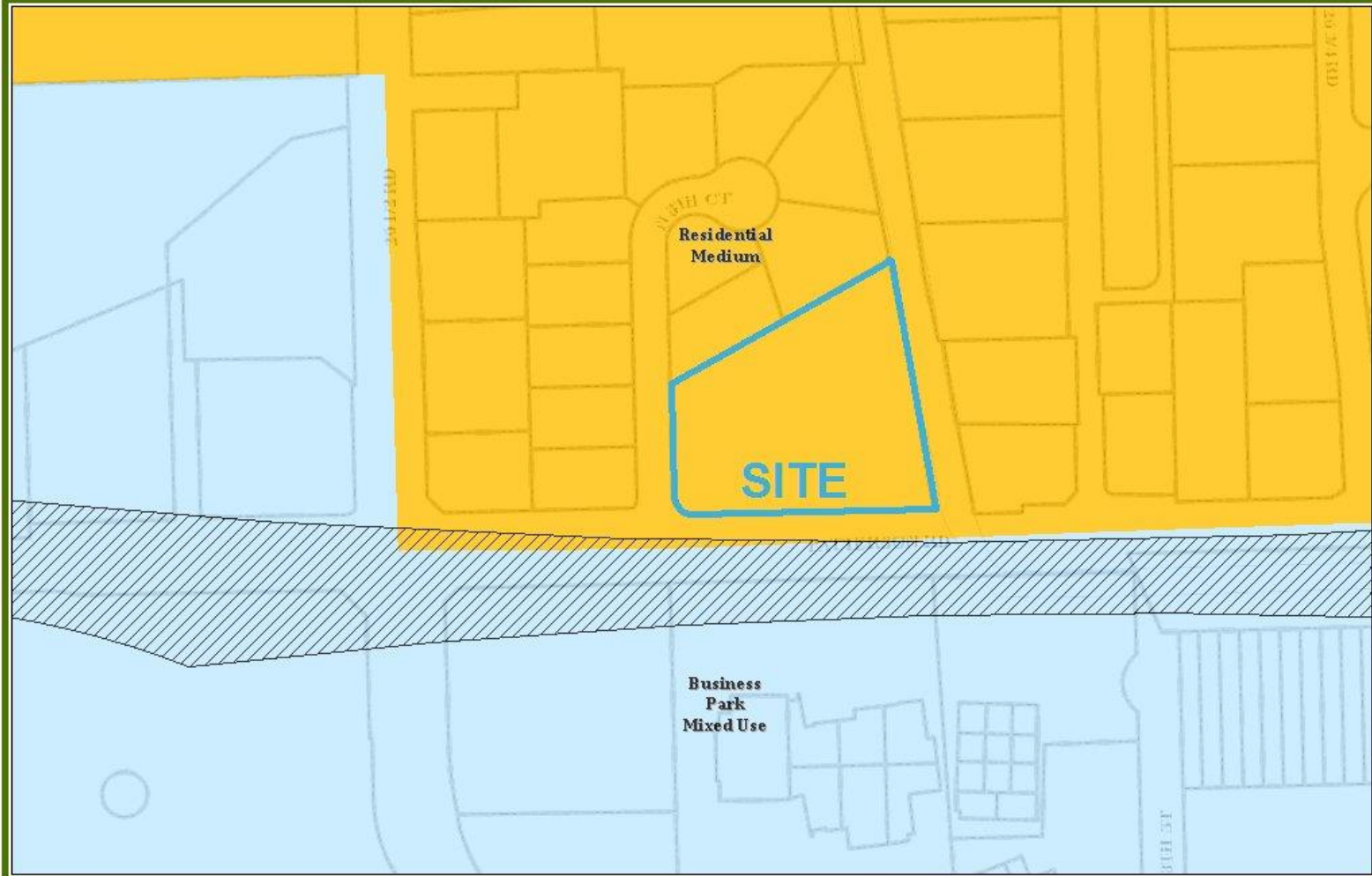


Printed: 6/4/2016

1 inch = 179 feet



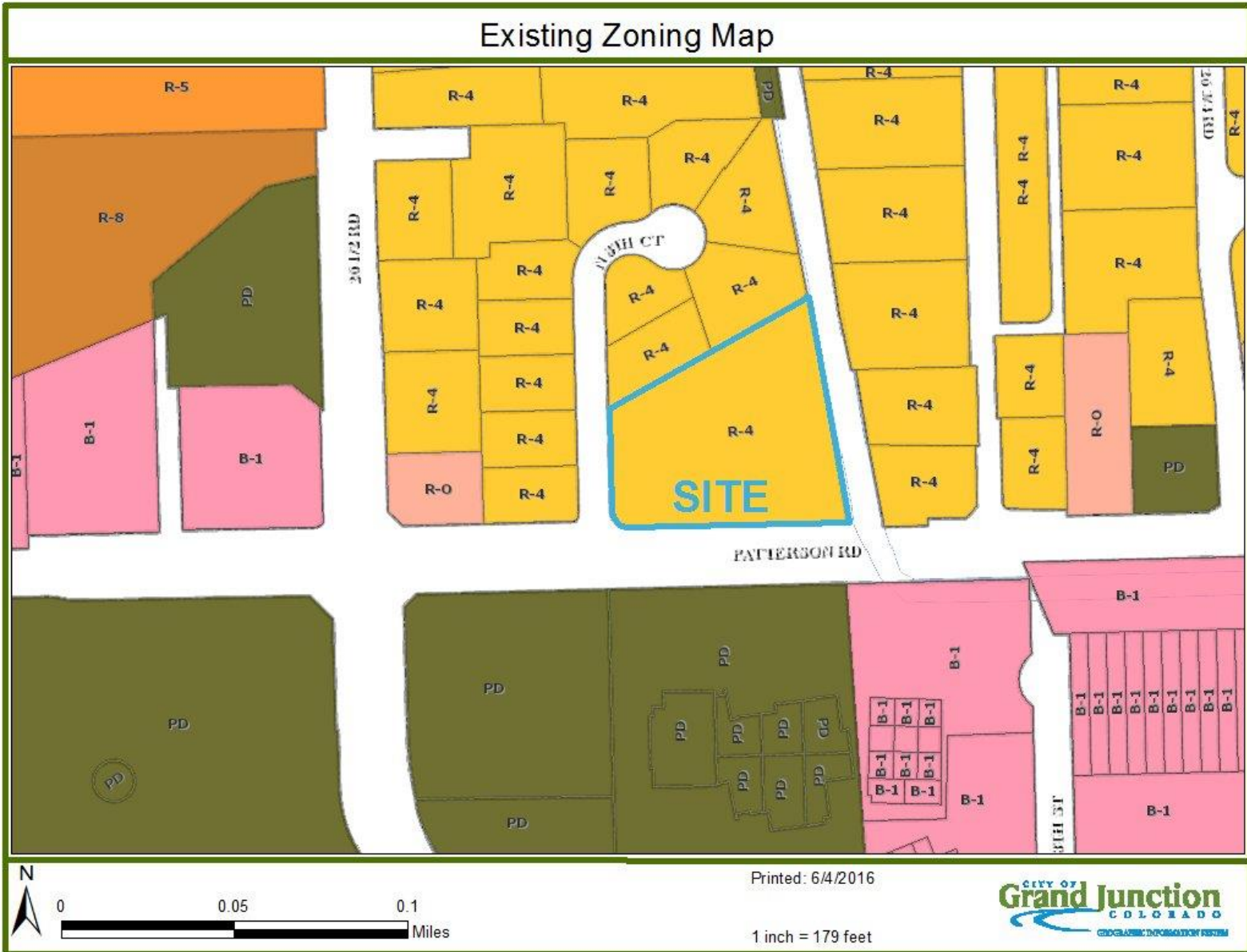
Comprehensive Plan - Future Land Use Map



Printed: 6/4/2016

1 inch = 179 feet





**General Project Report
Major Site Plan Review – Simple Subdivision – ODP/Rezone**

**Grand Junction Lodge Senior Living
Tax Parcel No. 2945-024-10-020
2656 Patterson Road, Grand Junction, CO
September 26, 2016**

A. Project Description

1. This is a request for the approval of a Major Site Plan, Simple Subdivision Plat and an Outline Development Plan (ODP)/Rezone for a proposed senior assisted living/memory care facility to be located at 2656 Patterson Road, Grand Junction, Colorado. Grand Junction Lodge Senior Living is a proposed facility containing approximately 41,000 square feet. The assisted living portion of the facility contains a total of 36 beds and associated services, consisting of two stories. The memory care portion of the facility contains a total of 12 beds and associated services, and is part of the first story of the building. The Simple Subdivision will combine the two existing parcels into one. Although two parcels exist, they are assessed by a single parcel number. The parcels are located within the City limits of Grand Junction.
2. The parcels (combined) contain approximately 2.07 acres more or less.
3. The proposed use, as stated previously, is for a senior living/memory care facility. The existing zoning is R-4, however an application for an ODP/Rezone to amend the zoning to PD (Planned Development), with an underlying zoning of Mixed Use Opportunity Corridor (MXOC), is being made with this submittal. The purpose of the request to PD zoning is to ensure this specific use will be the only use allowed for the subject property to satisfy the concerns of the neighboring properties. The request for approval of the Major Site Plan, Simple Subdivision and ODP/Rezone are compatible with existing and planned land uses.

B. Public Benefit

The public benefit is that this facility will provide much needed senior assisted living services in an area that is surrounded by medical care facilities, including St. Mary’s Hospital. It will also create jobs. The proposed facility will make optimal use of the existing infrastructure.

C. Neighborhood Meeting

A neighborhood meeting was held as required and meeting minutes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1. **Adopted plans and/ or policies are being met-** The project complies with the adopted codes and proposed zoning requirements for this property.
2. **Land use in the surrounding area-** The land use in the immediate area is a medium density residential, medical facilities (hospital) and offices. The zoning of the parcel (once combined) to PD supports the proposed senior living/memory care facility and the intent of the Comprehensive Plan. This proposal is compatible with the current uses in the immediate and surrounding areas.
3. **Site access and traffic patterns-** Access is proposed off of N. 8th Court and meets the spacing requirements from Patterson Road. A Traffic Study is being prepared by Skip Hudson with Turnkey Consulting, and will be forwarded upon completion. The previous Memo recommended to restrict left turns out of N. 8th Court onto Patterson Road. The approval of the Major Site Plan will have minimal effect on existing traffic patterns.
4. **Availability of utilities, including proximity of fire hydrants-**
 The subject parcel is and/or will be served by the following:
 City of Grand Junction Water
 City of Grand Junction Sanitation District
 Xcel Energy
 Charter
 Qwest
 City of Grand Junction Fire
 All utilities are existing in this corridor and extended to the site. A 5' multi-purpose easement (MPE) is proposed adjacent to the right-of-way on Patterson Road in lieu of a 14' MPE, and was acceptable to all of the dry utility providers. Please see the attached email communication that is included with this General Project Report.
5. **Special or unusual demands on utilities-** The demands of the proposed senior living/memory care facility on utilities are similar in nature but much less demand, to the existing St. Mary's Hospital and surrounding medical facilities and offices. The infrastructure is in place to meet the demand.

- 6. **Effects on public facilities-** The effect on public facilities as a result of the approval of the Major Site Plan for the subject parcel will be minimal.
- 7. **Hours of operation-** The hours of access to the site will be typical of the existing development in the immediate area and are consistent with surrounding properties.
- 8. **Number of employees-** It is anticipated at full capacity, the Lodge will employ 15-20 full and part time workers.
- 9. **Signage plans-** Monument signage is proposed and a signage plan is included with this submittal.
- 10. **Site Soils Geology-** Soils testing was performed and the site is suitable for the proposed development.
- 11. **Impact of project on site geology and geological hazards-** No significant geologic or geological hazards were identified for this property.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted

Section 21.02.070(g) Major Site Plan Review –

There are no specific review criteria for a Major Site Plan submittal. The site plan conforms to the zoning criteria for the MXOC form district, the underlying zoning requested with the OPD.

Section 21.02 (p) (3) Simple Subdivisions –

- i. **Any changes to existing easements or right-of-way have been completed in accordance with this Code or otherwise allowed by law (additional easements or right-of-way may be dedicated);**

The purpose of this request for a Simple Subdivision is to combine the two existing platted lots into a single lot. No change to existing easements or right-of-way has been requested. Additional right-of-way along Patterson Road is being dedicated, as well as a multi-purpose easement, with the new plat

- ii. **The right-of-way shown on the Grand Valley Circulation Plan has not changed;**

Additional right-of-way is being provided in accordance with the Grand Valley Circulation Plan.

- iii. **If a new lot is being created, no portion of the property may have been the subject of a previous simple subdivision creating a new lot within the preceding ten (10) years or a minor exemption subdivision**

No new lots are being created as part of this simple subdivision; the purpose is to combine lots.

Section 21.02.150 Planned development (PD).

(b) Outline Development Plan (ODP).

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed senior assisted living/memory care facility furthers many of the goals and policies of the Comprehensive Plan. It provides for infill redevelopment in an established area. It provides for much needed diverse housing and assistance for our booming retirement community. It also increases the diversity of the services that the City of Grand Junction provides with regards to regional health care and will provide employment opportunities. The proposed use supports the Grand Valley Circulation Plan with the dedication of additional right-of-way along Patterson Road, and conforms to other adopted plans and policies.

(ii) The rezoning criteria provided in GJMC [21.02.140](#);

The Patterson Road corridor is designated by the Comprehensive Plan as an Opportunity Corridor. The proposed use and Site Plan conform to the underlying zoning requested of MXOC form district, which was established in 2014. No deviations from these standards are proposed.

(iii) The planned development requirements of Chapter [21.05](#) GJMC;

The proposed use takes advantage of existing infrastructure and existing utility corridors with minimal effect on traffic patterns. The Lodge will be built of various local, sustainable materials such as natural wood, iron, and brick. The Lodge will use as many environmentally responsible materials as to preserve and enhance the environment while

providing a comfortable atmosphere and much needed assisted housing for the senior population of the area.

(iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;

The subject project is not subject to any of the corridor guidelines or overlay districts discussed in Chapter 21.07 GJMC.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

The project will have access to all public services and facilities concurrent with construction of the project.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Access to the project is from North 8th Court and meets the spacing standards from Patterson Road. Adequate interior circulation of the site and parking is provided.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

Landscape buffering is provided between the project and adjacent residential uses. Landscaping on the site exceeds what is required per the MXOC form district.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed use and site plan meet the standards of the underlying requested zoning of MXOC form district.

(ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

The proposed use and site plan meet the minimum standards of the underlying requested zoning of MXOC form district with no deviations requested.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;

The project is to be built in a single phase.

Section 21.02.140 Code amendment and rezoning.

(a) Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

(1) Subsequent events have invalidated the original premises and findings; and/or

The original residential use was abandoned some time ago. The location of the subject parcel, which fronts Patterson Road, a principal arterial, lends itself more towards the proposed use. As stated previously, the Patterson Road corridor is designated by the Comprehensive Plan as an Opportunity Corridor.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

This area has developed around St. Mary’s Hospital, the largest regional medical center between Denver and Salt Lake City. St. Mary’s finished a multi-year expansion in 2010. The proposed facility and use fits well within the area.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The subject site enjoys close proximity to shopping (both retail and grocery), parks and an expansive array of medical facilities and offices. Downtown Grand Junction is approximately three miles to the south. Fire and Police services are also in close proximity.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

This area is mostly built out. Some vacant, single family parcels exist to the northwest. There are no vacant parcels of sufficient size and zoning to accommodate the proposed use in the area.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

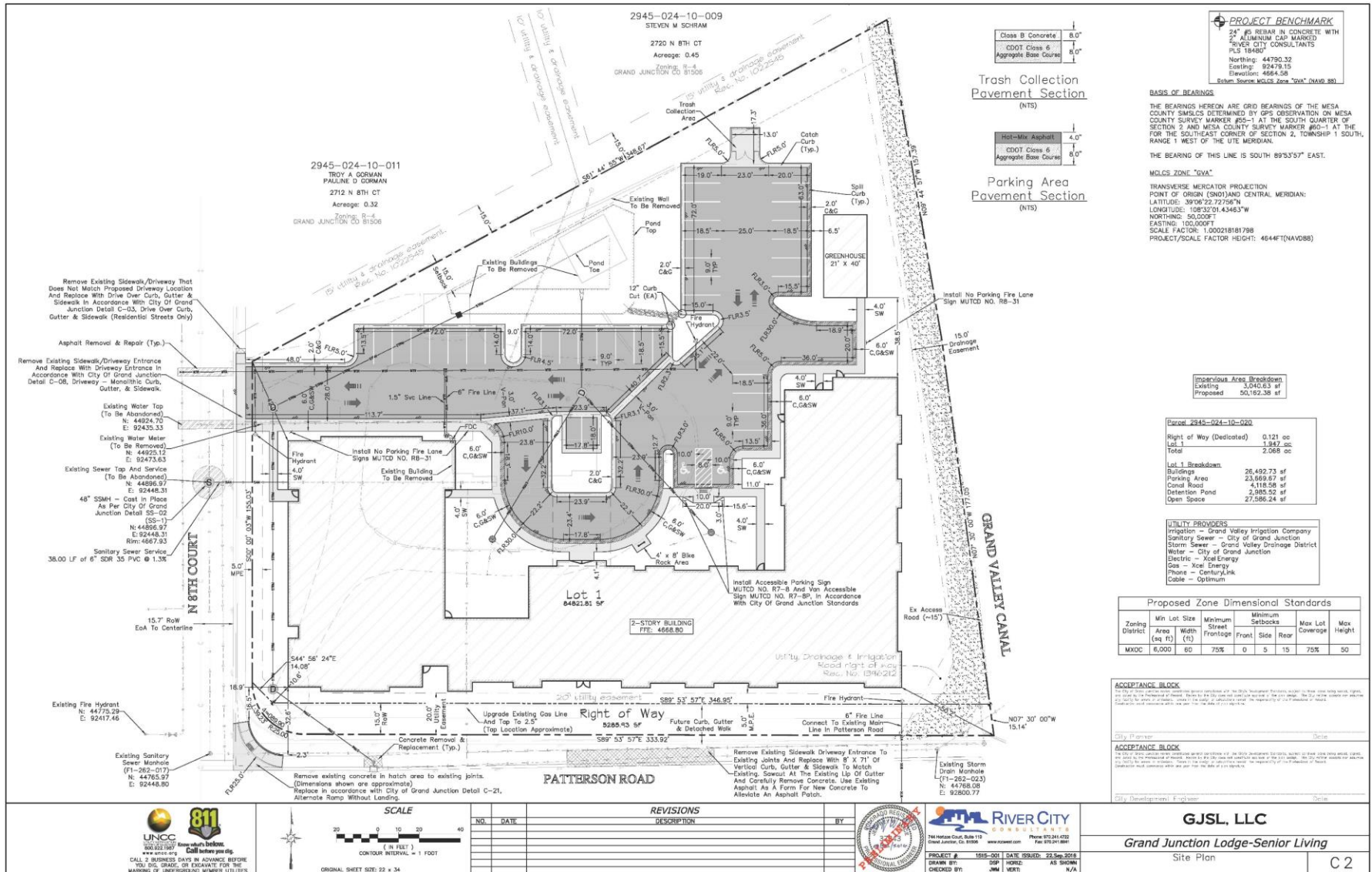
The community will benefit from much needed senior assisted living. The proposed senior assisted living/memory care facility will also create local jobs.

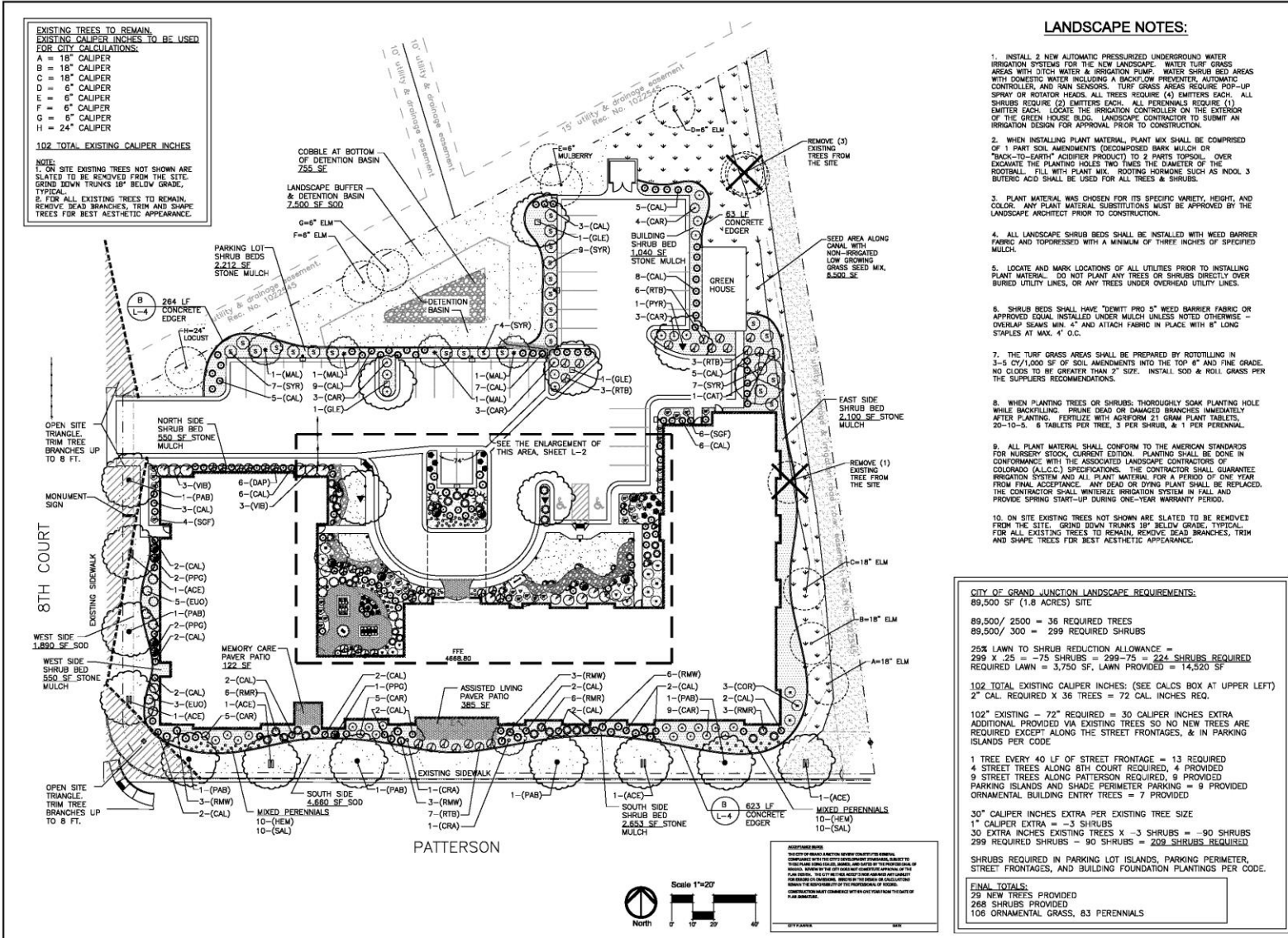
(c) (2) Mixed Use Opportunity Corridors. Residentially zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned to the Mixed Use Opportunity Corridor form district (MXOC) if the property is not also within a Village or Neighborhood Center, or to one of the other form districts of GJMC 21.03.090 if the property is also within a Village or Neighborhood Center, so long as the depth of the lot measured perpendicular to the corridor is at least 150 feet. When considering a rezone to a form district, the City Council shall consider the following:

- (i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and**
- (ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.**

The proposed rezoning to PD with the underlying zoning of MXOC form district and the proposed senior assisted living/memory care facility furthers many of the goals and policies of the Comprehensive Plan. It provides for infill redevelopment in an established area. It provides for much needed diverse housing and assistance for our booming retirement community. It also increases the diversity of the services that the City of Grand Junction provides with regards to regional health care and will provide significant employment opportunities.

F. Development Schedule and Phasing
 Construction is anticipated in early 2017.





EXISTING TREES TO REMAIN, EXISTING CALIPER INCHES TO BE USED FOR CITY CALCULATIONS:
 A = 18" CALIPER
 B = 18" CALIPER
 C = 18" CALIPER
 D = 6" CALIPER
 E = 6" CALIPER
 F = 6" CALIPER
 G = 6" CALIPER
 H = 24" CALIPER

102 TOTAL EXISTING CALIPER INCHES

NOTE:
 1. ON SITE EXISTING TREES NOT SHOWN ARE SLATED TO BE REMOVED FROM THE SITE. GRIND DOWN TRUNKS 18" BELOW GRADE, TYPICAL.
 2. FOR ALL EXISTING TREES TO REMAIN, REMOVE DEAD BRANCHES, TRIM AND SHAPE TREES FOR BEST AESTHETIC APPEARANCE.

LANDSCAPE NOTES:

- INSTALL 2 NEW AUTOMATIC PRESSURIZED UNDERGROUND WATER IRRIGATION SYSTEMS FOR THE NEW LANDSCAPE. WATER TURF GRASS AREAS WITH DITCH WATER & IRRIGATION PUMP. WATER SHRUB BED AREAS WITH DOMESTIC WATER INCLUDING A BACKFLOW PREVENTER, AUTOMATIC CONTROLLER, AND SENSORS. TURF GRASS AREAS REQUIRE POP-UP SPRAY OR ROTATOR HEADS. ALL TREES REQUIRE (4) EMITTERS EACH. ALL SHRUBS REQUIRE (2) EMITTERS EACH. ALL PERENNIALS REQUIRE (1) EMITTER EACH. LOCATE THE IRRIGATION CONTROLLER ON THE EXTERIOR OF THE GREEN HOUSE BLDG. LANDSCAPE CONTRACTOR TO SUBMIT AN IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
- WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL AMENDMENTS (DECOMPOSED BARK MULCH OR "BACK-TO-EARTH" ACIDIFIER PRODUCT) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX. ROOTING HORMONE SUCH AS NODOL 3 BUTERIC ACID SHALL BE USED FOR ALL TREES & SHRUBS.
- PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL LANDSCAPE SHRUB BEDS SHALL BE INSTALLED WITH WEED BARRIER FABRIC AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SPECIFIED MULCH.
- LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.
- SHRUB BEDS SHALL HAVE "DEMITT PRO 5" WEED BARRIER FABRIC OR APPROVED EQUAL, INSTALLED UNDER MULCH UNLESS NOTED OTHERWISE - OVERLAP SEAMS MIN. 4" AND ATTACH FABRIC IN PLACE WITH 8" LONG STAPLES AT MAX. 4' O.C.
- THE TURF GRASS AREAS SHALL BE PREPARED BY ROTOTILLING IN 3-5 CY/1,000 SF OF SOIL AMENDMENTS INTO THE TOP 4" AND FINE GRADE. NO CLOS TO BE GREATER THAN 2" SIZE. INSTALL SOO & ROLL GRASS PER THE SUPPLIERS RECOMMENDATIONS.
- WHEN PLANTING TREES OR SHRUBS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGROFORM 21 GRAM PLANT TABLETS, 20-10-5. 8 TABLETS PER TREE, 3 PER SHRUB, & 1 PER PERENNIAL.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (ALCC) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED. THE CONTRACTOR SHALL WINTERIZE IRRIGATION SYSTEM IN FALL AND PROVIDE SPRING START-UP DURING ONE-YEAR WARRANTY PERIOD.
- ON SITE EXISTING TREES NOT SHOWN ARE SLATED TO BE REMOVED FROM THE SITE. GRIND DOWN TRUNKS 18" BELOW GRADE, TYPICAL. FOR ALL EXISTING TREES TO REMAIN, REMOVE DEAD BRANCHES, TRIM AND SHAPE TREES FOR BEST AESTHETIC APPEARANCE.

CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:
 89,500 SF (1.8 ACRES) SITE
 89,500/ 2500 = 36 REQUIRED TREES
 89,500/ 500 = 299 REQUIRED SHRUBS

25% LAWN TO SHRUB REDUCTION ALLOWANCE =
 299 X .25 = 75 SHRUBS = 299-75 = 224 SHRUBS REQUIRED
 REQUIRED LAWN = 3,750 SF, LAWN PROVIDED = 14,520 SF

102 TOTAL EXISTING CALIPER INCHES; (SEE CALCS BOX AT UPPER LEFT)
 2" CAL. REQUIRED X 36 TREES = 72 CAL. INCHES REQ.

102" EXISTING = 72" REQUIRED = 30 CALIPER INCHES EXTRA
 ADDITIONAL PROVIDED VIA EXISTING TREES SO NO NEW TREES ARE REQUIRED EXCEPT ALONG THE STREET FRONTS, & IN PARKING ISLANDS PER CODE

1 TREE EVERY 40 LF OF STREET FRONTAGE = 13 REQUIRED
 4 STREET TREES ALONG 8TH COURT REQUIRED, 4 PROVIDED
 9 STREET TREES ALONG PATTERSON REQUIRED, 9 PROVIDED
 PARKING ISLANDS AND SHADE PERIMETER PARKING = 9 PROVIDED
 ORNAMENTAL BUILDING ENTRY TREES = 7 PROVIDED

30" CALIPER INCHES EXTRA PER EXISTING TREE SIZE
 1" CALIPER EXTRA = -3 SHRUBS
 30 EXTRA INCHES EXISTING TREES X -3 SHRUBS = -90 SHRUBS
 299 REQUIRED SHRUBS = 90 SHRUBS = 209 SHRUBS REQUIRED

SHRUBS REQUIRED IN PARKING LOT ISLANDS, PARKING PERIMETER, STREET FRONTS, AND BUILDING FOUNDATION PLANTINGS PER CODE.

FINAL TOTALS:
 29 NEW TREES PROVIDED
 268 SHRUBS PROVIDED
 106 ORNAMENTAL GRASS, 83 PERENNIALS

**GRAND LODGE SENIOR LIVING
 GRAND JUNCTION, COLORADO**

Jude Wolfson,
 Landscape Architect

6345 Highlands Road
 Montrose, CO 81403
 P: 970.249.9392
 C: 970.471.1779
 www.judewolfson.com

**LANDSCAPE PLAN,
 NOTES, AND
 CALCULATIONS**

100% CD's

REVISIONS	DATE
77	06/06/16

Date: 09/27/16
 Project #: GRAND LODGE
 Drawn by: JW
 Sheet #:

*Grand Junction Lodge Senior Living
A Virage Senior Living Community*

To Homeowners near 2656 Patterson Rd,

We would like to invite you to a neighborhood meeting for public review regarding revised conceptual plans for the Grand Junction Lodge Senior Living Community at 2656 Patterson Road.

This meeting will be held on site at 2656 Patterson Road Thursday, September 1st, and will begin promptly at 5PM. Brian Rusche, Senior Planner, from the Grand Junction Planning Department will be available to address any questions or comments regarding the process.

We certainly appreciate the passion the neighborhood has in maintaining the existing residential qualities so we have spent a considerable amount of time and effort addressing the concerns that were raised in the Planning Hearing and with City Council relating to overall size, parking and traffic. All though the project, as presented, required no variances and was approved by the Planning Department and unanimously approved by the Planning Commission as appropriate for this location, we are excited to present a significantly reduced version of our previous design for redevelopment of the existing property to a Senior Living community that addresses all of these concerns. The meeting will be an open forum where we can address any additional comments related to the redesign so we can work more closely with the surrounding neighborhood to create a community that the neighborhood will embrace instead of contesting.

We look forward to seeing you there. Please call me if you have any questions.

Grand Junction Lodge Senior Living

GJSL, LLC

Terry Claassen, Manager

303 549 7111

*Grand Junction Lodge Senior Living
A Vivage Senior Living Community*

To Homeowners near 2656 Patterson Rd,

Grand Junction Lodge Senior Living and Vivage Senior Living thank you fro taking time out of your busy schedule to meet with us again. We are willing to make the following modifications and conditions precedent as part of our ongoing attempt to work with the neighborhood groups:

- **Reduce overall units, size and mass by 20%, 60 rooms to 48 rooms**
- **Increase parking ratio from .72 per resident to .80 an increase of over 11% and placing the property well within the averages for assisted living in Grand Junction**
- **We will commit to securing a lease with a nearby parking lot to provide at least 20 additional parking spaces to be used for Holidays and other “potential overflow” events. This can be a condition of our permitting.**
- **Vivage’s staff will be reduced by 2-3 employees as a result of the reduced number of rooms**
- **Vivage Senior Living, as a condition of approval, will commit to “off peak” hours for care giver shift changes:**

6:00 AM-2:00 AM (5 care givers)

2:00 AM-10:00 PM (3-4 care givers)

10:00 PM-6:00 AM (3 care givers)

- **Auto trips will in and out of 8th Court with thereby be reduced during peak hours by between 25-50%! 50% fewer trips for employees (5 or 6 total peak car trips) and 15% less residents. This is fewer trips than an 8 unit residential development would have.**

Please email us or call with any additional questions, comments or concerns.

terryclaassen@yahoo.com, 303 549 7111

Thank you

GJ Lodge Senior Living - Neighborhood Meeting - 9/1/2016 @ 5PM
Held on-site at 2656 Patterson Road

MARK D. OSWEILER
323-345-4319
mosweiler@vivage.com

JACY STATES
PCC 241-4722
jstates@ccwest.com

BRIAN RUSCHE
970-256-4058
brianr@gjcity.org

JEFF MACE
970-~~241~~ 241-4722
jmace@ccwest.com

ERIC FISHER
720-377-4198
ericfisher5050@msn.com

JUSTIN BREHM
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JBrehm@ACS.OL.NET

BRADIN BREHM
970-523-0546
JBrehm@ACS.OL.NET

TERRY CLAASSEN
303 549 7111
terryclaassen@yahoo.com

**GRAND JUNCTION LODGE
SENIOR LIVING COMMUNITY
2656 PATTERSON ROAD
GRAND JUNCTION, COLORADO**

**NEIGHBORHOOD MEETING NOTES
SEPTEMBER 1, 2016**

In attendance: Brian Rusche, City of Grand Junction, Jeff Mace, River City Consultants, Tracy States, River City Consultants, Eric Fisher and Terry Claassen, Grand Junction Lodge, Mark Osweiler, Vivage Senior Living, Justin Brehm, Owner

NO ONE FROM THE NEIGHBORHOOD ATTENDED

We are attaching a copy of a Handout which we made available at the meeting and a copy of the letter that was mailed to everyone on August 20th.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE TO ZONE THE GRAND JUNCTION LODGE DEVELOPMENT
TO A PD (PLANNED DEVELOPMENT) ZONE,
BY APPROVING AN OUTLINE DEVELOPMENT PLAN WITH A DEFAULT ZONE OF
MXOC (MIXED USE OPPORTUNITY CORRIDOR)**

LOCATED AT 2656 PATTERSON ROAD

Recitals:

A request to rezone 2.069 acres from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 45,000 square foot Senior Living Facility has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, and adopt the Outline Development Plan for the Grand Junction Lodge Development. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards specified herein.

In public hearings, the Planning Commission and City Council reviewed the request for Outline Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” through more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

- A. Lots 12 & 13, Walker Heights Subdivision, Reception Number 1022545, City of Grand Junction, County of Mesa, State of Colorado.
- B. The Grand Junction Lodge Outline Development Plan is approved with the Findings of Fact/Conclusions, and Conditions listed in the Staff Report including attachments and Exhibits.
- C. Default Zone

The default land use zone is MXOC (Mixed Use Opportunity Corridor):

Reference Table 1 for Lot, Setback, and Bulk Standards.

Reference Table 2 for Architectural Considerations.

D. Authorized Uses

Uses include those typically associated with Assisted Living, including accessory uses such as solar panels and greenhouses.

Table 1: Lot, Setback, and Bulk Standards:

Proposed Zone Dimensional Standards								
Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

Table 2: Architectural Considerations:

- (1) Architectural Standards shall be per the Default Zone of MXOC (Mixed Use Opportunity Corridor).

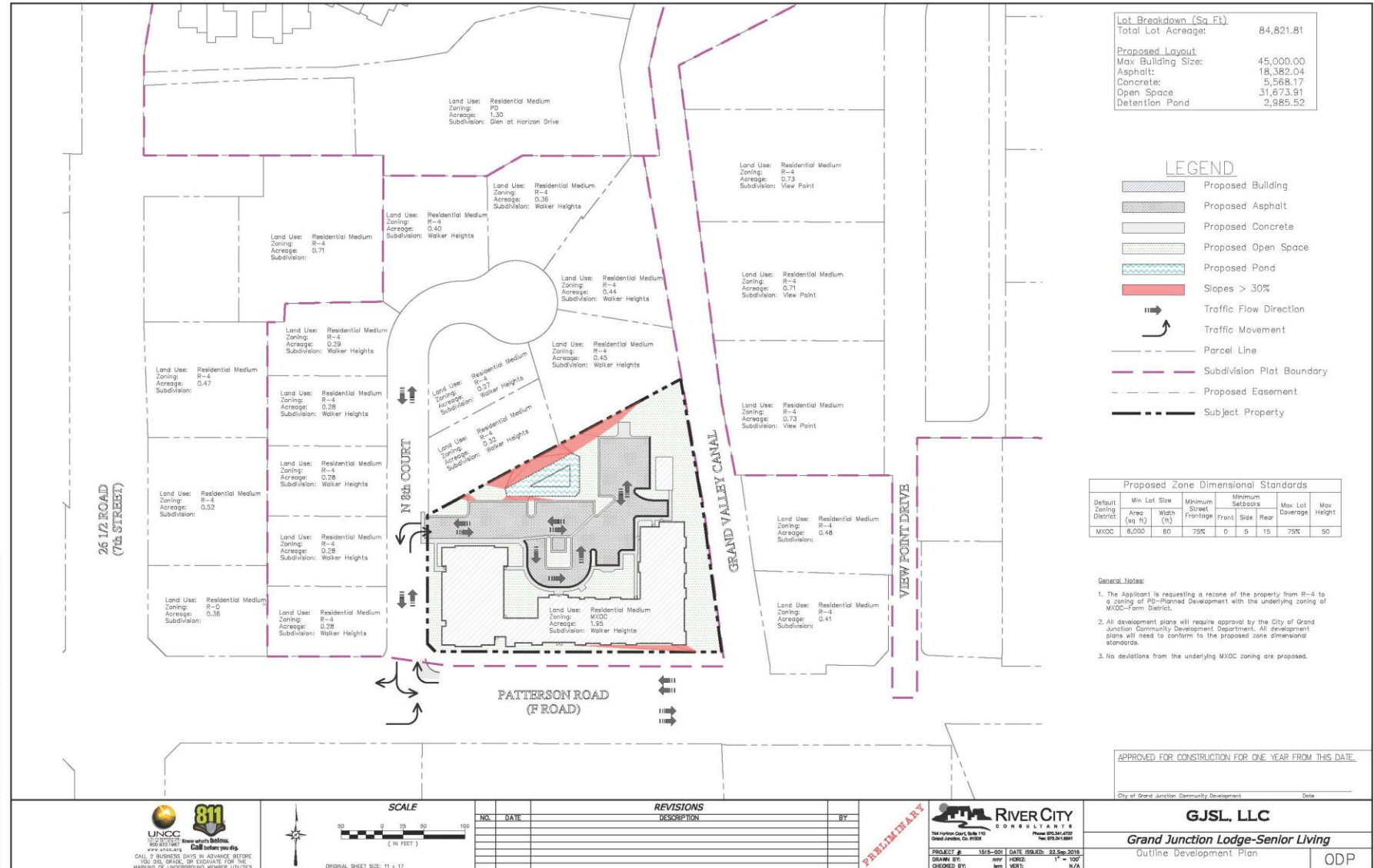
Introduced for first reading on this _____ day of _____, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



Lot Breakdown (Sq Ft)	
Total Lot Acreage:	84,821.81
Proposed Layout	
Max Building Size:	45,000.00
Asphalt:	18,382.04
Concrete:	5,568.17
Open Space:	31,673.91
Detention Pond:	2,985.52

LEGEND

- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Open Space
- Proposed Pond
- Slopes > 30%
- Traffic Flow Direction
- Traffic Movement
- Parcel Line
- Subdivision Plat Boundary
- Proposed Easement
- Subject Property

Proposed Zone Dimensional Standards							
Default Zoning District	Min Lot Size	Area (sq ft)	Width (ft)	Minimum Street Frontage	Minimum Setbacks	Max Lot Coverage	Max Height
				Front	Side	Rear	
MXOC	6,000	60	75K	0	5	15	75K 50

- General Notes:**
- The Applicant is requesting a rezone of the property from R-4 to a zoning of PD-Planned Development with the underlying zoning of MXOC-Farm District.
 - All development plans will require approval by the City of Grand Junction Community Development Department. All development plans will need to conform to the proposed zone dimensional standards.
 - No deviations from the underlying MXOC zoning are proposed.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

City of Grand Junction Community Development Department Date

811
UNCC
www.uncc.com
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, DRILL, OR COORDINATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE
0 25 50 100
(IN FEET)
ORIGINAL SHEET SIZE: 11 x 17

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY

RIVER CITY CONSULTANTS
1640 N. 100th Ave., Suite 110
Grand Junction, CO 81505
Phone: 970.241.4772
Fax: 970.241.0885

PROJECT # 1616-001 DATE ISSUED: 23 Dec 2016
DRAWN BY: jmy HORIZ: 1" = 100'
CHECKED BY: jmy VERT: N/A

GJSL, LLC
Grand Junction Lodge-Senior Living
Outline Development Plan

ODP

S:\PROJECTS\1616-001_Senior_Lodge_LLC\01 - Grand Junction Lodge-Senior Living\01616-001_CDD.dwg, 22-Sep-16 11:32:41



Date: November 23, 2016
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior Planner/1447
 Proposed Schedule: Planning
 Commission Meeting: December 13, 2016

Attach 5

PLANNING COMMISSION AGENDA ITEM

Subject: Master Plan 2017 for St. Mary’s Hospital, Located at 2635 N. 7 th Street
Action Requested/Recommendation: Forward a Recommendation to City Council of an Institutional and Civic Master Plan for St. Mary’s Hospital
Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

A request to approve an Institutional and Civic Master Plan for St. Mary’s Hospital for properties that they own on a total of 51 +/- acres.

Background, Analysis and Options:

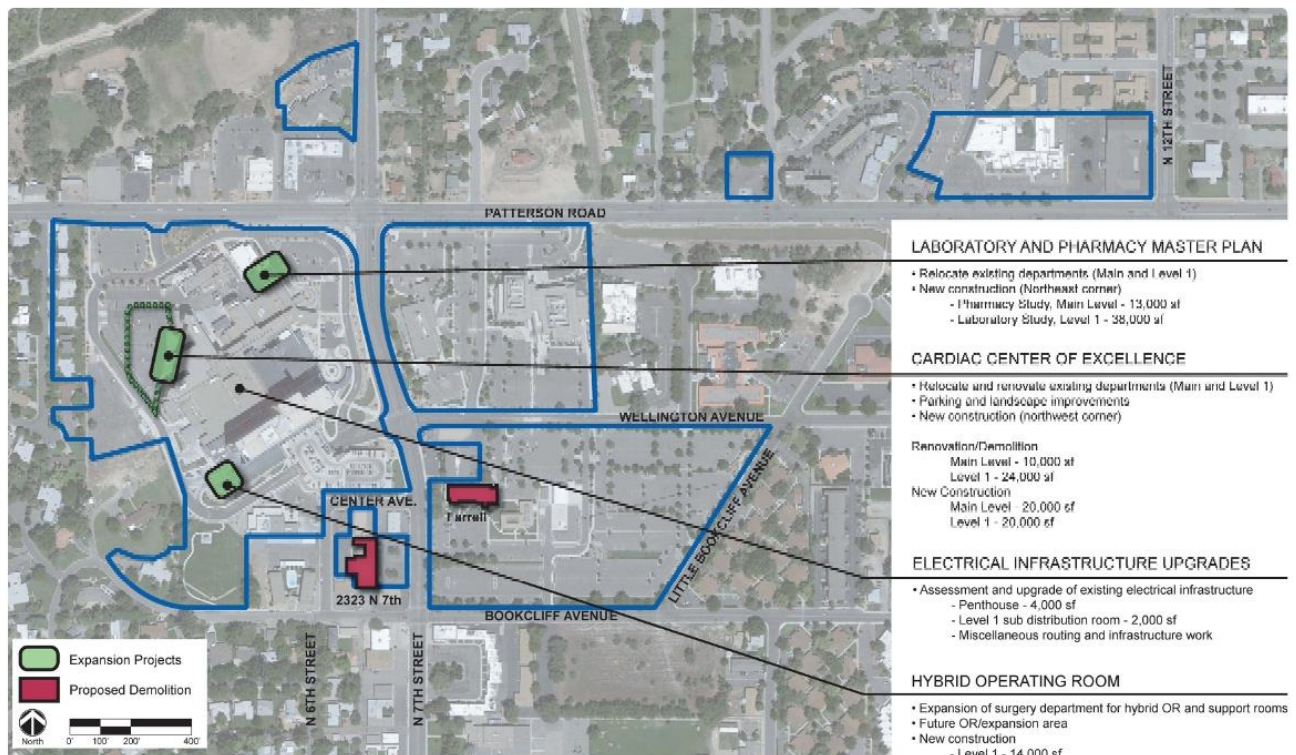
In an effort to avoid approving hospital expansions in a piecemeal fashion and at the direction of the Grand Junction Planning Commission, St. Mary’s Hospital prepared its first Master Plan in 1995. The purpose of the Plan was to set forth the vision for upgrades, improvements and expansions to St. Mary’s facilities and campus area over a 5-year period and to allow the Planning Commission an opportunity to consider the proposed improvements in a comprehensive manner.

In 2000, St. Mary’s submitted a second Master Plan. During that same year the Zoning and Development Code was revised to include a formal process for Institutional and Civic Master Plans giving final approval authority to the City Council. Since that time all new Master Plans for St. Mary’s and other institutions are required to go through the same process to be reviewed by the Planning Commission and approved by the City Council. The purpose of a master plan review process is to provide an opportunity for the early review of major institutional and civic facilities that provide a needed service to the community, but might impact the surrounding neighborhood. The master plan review allows the City, through a public process, to assess any impacts early in the review process and direct the applicant on how best to address the impacts.

Master Plan 2011, which constitutes the current Master Plan for St. Mary’s Hospital proposed no major changes to the hospital campus with the exception of completing four (4) unfinished floors in the patient tower and remodeling several departments in older areas of the hospital.

Master Plan 2017 proposes the following construction projects over the upcoming 5-years:

- Continue with the interior remodeling of several departments in the older areas of the hospital, including electrical infrastructure.
- Demolish the Farrell Building (2320 N. 7th Street) and also the building at 2323 N. 7th Street and replace with landscaping improvements.
- Renovation and new construction of an additional 40,000 sq. ft. (2-floors) for the Cardiac Center of Excellence.
- New construction of an additional 14,000 sq. ft. for the Hybrid Operating Room.
- Study the idea of constructing an additional 51,000 sq. ft. (2-floors) for the Laboratory and Pharmacy expansions. The construction is anticipated within 5-years, but an actual date is not yet determined, so this expansion might be delayed until Master Plan 2022.



St. Mary's Hospital and Medical Center 2017 Master Plan Projects

Master Plan 2017 for St. Mary's Hospital, if approved, would be valid for a period of five (5) years, until the year 2022.

Neighborhood Meeting:

A Neighborhood Meeting was held on September 1, 2016 with 25 area residents along with representatives from St. Mary's Hospital, applicant's consultant and City Project

Manager in attendance. No major objections to the proposed upcoming development projects for St. Mary's were received at the meeting. Comments received from the public can be found in the Master Plan 2017 document within the Appendix (attached). The applicant also conducted a separate Neighborhood Meeting on August 23, 2016 for the residents of the Mira Vista Road neighborhood immediately to the west of the hospital to have an open dialog for identification of concerns and impacts that the hospital may have adjacent to the residential neighborhood.

How this item relates to the Comprehensive Plan Goals and Policies:

Master Plan 2017 for St. Mary's Hospital will help maintain the Grand Valley as being a regional provider of health care services/medical center by serving all of western Colorado and southeast Utah which implements the following goals and policies from the Comprehensive Plan.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Master Plan 2017 for St. Mary's Hospital furthers the goals of the Economic Development Plan by supporting and facilitating access and expansion of the health care industry within the Grand Valley as St. Mary's Hospital is a vital economic partner within the community by providing medical services and employment. The expansion of the health care industry is also a key economic development component to maintain Grand Junction's status as a regional center.

Board or Committee Recommendation:

There is no other committee or board recommendation.

Financial Impact/Budget:

N/A.

Other issues:

There are no other issues identified.

Previously presented or discussed:

This has not been previously discussed by the Planning Commission.

Attachments:

1. Staff Report/Background Information
2. Master Plan 2017 document
3. Resolution

BACKGROUND INFORMATION					
Location:		2635 N. 7 th Street			
Applicant:		Dan Prinster, Vice President of Business Development, St. Mary's Hospital			
Existing Land Use:		Hospital/Clinic			
Proposed Land Use:		Same			
Surrounding Land Use:	North	Commercial			
	South	Commercial & Residential			
	East	Medical Office/Clinic			
	West	Residential			
Existing Zoning:		PD, (Planned Development) (B-1, Neighborhood Business default)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	B-1, (Neighborhood Business); R-O, (Residential Office); R-4, (Residential – 4 du/ac)			
	South	R-O, (Residential Office); B-1, (Neighborhood Business); R-5, (Residential – 5 du/ac)			
	East	B-1, (Neighborhood Business); R-16, (Residential – 16 du/ac)			
	West	R-4, (Residential – 4 du/ac)			
Future Land Use Designation:		Business Park Mixed Use			
Zoning within density range?		X	Yes		No

Section 21.02.190 (c) of the Grand Junction Zoning and Development Code:

In reviewing a Master Plan, the decision-making body shall consider the following:

- (1) Conformance with the Comprehensive Plan and other area, corridor or neighborhood plans;

The Plan complies with the goals and policies of the Comprehensive Plan, specifically, Goals 4 & 12 by supporting the continued development of the City Center into a vibrant and growing area with jobs and also by being a regional provider of goods and services, in this case health care services.

Therefore, this criterion has been met.

- (2) Conformance with the Grand Valley Circulation Plan and general transportation planning requirements;

The Master Plan complies with the Grand Valley Circulation Plan and Transportation Engineering Design Standards (TEDS). Proper access was previously established by St. Mary's with the design and approval of the patient tower project in 2006 and there are no additional plans to provide for a new traffic study or change current access points to the hospital.

Therefore, the criterion has been met.

(3) Adequate parking, adequate stormwater and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential;

The Master Plan indicates that St. Mary's has an excess of required parking spaces for all their properties by over 500 spaces (Page 31 of Master Plan 2017). Also, existing detention facilities can handle the new increase in proposed building expansions, therefore, adequate off-street parking and stormwater/drainage improvements have been addressed. St. Mary's officials have also met with the residential neighborhood to the west to help address their concerns regarding existing and proposed developments for the hospital campus.

Therefore, this criterion has been met.

(4) Adequacy of public facilities and services; and

Adequate public facilities and services have been provided to the site that accommodates the needs of the hospital and also the public.

Therefore, this criterion has been met.

(5) Community benefits from the proposal.

Master Plan 2017 will provide numerous community benefits in the continued advancement of health care for the region as St. Mary's continues to add, remodel and update their existing facilities in the coming 5 years.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing Master Plan 2017 for St. Mary's Hospital, FMP-2016-486 for an Institutional and Civic Facility Master Plan, the following findings of fact and conclusions have been determined:

1. The requested Institutional and Civic Facility Master Plan is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 4 and 12.

2. The applicable review criteria in Section 21.02.190 (c) of the Grand Junction Zoning and Development Code have been met or addressed.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the Institutional and Civic Facility Master Plan 2017 for St. Mary's Hospital, FMP-2016-486 to the City Council with the findings of facts and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Institutional and Civic Facility Master Plan 2017 for St. Mary's Hospital, FMP-2016-486, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts and conclusions listed in the staff report.

Master Plan 2017

St. Mary's Hospital and Medical Center

Presented to
City of Grand Junction

Prepared by
Davis Partnership Architects



Table of Contents

1 Executive Summary

5 Introduction

9 History of Master Planning

17 The Current Situation and Inventory of Sites

25 Master Plan 2017

39 Planning Approvals

43 Concept Plan Drawings

49 Summary

53 Appendix

Executive Summary ^①

1. Executive Summary

St. Mary's Hospital has been an integral part of the Grand Junction community since 1896, and continues to serve as the focal point for sophisticated, quality healthcare on Colorado's Western Slope. The Hospital's 120 years of providing compassionate care for residents and visitors alike provide a solid foundation for continuing our role as a premier regional medical center.

This master plan also continues another tradition – working collaboratively with the City of Grand Junction to develop site and facility plans that may not only meet our forward-thinking goals but that also support the City's mandate to assure that residents have easy and safe access to our site and our services. Over the past 21 years, we've submitted and received approval for four master plans in 1995, 2000 and 2005 (amended in 2006) and

2011. This plan, Master Plan 2017, is one that has been shared with our neighbors and reviewed by our Board of Directors.

As we began work on Master Plan 2017, we were mindful of the fact that we had just completed the major expansion that was the focus of the 2006 master plan, which we called the Century Project. The \$277 million investment for the first phase of the project was a culmination of many years of thinking about what the community needed and then crafting a plan that brought it to reality. The final phases of the project involving an additional \$65 million focused on the unfinished floors in the patient tower. That effort was completed in 2016. The master plan documented the Hospital had no plans to make major changes to the campus during the life of the 2011 document. As 2017 approaches and funds are becoming

available, the Hospital has identified additional new projects for the coming 5 years.

We will continue to remodel several departments in older areas of the Hospital. The most significant upgrade will be to the electrical infrastructure throughout the main hospital facility. We also have plans to remodel the Advance Medical Pavilion as needed due to new equipment placement.

We plan on demolishing two buildings on campus, the Farrell Building and 2323 North 7th building. After demolition this will require some modifications to the landscape where the buildings have been standing. This work is targeted to be in the next five years, however for various reasons demolition may stretch into the next master plan update timeframe. This portion will be based on securing funds for this demolition process

We have major additions proposed for the next 5 years. The biggest addition is to the Cardiac Center of Excellence. There are plans to renovate, relocate and add additional square footage to both the main level and level 1. There are also plans to expand the surgery department to incorporate a new Hybrid Operating Room on level 1. This addition is expected to maintain the ED drop-off and parking on the main level. The last major expansion planned in the coming years is the Laboratory and Pharmacy. We will be renovating and expanding on both the main level and level 1.

While not a formal part of this master plan, St. Mary's has been looking into property acquisitions as they come forward.

St. Mary's commitment to the Western Slope remains unchanged. As hospitals in outlying areas add

1. Executive Summary

programs to serve their growing communities, St. Mary's maintains its role as the area's premier regional medical center by adding the next higher level of service. The result is a top quality healthcare for those who must travel great distances. We will continue planning for that next level of care, and thank all of those with whom we collaborate to assure that the facilities support that future.



St. Mary's Hospital and Medical Center

Introduction ^②

2. Introduction

This year marks St. Mary's 120th anniversary of meeting the health and medical needs of area residents and visitors. The Hospital has undergone many changes during those years but has consistently focused on its role as Western Colorado's leading medical center. As medical technology grows increasingly complex, as consumers assume greater responsibility for their own health, and as the demand intensifies for highly skilled physicians and other caregivers, St. Mary's remains mindful of its role to provide facilities and services that support its mission and vision.

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We reveal and foster God's healing love by improving the health of the people and communities we serve, especially those who are poor and vulnerable.

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We will serve as the premier regional medical center recognized for our compassion, integrity, and collaborative approach to meeting the unique needs of our patients.

Located just minutes off Interstate 70, St. Mary's extended campus consists of 51 acres, most of which is located east and west of the intersection formed by two major arterials – 7th Street and Patterson Road. St. Mary's has been located at this site since 1949; the original 1949 building remains in operation today along with numerous additions and changes that began in 1959 and have continued to the present.

To continue our rich heritage and to advance our mission of improving the health of those we serve, St. Mary's is committed to developing thoughtful plans that encompass new services and programs as well as new facilities and a more efficient campus. These plans, which are reviewed by the Hospital's Board of Directors, as well as by the SCL Health leadership, are also submitted to the City of Grand Junction when they involve new construction or changes to the Campus.

St Mary's Hospital serves a broad geographical area that includes all of Western Colorado and portions of Southeastern Utah. St Mary's is located nearly equidistant from Denver and Salt Lake City. The campus is located at the intersection of two busy arterial streets so making St Mary's Hospital easy to get to. The campus is divided by 7th Street, with most outpatient activity and staff parking occurring on the newer east campus while the existing hospital and location of the Master Plan 2017 improvements are located on the west campus.

2. Introduction



Vicinity Map - St. Mary's Hospital and Medical Center

Grand Junction Location Map

History of ³ Master Planning

3. History of Master Planning

Master Plan 1995

St. Mary's received approval from the City of Grand Junction for the Hospital's first five-year master plan to accomplish the following:

- Integrated the newly purchased and remodeled Life Center and Family Practice Center at 12th and Patterson into St. Mary's extended campus.
- Expanded and remodeled select hospital services.
- Constructed the Grand Valley Surgical Center.
- Consolidated employee parking east of 7th Street.
- Enhanced campus safety by fencing sections of 7th Street to prevent pedestrians from crossing in the middle of the block.
- Modified the crosswalk marking

and signal timing at 7th and Patterson in cooperation with the City's Transportation Engineering Section.

- Improved the landscaping along Patterson Road near the employee parking lots.
- Added storm water detention capabilities and landscaping along Wellington Avenue, east of 7th Street.
- Increased the number of surface parking spaces west of 7th Street.

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Five years later, St. Mary's gained approval for its second Master Plan which focused on decompressing the Hospital campus west of 7th Street by:

- Relocating high traffic outpatient services to the new Advanced Medicine Pavilion east of 7th

Street. Included among these services were a broad range of imaging (X-ray) services, cancer treatment programs (chemotherapy and radiation therapy), and laboratory services (including St. Mary's regional blood bank). Medical office space, for use by physicians in private practice, was also included in the Advanced Medicine Pavilion.

- Reorienting the main vehicular entrance to both the east and west campuses to the corner of 7th and Wellington.
- Construction of a 404-space parking garage on the west campus. The multi-level parking garage was part of an overall campus plan to increase the number of parking spaces directly adjacent to the Hospital to meet urgent, current demand as well as future needs.

- Adding parking spaces – for employees and outpatients – on the east campus to help reduce congestion on the west campus.
- Completing a "ring road" on the west campus that would allow traffic to access the entire west campus without exiting onto either Patterson Road or 7th Street.
- Demolishing the former Department of Health building. Located on Patterson Road, west of 7th Street, the Department of Health building had long outlived its usefulness, and plans were being made to relocate its functions to North Avenue and 29 1/2 Road. Its purchase by St. Mary's, and subsequent demolition, would allow St. Mary's to complete the west campus ring road described above.

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The first amendment to Master Plan 2000 sought approval for the following. Approval was granted on June 24, 2003.

- Adding surface parking north and west of the original Holy Family School Buildings. This amendment added 203 parking spaces, 167 of which were gated and are used by St. Mary's employees and 36 of which were not gated and are used by visitors to existing facilities on that site.
- Adding surface parking on the site to be vacated by Mesa County Health Department. Following the relocation of the Health Department, St. Mary's elected to raze the two-story building and put in its place a new parking lot with 93 spaces. The lot is used by patients and staff associated with St. Mary's medical office building (425 Patterson Road). In addition, some of the land was used to continue the ring road on the west side of the campus as proposed in Master Plan 2000.

- Relocating and reconfiguring the proposed parking garage southeast of the hospital building. As St. Mary's began to assess its future needs on the east campus, it became clear that the Hospital expansion described in Master Plan 2000 would not meet future needs; it was simply too small. As planning progressed, the Hospital found that the building addition (the primary focus of Master Plan 2005) should be located south – not west – of the existing hospital. This amendment allowed St. Mary's to build a 404-space parking garage following the removal of the information services building and the Saccomanno Education Center. This new plan allowed the helicopter hangar and landing pad to remain in its existing location.
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The second amendment to Master Plan 2000 sought review of the following single item, and was approved on November 9, 2004.

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3. History of Master Planning

- Demolished the existing landing pad and hangar.
- Constructed new, permanent ambulance entrance and canopy on the west side of the Hospital. Demolished the existing ambulance entrance canopy and closed the existing ambulance entrance.
- Constructed new underground storm water detention facilities in St. Mary's Park and prepared the park to serve as a construction staging area for the duration of construction. This project provided for permanent underground detention and dual use of the park area during construction. The park was later restored and improved.
- Demolished the existing outpatient and ambulatory emergency entrance (Entrance #2).
- Constructed temporary parking for construction personnel on the east campus.

- Excavated and shored for the hospital addition (patient tower) construction.

Master Plan 2005
(Updated in October 2006)

St. Mary's 2005 Master Plan, updated in October 2006 when the space programming was completed for the Century Project, was consistent with the City's growth plan, conformed with the City's Major Street Plan, and was reviewed with hospital neighborhood residents to assure continued compatibility with the surrounding neighborhood. At each of the seven neighborhood meetings—and at subsequent focus groups—St. Mary's presented its most current plan and answered forthrightly all of the questions posed. At the conclusion, there were no unresolved or contentious issues.

- The accomplishments of the 2005/2006 Master Plan included:
- A 12-story, 434,000 sf tower (the

Century Project) on the west campus; the tower allowed a connection between the hospital and the 404-space parking garage that connects the parking garage to the main lobby of the Hospital. An important aspect of the Century Project was the relocation of the Careflight heliport to the roof of the patient tower. The new location has all but eliminated the irritants of noise and ground disturbance common to its previous location adjacent to the hospital and its temporary location on the east campus.

- A small addition to the west side of the hospital to accommodate a new MRI.
- New parking spaces near the new lobby, the emergency entrance, at the corner of Bookcliff and Little Bookcliff, and in a single level, covered parking structure adjacent to the main entrance.
- An upgraded central utility plant

with new boilers and chillers and emergency generators.

- New entrances to the hospital, to the emergency department, and for ambulances.
- The vacation of City Market Pharmacy, which was previously accessed at Entrance 5.
- Exterior patio spaces adjacent to the new cafeteria and to the conference center.
- The acquisition of an office building on Center Avenue, between 6th and 7th Streets, that was used by FCI/McCarthy as a contractor office. It was vacated in November 2010 and was demolished.
- The acquisition of a building at 2323 N. 7th Street to house the hospital's business office. St. Mary's has no plans to enlarge the building or reconfigure anything on the exterior.
- The acquisition and demolition of an office building on the east

3. History of Master Planning

campus, south of Wellington; the site is landscaped by the hospital and is not used for parking. The demolition of the building opened up the site and improved sight lines for turning vehicles at the intersection of 7th and Wellington.

- New public shelter in St. Mary's Park.
- Twenty new security call boxes, bringing the total to 26, on campus. The new security call boxes were added as we expanded parking capacity throughout the campus.

Subsequent to receiving approval for Master Plan 2005/06, some of the Century Project's internal floor plans changed. These changes had no impact on the Master Plan. In summary, the project expanded the emergency services, lobby and cafeteria on the main (ground) level. Twelve new operating rooms were built on the first floor with state of the art support equipment and designed

to expand to 16 rooms if needed. An entirely new 32 bed critical care unit occupied the third floor. New labor and delivery, postpartum and neonatal intensive care units occupied the sixth and seventh floors. The final floor to be completed was the orthopedic unit on the eighth floor. The difference in floor to floor heights between new and old meant that levels two, four and five were needed for ceiling height or medical support floors. The remaining top four floors were left shelled to accommodate the future relocation of units from older parts of the hospital campus.

The culmination of this work was the Century Project—a major addition to St. Mary's that allows the Hospital to be replaced on site in a thoughtful way. It was a project that builds on the significant capital investment that St. Mary's has made on the east and west campuses and that medical staff members have made near the campuses.

Master Plan 2011

The Century Project was a major expansion to St. Mary's Hospital and a huge investment in the community, therefore the 2011 Master Plan had no plans to make major changes to the campus. There was one well attended public meeting to discuss the master plan and the hospital in general.

The accomplishments of the 2011 master plan were:

- The completion of unfinished floors in the patient tower.
- The remodel of several departments in older areas of the Hospital.
- Landscape changes where the demolition of a small building on Center Avenue between 6th and 7th occurred.
- While not a formal part of the 2011 master plan, St. Mary's had been working to consolidate various parcels on the Hospital campus during this time frame.

- Grand Valley Transit added new stops at the Advanced Medicine Pavilion and at Lot F on the east campus.
- The hospital has allowed the bus to come into the Life Center parking lot which allows traffic on Patterson to proceed unimpeded.

The following map depicts the St Mary's property (owned) as indicated in the 3rd quarter of 2016.

3. History of Master Planning



St. Mary's Hospital and Medical Center Property

4

The Current Situation and Inventory of Sites

4.

The Current Situation and Inventory of Sites

St. Mary's 51-acre campus is located on both sides of the intersection formed by two major arterials—7th Street and Patterson Road. Access to the site east of 7th Street occurs primarily at the traffic signal at 7th and Wellington and secondarily on Patterson Road about one block east of 7th Street. Access to the west side of the campus is similar, occurring at 7th and Wellington as well as off Patterson Road about one block west of 7th Street. While vehicular traffic is significant on both 7th Street and on Patterson Road, the reduction of five curb cuts that St. Mary's initiated prior to 2005 has enhanced both pedestrian and vehicular safety.

Land use in the surrounding area continues to be varied, including single- and multiple-family residences, medical and commercial offices, and retail businesses. The site is in an urban setting and is well served by all major utilities, including sanitary sewer, storm sewer, water, natural gas, power, telephone, and cable TV. The hospital is a major user of all of these utilities. Steps had been taken over the past twenty years on St. Mary's campuses for the increases in utility use. These steps are most recognizable in the upgrading and underground placement of utilities in both 7th Street and in Patterson Road.

The following map depicts the 12 parcels or groups of parcels that comprise St. Mary's extended campus. Parcel 8 is a combination of Parcels 8 and 9 (as shown in the 2006 Master Plan Update) and Parcels 11, 12, and 13 have been added since the 2006 Master Plan Update. Descriptions of each parcel may be found on the following page. Parcel 6 is owned by Bookcliff Baptist Church and leased by St. Mary's for weekday parking. All other parcels highlighted on this map are owned by the Sisters of Charity of Leavenworth - SCL Health Systems.

4. The Current Situation and Inventory of Sites



St. Mary's Hospital and Medical Center Parcel Map

Parcel 7, as shown in the previous master plans, was sold and is shown as hatched.

4. The Current Situation and Inventory of Sites

Ownership Parcel Summary

Parcel	Address	Description	Parcel Numbers	Site Area
1	2635 N. 7th Street	The west hospital campus, southwest corner of the intersection formed by 7th Street and Patterson Road.	2945-112-28-001	20.53 acres
2	700 and 750 Wellington Avenue	The east hospital campus, southeast corner of the 7th Street and Patterson Road intersection, houses the Grand Valley Surgical Center and the Advanced Medicine Pavilion.	2945-111-38-000, 2945-111-38-012, 2945-111-41-001, 2945-111-41-971	9.00 acres
3	7th Street between Wellington and Bookcliff Avenues	Former Immaculate Heart of Mary church property. Farrell and Madden Buildings now house hospital support functions (e.g., public relations, planning, marketing). Site is also used for employee parking.	2945-111-42-001	11.60 acres
4	Patterson and 26 3/4 Roads	Employee parking lot	2945-024-19-002	0.40 acres
5	1100/1160 Patterson	St. Mary's Life Center and St. Mary's Family Practice and Family Medicine Residency Program.	2945-024-23-002, 2945-024-23-002	4.25 acres
6	East of North 12th off Patterson	Parking lot owned by Bookcliff Baptist Church and leased by St. Mary's for weekday parking.	n/a	1.00 acres
8	605 26 1/2 Road	Rose Hill Hospitality House (St. Mary's guest house for patients' families) and 20 new parking spaces.	2945-023-32-003	1.65 acres
9	536 Bookcliff Drive	Former Schmidt property.	2945-112-28-003	0.54
10	2624, 2604, 2562, 2563, 2552, 2542, 2532, & 2512 Mira Vista Road	Residences owned by St. Mary's and permanently occupied by Sisters or temporarily occupied by new employees or contract professionals associated with the hospital.	2945-112-11-001, 2945-112-11-002, 2945-112-11-003, 2945-112-11-004, 2945-112-11-005, 2945-112-11-006, 2945-112-11-008	1.52 acres
11	2323 N. 7th Street	St. Mary's Business Office (formerly Primary Care Partners)	2945-111-00-107	0.79 acres
12	2339 N. 7th Street	Vacant Lot	2945-111-01-002	0.15 acres
13	2356 N. 7th Street	Vacant Lot	2945-111-02-004	0.14 acres
			Total Acreage	51.57 acres

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

4. The Current Situation and Inventory of Sites

Building Coverage

The following chart includes building expansion numbers as known existing in the 3rd quarter of 2016. Reference page 18 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Site Coverage	% of Existing Site
1	20.53	894,287	306,032	34%
2	9.00	392,040	59,766	15%
3	11.60	505,296	14,123	3%
4	0.40	17,424	120	1%
5	4.25	185,130	62,948	34%
6	1.00	43,560	41,075	94%
8	1.65	71,874	8,149	11%
9	0.54	23,522	5,671	24%
10	1.52	66,211	14,214	21%
11	0.79	34,412	19,899	46%
12	0.15	6,534	-	0%
13	0.14	6,098	-	0%
Totals	51.57	2,246,389	527,997	24%

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

4. The Current Situation and Inventory of Sites

Floor Area Ratio

The Floor Area Ratio (FAR), which is used to illustrate density, is the ratio between building area and site area.

The following chart includes FAR numbers as known existing in the 3rd quarter of 2016. Reference page 18 for Parcel Map information.

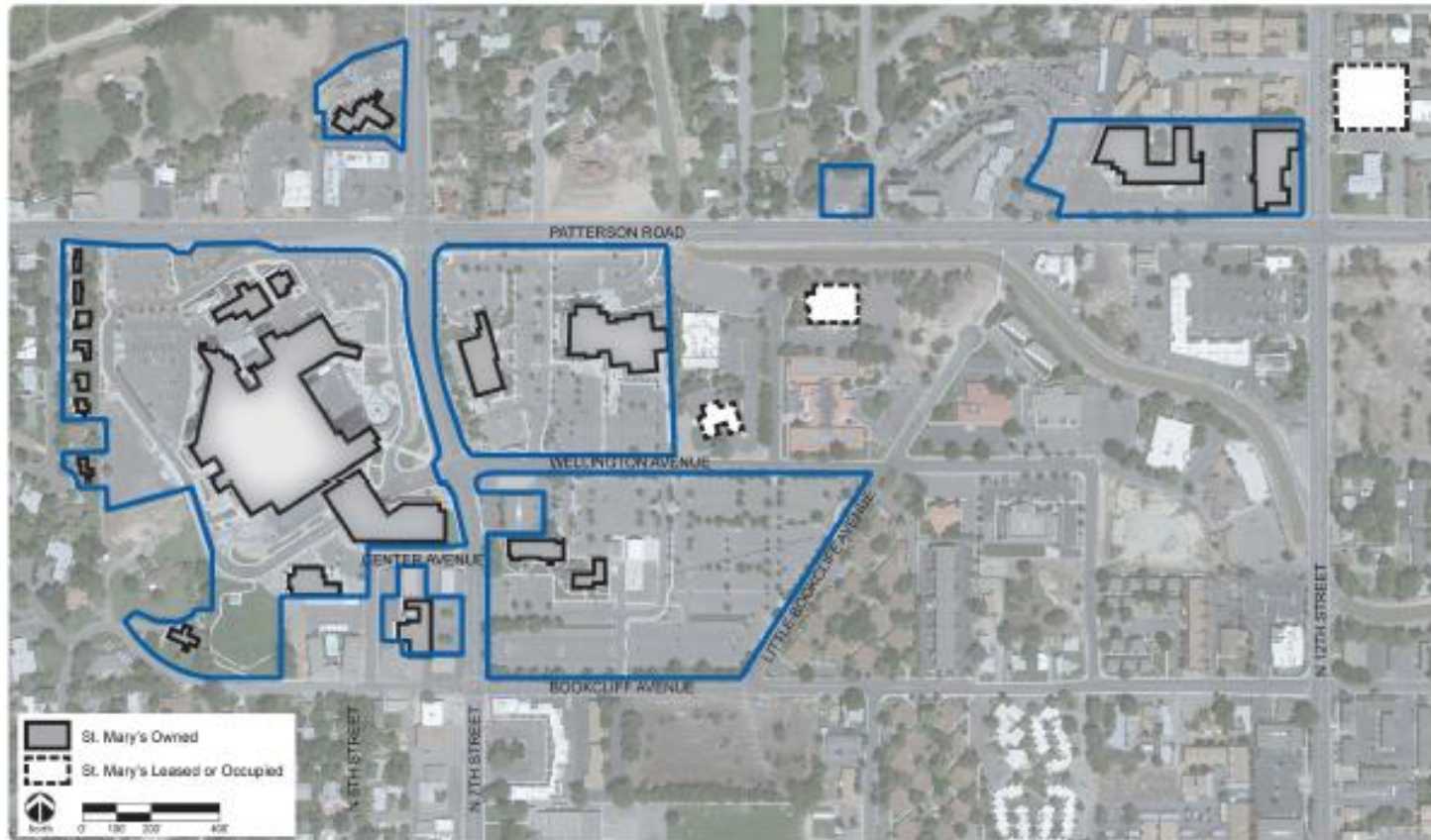
Parcel	Site Area (in acres)	Site Area (in sf)	Existing Bldg Fix Area (in sf)	Floor Area Ratio as %
1	20.53	894,287	1,019,254	114%
2	9.00	392,040	140,000	36%
3	11.60	505,296	16,777	3%
4	0.40	17,424	108	1%
5	4.25	185,130	87,731	47%
6	1.00	43,560	-	0%
8	1.65	71,874	6,672	9%
9	0.54	23,522	3,092	13%
10	1.52	66,211	5,671	9%
11	0.79	34,412	19,899	58%
12	0.15	6,534	-	0%
13	0.14	6,098	-	0%
Totals	51.57	2,246,389	1,299,203	57%

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

4. The Current Situation and Inventory of Sites

Occupied St. Mary's Buildings

Existing campus buildings owned by St. Mary's are illustrated on the following map. Also shown are nearby, off-campus based offices and office condominiums partially owned by St. Mary's or leased/occupied.



5
Master Plan
2017

5. Master Plan 2017

Like most hospitals built more than sixty years ago, St Mary's has experienced many additions as demand grow and needs changed. Growth has been significant throughout the Grand Valley and is expected to continue into the future. The population growth has brought significant increase in patient activity at St. Mary's and has had a direct impact on the future expansion plans in this document.

St. Mary's serves patients from all over the United States, most are residence of Western Colorado and Southeast Utah. Although the majority live in Mesa County, St Mary's must take into account residents of these other areas as it plans for the future. St. Mary's patient distribution shows that the hospital serves as the regional referral center and is the only tertiary care hospital between Denver and Salt Lake City.

Master Plan 2017

Preparing to Meet the Challenges of the Next Five Years:

As the deadline for Master Plan 2017 was approaching, St Mary's began planning for the next phase of activity on the campus. It was determined there was a need for projects to be implemented to continue to meet the needs of the community and Staff. Reference page 28 for additional information and page 45 for building massing. The following projects are the goals for development over the next five years:

Cardiac Center of Excellence – Renovation and New Construction

Located in/off of 1985 building, northwest corner of main campus Construction is anticipated to begin in 2017/2018.

The Cardiac Center of Excellence (CCE) includes relocated existing departments, renovation and new construction in the existing 1985 building on the northwest corner of the main campus. The cardiac program will be moved from Level 1 down to the new CCE on the Main Level (ground level) relocating the Cardiac Short Stay, Cardiac Testing, and Cath Labs 1, 2 and 3 and related support areas (offices, storage, staff lockers and gowning space, etc.). Programs currently existing on the Main Level (Nuclear Medicine, Cardiac Outpatient Rehab, Wound Care, Hyperbaric Medicine and miscellaneous offices) will be relocated and/or renovated as a part of the CCE. The project will consist of the following:

Renovation/Demolition

- Main Level 10,000 SF
- Level 1 24,000 SF

New Construction

- Main Level 20,000 SF
- Level 1 20,000 SF

The Cardiac Center of Excellence addition will require changes to the existing parking lot. There will be a new patient drop-off provided, reconfiguration of existing parking and a modification to the loading dock vehicle access. It is anticipated there will be approximately 40-60 parking space removed due to the new addition. The campus has an excess of parking so this quantity loss will not require replacement. Relocation of storm sewer, sanitary sewer and potential dry utility lines are also anticipated. Site modifications will include regrading, repaving and drainage improvements. Landscape upgrades are anticipated in the disturbed areas and any new parking islands.

5. Master Plan 2017

Hybrid Operating Room – Addition

A Hybrid OR is larger size than other ORs to house more advanced equipment. This will be located at southwest corner of Surgery Department. Construction is anticipated to begin in 2017/2018

The Hybrid OR addition involves an expansion to the Surgery department on Level 1. The addition will be located on the southwest corner of the existing Surgery department and will include a Hybrid OR, supporting program including a control room, an equipment room, and associated Sterile Storage space. There will also be design and construction accommodating future additional operating rooms in this same addition. The addition is expected to maintain the ED drop-off and parking on the Main Level below. The project will consist of the following:

- New Construction**
- Level 1 14,000SF

Laboratory and Pharmacy Master Plan Study – Future Addition and Relocation

This is located at the northeast corner of main hospital, near the 1949 and 1959 building's – Main Level and Level 1. The construction is anticipated within 5 years but an actual date is not yet determined.

The Laboratory and Pharmacy relocations and addition are identified as the next priority after the Cardiac Center project. One master plan study located the future pharmacy on the Main Level infilling space between wings of the 1949 and 1959 buildings. Above this location is the study's future Laboratory located on Level 1, infilling space between wings of the 1949 and 1959 buildings, expanding across the drive and including demolition or incorporation of the existing St. Mary's Education Annex building. Both the Pharmacy and the Laboratory are being considered as a future design and construction work in an effort to accommodate a

move toward automated equipment, processing and work flows and a need for additional square feet.

There will be a need to provide some supportive site work at the time of this addition.

- New Construction Pharmacy study**
- Main Level 13,000 SF

- Laboratory study**
- Level 1 – 38,000 SF

Electrical Infrastructure Upgrades

Located throughout 1949, 1959, 1968, 1973, 1985, 1994 buildings. Construction is expected to begin in 2017.

The facility Electrical Infrastructure Upgrades work includes extensive assessment of the existing systems and condition of equipment, routing, panels, etc. The construction involved in these upgrades includes a new

mechanical room space located by the 1985 building on the Level 2 roof and the existing mechanical room. This additional room will house the Main Electrical Room, the Emergency Electrical Room and all associated equipment and routing and be fed from the Central Utility Plant. Renovation of existing space (below the new mechanical room) on Level 1 is included in this scope to house the Sub-Distribution Electrical Room and associated equipment. This room will distribute power from the Main Electrical Room to three designated portions for the building.

The scope of this job also includes assessing and providing rerouting/ organization or contingency plans for existing end-of-life equipment and existing routing and panels.

- Mechanical Room Addition**
- 4,000 SF
- Sub-Distribution Room**
- Level 12,000 SF

5. Master Plan 2017

Miscellaneous routing and infrastructure work

- Unknown SF

Miscellaneous Interior Renovations and Equipment Upgrades

St. Mary's is often in design or renovation of existing interior spaces in the main hospital and in other buildings on campus. Equipment needs to be upgraded (this sometimes requires modifications to the space the equipment is located within or near, too).

Advance Medical Pavilion Miscellaneous Interior Renovations

Located in the northeast corner of the Advance Medical Pavilion Building on Level 2.

MRI Equipment Replacement 1,000 SF internal work with ~1,000 SF of rooftop equipment and membrane

upgrades associated with the equipment replacement work described below. This will include installation of equipment through the exterior wall to the east and minor landscape replacement after installation. A barrier will be added on the north exterior wall to discourage pedestrians from approaching the building in this location for safety.

RF and Digital X-Ray Equipment Replacement

Located in the center of the Advanced Medical Pavilion Building on Level 2.

Scope includes ~1,500 SF of interior renovation for the equipment replacement in two imaging rooms on Level 2 of the Advanced Medical Pavilion. This work may include structural assessment and upgrade and therefore access from the ceiling grid in the space below. There will be no exterior renovation involved in this work.

Various Demolition and Additions Mentioned

St. Mary's is often in design or renovation of existing interior spaces and is considering the following projects within the 5 year Master Plan pending additional funding.

Retail Pharmacy considered at front entrance (#1)

**Demolition of Farrell Building
Demolition of 2323 North 7th**

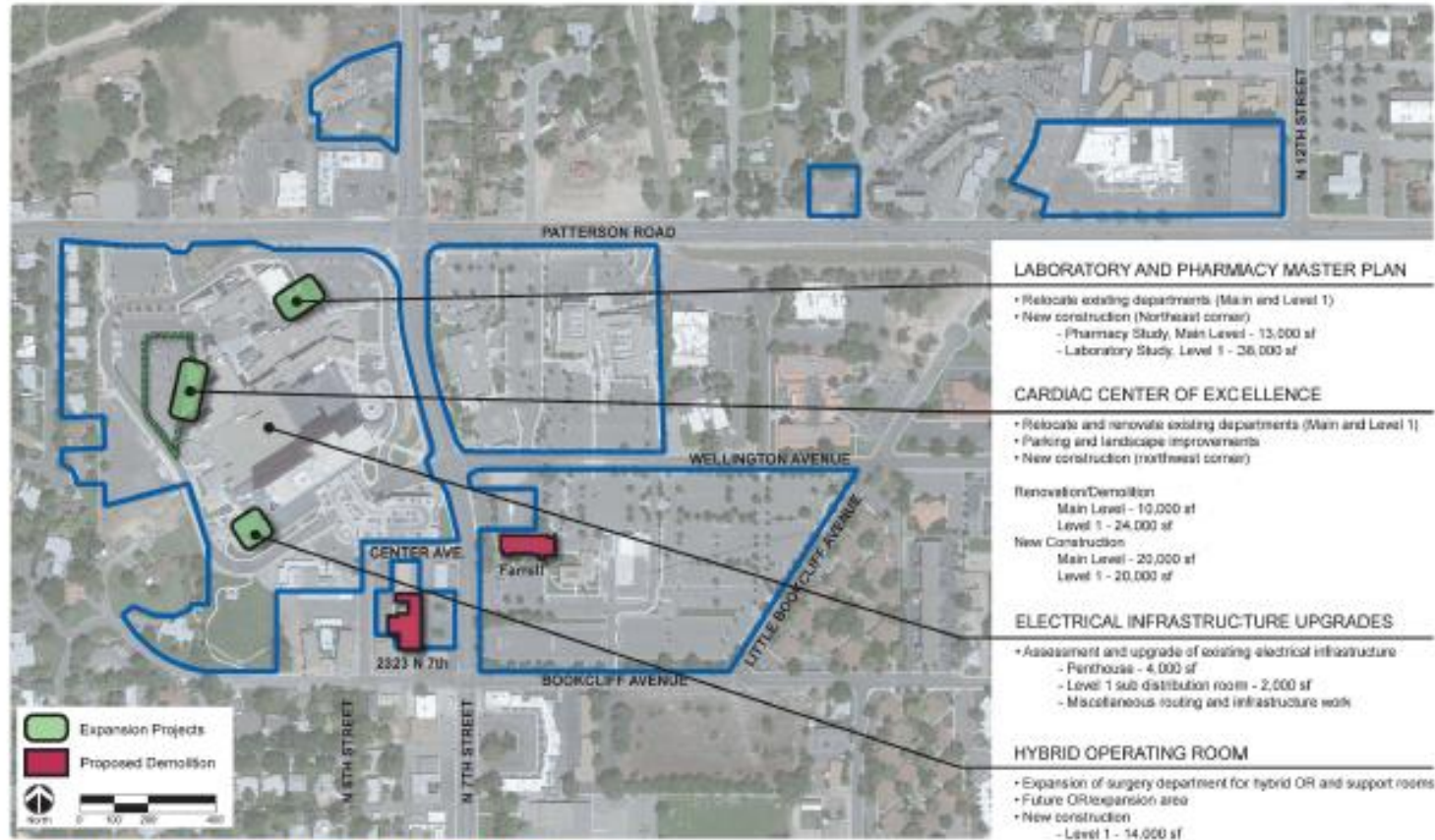
Master Plan 2017 Public Outreach

To assure that area residents were updated to our recent accomplishments and our Master Plan 2017 proposed projects, St. Mary's held a neighborhood meeting on September 1, 2016. The setting was an open house format where residents could come at their leisure and view the concept plans and speak to staff and consultants regarding the individual projects. Attendance

consisted of approximately 25 people. The issues that the hospital's neighbors raised and the graphic presentations shown at the meeting are included in the Appendix of this document.

A copy of the presentation that St. Mary's made at the neighborhood meeting is appended to this document.

5. Master Plan 2017



LABORATORY AND PHARMACY MASTER PLAN

- Relocate existing departments (Main and Level 1)
- New construction (Northeast corner)
 - Pharmacy Study, Main Level - 13,000 sf
 - Laboratory Study, Level 1 - 26,000 sf

CARDIAC CENTER OF EXCELLENCE

- Relocate and renovate existing departments (Main and Level 1)
- Parking and landscape improvements
- New construction (northwest corner)

Renovation/Demolition
 Main Level - 10,000 sf
 Level 1 - 24,000 sf

New Construction
 Main Level - 20,000 sf
 Level 1 - 20,000 sf

ELECTRICAL INFRASTRUCTURE UPGRADES

- Assessment and upgrade of existing electrical infrastructure
 - Penthouse - 4,000 sf
 - Level 1 sub distribution room - 2,000 sf
 - Miscellaneous routing and infrastructure work

HYBRID OPERATING ROOM

- Expansion of surgery department for hybrid OR and support rooms
- Future OR/expansion area
- New construction
 - Level 1 - 14,000 sf

St. Mary's Hospital and Medical Center 2017 Master Plan Projects

5. Master Plan 2017

Parking

Providing adequate parking was a major focus of Master Plans 2000 and 2005/06. In 2000, we identified an immediate shortage of 300 parking spaces that were forecast to worsen as the hospital served and employed more people. The proposed solution was multi-faceted and involved adding surface parking on the east campus and a 404-space parking garage on the west campus. Because the surface parking was designated primarily for employees, the Hospital sought—and received—a variance to the City’s requirement that employee parking spaces be within 1,000 feet of the entrance to the Hospital. In total, St. Mary’s has added nearly 900 parking spaces to accommodate employees, physicians, patients, visitors, vendors, and volunteers since 2000.

The map on the following page shows the location of 2,277 spaces on St. Mary’s main campus. As Master Plan 2017 was being developed, we revisited the parking demand

completed in 2011 to make sure the new city requirements and existing spaces would meet future demand. As the positive variance shows, St. Mary’s will not need additional parking spaces as part of the Master Plan 2017. Some parking will be removed as a result of building expansion and those numbers are reflected in the 2018 parking year on the following chart. At the time of this Master Plan, the proposed building remodel and expansions will only result in 27 additional full time employees (FTEs).

Additionally most employees park to the south and east of 7th and Wellington Street. The ultimate goal is for the employee parking protocol to require all employees to park there, including, nighttime staff.

Excluded from this assessment are 20 new spaces north of the main campus that were added at Rose Hill Hospitality House and 80 employee spaces in the “ATM lot” at 12th and Patterson.

Traffic Analysis

We were required, as part of Master Plan 2005, to provide a traffic study to evaluate the impact of the new hospital addition on vehicular traffic surrounding the campus. That analysis was submitted and approved following the implementation of two new Patterson Road right-turn lanes in place—the right-turn lane to St. Mary’s Patterson Road entrance, and the right-turn lane for Patterson eastbound to southbound 7th Street.

Because St. Mary’s is not proposing any major changes to the campus in the next five years, the City did not require a new traffic analysis for Master Plan 2011. The changes anticipated in the Master Plan 2017 are also determined not to require an additional traffic analysis.

5. Master Plan 2017



St. Mary's Hospital and Medical Center Parking
Map depicts the location and quantity of individual parking lots on campus.

5. Master Plan 2017

		2017		2018		2019		2020		2021		2022	
PARKING (reference page 30 for parking lot locations)		Total Demand		Total Demand		Total Demand		Total Demand		Total Demand		Total Demand	
Hospital	1 space per 2 beds ⁽¹⁾	299 beds	150	299 beds	150	299 beds	150	299 beds	150	299 beds	150	299 beds	150
	1 space per 1 employee	791	791	791	791	791	791	791	791	791	791	791	791
Farrell ⁽²⁾	1 space per 400 sf	9,126 sf	23	9,126 sf	23	-	-	-	-	-	-	-	-
Madden	1 space per 400 sf	7,600 sf	19	7,600 sf	19	7,600 sf	19	7,600 sf	19	7,600 sf	19	7,600 sf	19
Marillac Clinic	1 space per 250 sf	17,000 sf	68	17,000 sf	68	17,000 sf	68	17,000 sf	68	17,000 sf	68	17,000 sf	68
Medical Office Building (MOB)	Med Office Space: 1 space per 250 sf	41,146 sf	165	41,146 sf	165	41,146 sf	165	41,146 sf	165	41,146 sf	165	41,146 sf	165
	Office Space: 1 space per 400 sf	3,854 sf	10	3,854 sf	10	3,854 sf	10	3,854 sf	10	3,854 sf	10	3,854 sf	10
Annex ⁽³⁾	0 spaces per 400 sf	5,600 sf	-	5,600 sf	-	5,600 sf	-	5,600 sf	-	5,600 sf	-	5,600 sf	-
Advanced Medicine Pavilion ⁽⁴⁾	Med Office Space: 1 space per 250 sf	92,741 sf	370	92,741 sf	370	92,741 sf	370	92,741 sf	370	92,741 sf	370	92,741 sf	370
	Office Space: 1 space per 400 sf	15,259 sf	38	15,259 sf	38	15,259 sf	38	15,259 sf	38	15,259 sf	38	15,259 sf	38
Grand Valley Surgery Center & Dialysis	1 space per 250 sf	32,000 sf	128	32,000 sf	128	32,000 sf	128	32,000 sf	128	32,000 sf	128	32,000 sf	128
Totals	Total Demand	1,762		1,762		1,739		1,739		1,739		1,739	
	Total Supply	2,277		2,277		2,277		2,277		2,277		2,277	
	Excess Parking	515		515		538		538		538		538	

Footnotes

- (1) Reflects number of staffed beds
- (2) Assuming Farrell and 2323 N 7th are Demolished by 2019
- (3) Annex is for internal use only and therefore requires no additional parking spaces
- (4) The Advanced Medicine Pavilion is 108,000 total sf

5. Master Plan 2017

Open Space and Urban Trails

St. Mary's has long supported the city's urban trails program. Master Plan 2000 accomplished a number of projects that improved safety for bike riders and for pedestrians in and around the Hospital's campus. St. Mary's site layout supports the circumnavigation of the site by patients and visitors to promote a pedestrian friendly campus environment. Access to public mass transit Grand Valley Transportation (GVT) is accommodated at two stops on the campus for staff and clients. GVT provides both regular and para-transit options to the SMH campus. To relieve traffic along the Patterson Road corridor SMH provides GVT passes to staff which also offsets parking needs on campus. As the campus density increases SMH will analyze the development of additional parking on campus against increased utilization of public transit. Future planning at SMH will continue to acknowledge all forms of access and circulation (pedestrian, bike, vehicular, public transit) planning in relation to

current applicable codes as adopted by state / local officials. In addition, St. Mary's has continued to maintain St. Mary's Park at the southwest corner of the campus for the enjoyment of area residents and employees.

Drainage and Storm Water Management

The increase in the amount of developed hard surface acreage on the east and west campuses that occurred as part of Master Plan 2000 required a substantial increase in storm water management capabilities. Those needs were met by a combination of an upgrade to the surface detention basin in St. Mary's Park and construction of two underground detention systems on the east campus. An amendment to Master Plan 2000 called for constructing new underground storm water detention facilities in St. Mary's Park which was completed in 2006.

The surface detention basin located in St. Mary's Park was determined to be inadequate to accommodate

the needs of the west campus on completion of the Century Project. However, underground detention satisfied the requirements for detention, and at the same time, provided dual use of the site—initially, for contractor staging during construction as well as storm water detention, and finally, for an improved park surface for recreation in addition to underground detention. The engineering studies for the underground detention concluded that underground detention was the preferred solution.

Per the Final Drainage Report, unless we develop more than 1 acre of impervious surface we will not be required to add additional detention. The Master Plan 2017 will not trigger a need for additional drainage or storm water management.

Utilities

St. Mary's, together with the City of Grand Junction, reinstalled all major utilities underground along 7th Street, from Patterson Road to Center

Avenue, and along Patterson Road, from Mira Vista Road to 7th Street. This resulted in new utility piping and conduit for water, sanitary sewer, storm sewer, power, cable TV and telephone. In addition, it created a cleaner, more attractive environment along Patterson Road and 7th Street, and it has provided a safer site for both pedestrians and vehicles.

As part of Master Plan 2005, St. Mary's made significant upgrades to its central utility plant, adding new boilers and chillers and emergency generators. These upgrades allowed St. Mary's to increase its capacity as well as provide for necessary redundancy for critical hospital equipment. This upgrade also allowed for future expansion of the Hospital's physical plant on the existing site.

The Century Project provided domestic water (both City and Uta), fire protection water (City) and power services from new distribution hubs in both the upgraded central plant and in the hospital. We looped the site with both domestic water piping and fire

protection water piping and provided new fire hydrants as prescribed by the Grand Junction Fire Department. We installed a new underground storm water detention system beneath the surface of St. Mary's Park, providing for both increased storm water capacity and for a reconstructed, more people-friendly park. As part of the Century Project, St. Mary's also constructed a new utility tunnel on site, allowing underground transport for major utilities (steam, chilled water, normal and emergency power, and medical gases) from the central utility plant to the new addition.

The only utility changes anticipated as part of the Master Plan 2017 include and update to the main hospital electrical infrastructure upgrades and the relocation of the sanitary sewer and storm line due to the Cardiac Center of Excellence addition.

5. Master Plan 2017



St. Mary's Hospital and Medical Center Parcel Map
Parcel 7, as shown in the previous master plans, was sold and is shown as hatched.

5. Master Plan 2017

**Master Plan 2017
Building Coverage**

Note that Master Plan 2017 anticipates minor changes in site coverage for St. Mary's campuses.

There is no independent building construction proposed for any of the 12 parcels. Some parcels will include building expansion as described within the Master Plan 2017 section. The following chart indicates the Master Plan 2017 site coverage. Reference page 33 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Master Plan 2017 Site Coverage	% of Existing Site
1	20.53	894,287	364,032	40%
2	9.00	392,040	59,766	15%
3	11.60	505,296	14,123	3%
4	0.40	17,424	120	1%
5	4.25	185,130	62,948	34%
6	1.00	43,560	41,075	94%
8	1.65	71,874	8,149	11%
9	0.54	23,522	5,671	24%
10	1.52	66,211	14,214	21%
11	0.79	34,412	19,899	46%
12	0.15	6,534	-	0%
13	0.14	6,098	-	0%
Totals	51.57	2,246,389	585,997	26%

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

5. Master Plan 2017

**Master Plan 2017
Floor Area Ratio**

The Floor Area Ratio (FAR), which is used to illustrate density, is the ratio between building area and site area.

Note that an increase of density is proposed as part of Master Plan 2017 and is described within the section. St Mary's anticipates an additional 105,000 sf of building on the west campus. The following chart indicates Master Plan 2017 FAR. Reference page 33 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Master Plan 2017 Bldg Fix Area (in sf)	Floor Area Ratio as %
1	20.53	894,287	1,124,254	126%
2	9.00	392,040	140,000	36%
3	11.60	505,296	16,777	3%
4	0.40	17,424	108	1%
5	4.25	185,130	87,731	47%
6	1.00	43,560	-	0%
8	1.65	71,874	6,672	9%
9	0.54	23,522	3,092	13%
10	1.52	66,211	5,671	9%
11	0.79	34,412	19,899	58%
12	0.15	6,534	-	0%
13	0.14	6,098	-	0%
Totals	51.57	2,246,389	1,404,204	63%

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

Planning Approvals ⁶

6. Planning Approvals

Throughout Master Plan 2000, St. Mary's requested approval for each work element from the Planning Commission as a final plan. As a result, we submitted over ten Final Plans for review by the Planning Commission. For Master Plan 2005, however, we requested that individual elements of the Plan be submitted and reviewed by the Planning Commission as part of a Preliminary Plan, and that the Final Plan(s) for those individual work elements be administratively reviewed and approved by the Community Development Staff. This enabled St. Mary's to accomplish detailed planning for certain elements (for example, remodel design and construction) at the appropriate time, rather than all at once, at the outset of the project. This model will continue with the 2017 Master Plan with the Final Plan(s) for those individual work elements be administratively reviewed and approved by the Community Development Staff.

Concept Plan Drawings ⁷

7. Concept Plan Drawings

Concept plan drawings are presented on the following pages beginning with a site plan showing the general locations of the expansions. We also have some massing diagrams that were shown to the neighborhoods.

7. Concept Plan Drawings

Master Plan 2017
Proposed Projects

This image depicted an initial planning effort based on optimal square foot needs and location of renovation/expansion.



Master Plan 2017 Proposed Projects

7. Concept Plan Drawings

Master Plan 2017
Proposed Projects

These images depict preliminary massing of potential expansion for both the Cardiac Center of Excellence and Hybrid Operating Room. This is not intended to represent architectural design.



St. Mary's Hospital and Medical Center Cardiac Center of Excellence



St. Mary's Hospital and Medical Center Hybrid Operating Room

Summary ⁸

8. Summary

St. Mary's has now occupied all floors of the tower addition as was first noted as part of the Century Project more than six years ago. That project was the culmination of the hospital's long-term commitment to Grand Junction and to the entire service area. As hospitals in outlying areas add programs to serve their growing communities, St. Mary's has maintained its role as the area's premier regional medical center by adding the next higher level of service. The result is a diminishing number of service area residents who must travel great distances for health care.

This master plan update was approved in September of 2017 by the St. Mary's Board of Directors. Master Plan 2017 is a continuation of the five-year plans that were a collaborative process between the City and the Hospital. In developing the plan, St. Mary's acknowledges the generous support of the community as well as the helpful input from the City's planning staff, and respectfully seeks approval of this updated plan.



St. Mary's Hospital and Medical Center

Appendix

Appendix

A neighborhood meeting was held on September 1, 2016 in an open house setting at the hospital's fifth floor Saccomanno Education Center conference room. 193 invitations were mailed out and approximately 25 neighbors attended. There were representatives from the hospital, the City and the consultant team. The format had two manned stations with boards describing the 5-year plans for work on the St Mary's Hospital and Medical Center main campus.

Copies of the presentation boards, attendance sheets, and neighborhood comments are included within this appendix. The following are some additional general comments/questions that were discussed at the individual stations with the responses after.

Responses from questions raised during the Neighborhood Meeting include: September 1, 2016 related to the Master Site Plan

1. Are any of these projects going to happen for sure?

Answer: Some of these projects such as the demolition of some of the buildings might not happen during this five (5) year planning period. However, it is more than likely that the construction of the cardiovascular program, construction of the hybrid operating room, and some sort of expansion associated with either the lab or the pharmacy will happen over the next five years.

2. Will parking remain underneath the emergency department?

Answer: Yes the parking will remain under the emergency department. The hybrid operating room expansion actually takes place on the level above the emergency room and should not reduce any of the parking for the emergency room.

3. Is the hybrid used for trauma?

Answer: Yes the hybrid operating room can be used for trauma. However, it is predominately used for vascular and cardiac procedures where they use a combination of stents and open procedures to care for veins, arteries and components of the heart.

4. What will you do once you demolish the buildings?

Answer: We will demolish the building and just return them to landscaping as we have done on the southeast corner of 7th and Wellington and on the vacant lot within the mid-block of Center Street between 6th and 7th.

5. Will you have to close the street for demolition of the building south of St. Mary's?

Answer: The building south of St. Mary's that is planned for demolition is 2323 North 7th. That building is in the middle of the block. We don't anticipate having to close any streets but there will be an impact on traffic as they are doing the demolition.

Appendix

6. How long will the demolition of this building take?

Answer: We are not sure but we are not talking about a complex demolition. Previous demolitions have only taken a couple of days. This building might take a little longer.

7. What are the building services in these buildings that are being demolished?

Answer: 2323 North 7th is currently vacant and just used for storage. The Farrell building is currently being used for storage and for a computer training room. The computer lab will be replaced elsewhere on the campus.

8. Is there a sequence for these projects?

Answer: The first project we would like to commence is the expansion for the cardiovascular services and the hybrid operating services which we would like to commence construction in 2017. The Lab and Pharmacy will be towards the latter end of the five year period but no specific timeline is set. The demolition of 2323 North 7th Street and Farrell Building will probably take place later in the five year planning period as well.

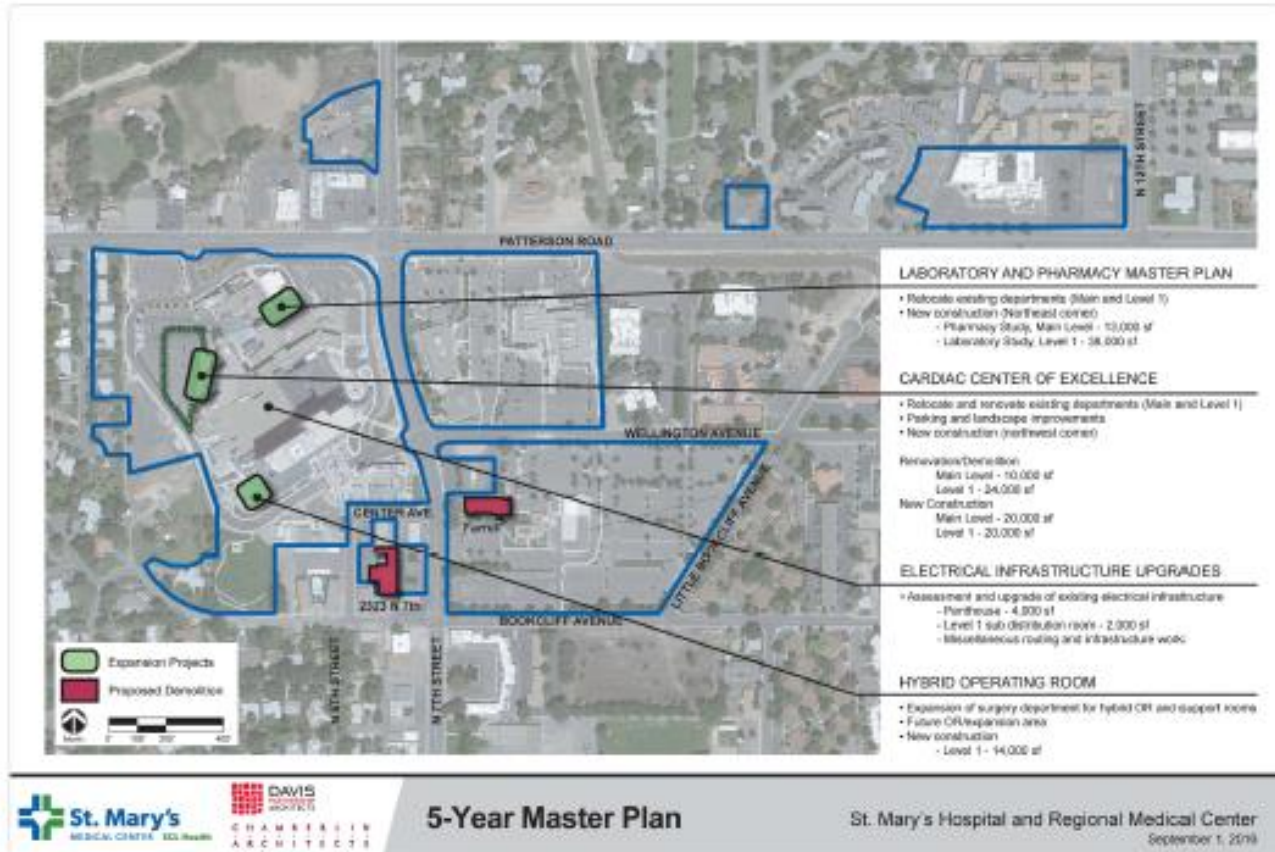
9. Will an addition be made to the parking structure?

Answer: The parking structure was not designed to go up any further so there is no opportunity for an addition to the parking structure.

10. Will you be expanding east of the pavilion?

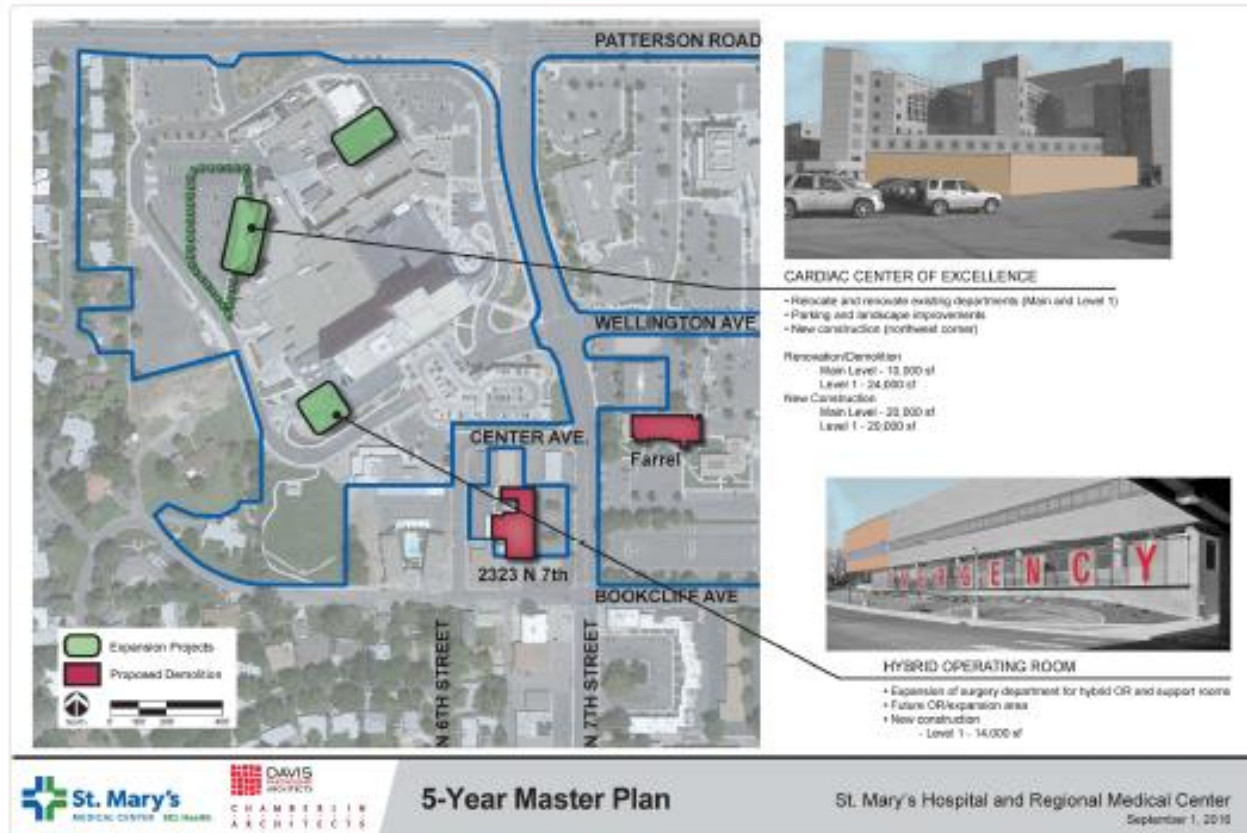
Answer: At this time we have no plans to expand the building and/or campus east of its current boundary next to the Pavilion.

Appendix



Informational Board Presented at Sept. 1, 2016 Neighborhood Meeting

Appendix



Informational Board Presented at Sept. 1, 2016 Neighborhood Meeting

Appendix

St. Mary's
MEDICAL CENTER | SCL Health

Neighborhood Meeting
Thursday, September 1, 2016
5:30 pm
Saccamanno Education Rm 1

Name (Print)	Address	Signature
Jim & Deb Spizer	2852 W 1 st Street	<i>Jim Spizer</i>
Kelly Morrison	590 Walnut	<i>Kelly Morrison</i>
Don Bunkholder	540 Cedar Ave	<i>Don Bunkholder</i>
Traci Ouma	806 Deban Way fruits	<i>Traci Ouma</i>
Galina Olson	510 Bookcliff Dr	<i>Galina Olson</i>
Steve & Amy Acappo	402/406 Bookcliff #105	<i>Steve Acappo</i>
Richard Hurd	2352 W 7th St suite D	<i>Richard Hurd</i>
Robert P. Orr	2700 G. Rd. 12A	<i>Robert P. Orr</i>
Richard/Janet Schrad	2305 No. 7th	<i>Richard Schrad</i>
David Berry	530 Hall Ave	<i>David Berry</i>
Christine Cox	580 Bookcliff #2	<i>Christine Cox</i>
Gil Madison	2575 N 8 th	<i>Gil Madison</i>
Scott Peterson	6777 Ravenna	<i>Scott Peterson</i>
Samantha Scungle	580 Bookcliff Ave	<i>Samantha Scungle</i>

Attendance Sheets from Sept. 1, 2016 Neighborhood Meeting

St. Mary's
MEDICAL CENTER | SCL Health

Neighborhood Meeting
Thursday, September 1, 2016
5:30 pm
Saccamanno Education Rm 1

Name (Print)	Address	Signature
Jane Finlay	482 Bookcliff Dr	<i>Jane Finlay</i>
Glen Dean	2525 N 8 th Grand Junction Co	<i>Glen Dean</i>
Leanne Delug	307 Bookcliff Ct	<i>Leanne Delug</i>
Nicole Johnson	346 Belaire	<i>Nicole Johnson</i>
Angela Lema		<i>Angela Lema</i>
Bob Hawks	602 Bookcliff	<i>Bob Hawks</i>
Pen Wagon	310 Cedar Ct	<i>Pen Wagon</i>
John Widentoff	550 Cedar Ave	<i>John Widentoff</i>
Linda Jones	604 Walnut	<i>Linda Jones</i>

Appendix

St Mary's 2017 Master Plan
 Neighborhood Meeting - September 1, 2016, 5:30 PM



Attendee Name:	Kelly McQuinn
Address:	590 Walnut
Phone/Email (optional):	816-916-1100 / mcquinn@ymca.com
Comment / Concern:	<p>Parking/Traffic in Residential area South of hospital (6th Street, Cedar, Walnut)</p> <p>→ people are respectful, but street parking limited →</p>

Neighborhood Comments from Sept. 1, 2016 Neighborhood Meeting

St Mary's 2017 Master Plan
 Neighborhood Meeting - September 1, 2016, 5:30 PM



Attendee Name:	Traci Douma
Address:	300 DeLeon Way Fritz (mailing)
Phone/Email (optional):	970-270-1100 / traci.douma@academy mortgage.com
Comment / Concern:	<p>I own 2 couple condos behind the parking garage in Villa Del Oro (500 Brookcliff Ave) I am wondering if there is a contact person that is in charge of housing for travelling nurses or if there are any other housing needs that might benefit from my contact information?</p>

Appendix

St Mary's 2017 Master Plan
 Neighborhood Meeting - September 1, 2016, 5:30 PM



Attendee Name: <i>Nicole Connan</i>
Address: <i>346 Belaire</i>
Phone/Email (optional)
Comment / Concern: <i>city</i> 1. People turn into <i>Pavia</i> <i>Vista</i> thinking it's St M's E.R. entrance. 2. lines on <i>Patterson</i> don't go far enough west for left turn onto <i>Pavia Vista</i> .

Neighborhood Comments from Sept. 1, 2016 Neighborhood Meeting

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

**A RESOLUTION APPROVING MASTER PLAN 2017 FOR
ST. MARY'S HOSPITAL AND ENVIRONS**

LOCATED AT 2635 NORTH 7th STREET

Recitals

St. Mary's Hospital has submitted to the City, Master Plan 2017 for the development of the hospital and the lands near to it that are dedicated to the provision of patient services.

Master Plan 2017 proposes the interior remodeling of several departments in the older areas of the hospital, including electrical infrastructure. Demolition of the Farrell Building (2320 N. 7th Street) and also the building at 2323 N. 7th Street. Renovation and new construction of an additional 40,000 sq. ft. (2-floors) for the Cardiac Center of Excellence. New construction of an additional 14,000 sq. ft. for the Hybrid Operating Room and the study the idea of constructing an additional 51,000 sq. ft. (2-floors) for the Laboratory and Pharmacy expansions. The construction and addition to the laboratory and pharmacy is anticipated within 5-years, but an actual date is not yet determined, so this expansion might be delayed until Master Plan 2022.

The Institutional and Civic Facility Master Plan process as defined in Section 21.020.190 of the Zoning and Development Code provides an opportunity for the early review of major institutional and civic facilities that provide needed service to the community. In accordance with this section of the Code, Master Plans such as that advanced by St. Mary's Hospital are now specifically encouraged and recognized as important planning tools. In this case the adopted plan as it is amended over time will be a guiding document on which both the community and the hospital can rely for many years to come.

In 2017, St. Mary's Hospital is celebrating 121 years of serving the health and medical needs of area residents and visitors. St. Mary's Hospital currently owns and consists of numerous properties that make up a total of 51 acres.

St. Mary's campus and associated properties are zoned Planned Development.

On the 13th day of December, 2016, the Grand Junction Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that Master Plan 2017 for St. Mary's Hospital be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Master Plan 2017 for St. Mary's Hospital is approved and more particularly described in Community Development Division file number FMP-2016-486.

Master Plan 2017 will be valid for five (5) years until 2022

ADOPTED this _____ day of ____, 20__.

ATTEST:

President of the Council

City Clerk