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**GRAND JUNCTION CITY COUNCIL
MONDAY, FEBRUARY 5, 2018**

**PRE-MEETING (DINNER) 4:30 P.M. ADMINISTRATION CONFERENCE ROOM
WORKSHOP, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

- 1. Introduction of the New Grand Junction Regional Airport Authority Executive Director**
- 2. Discussion Topics**
 - a. Riverfront Update
 - i. Former Jarvis Property Conceptual Plan
 - ii. RIO Developments at Riverside Park and Bicycle Playground
 - b. Lunch Loop Trail and Trailhead Update
- 3. Next Workshop Topics - March 5, 2018**
 - a. Invocation Discussion
 - b. Lodging Tax
- 4. Other Business**

What is the purpose of a Workshop?

The purpose of a Workshop is for the presenter to provide information to City Council about an item or topic that they may be discussing at a future meeting. The less formal setting of a Workshop is intended to facilitate an interactive discussion among Councilmembers.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send an email (addresses found here www.gjcity.org/city-government/) or call one or more members of City Council (970-244-1504);
 2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
 3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 6 p.m. at City Hall) and provide comments during "Citizen Comments."
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Grand Junction City Council

Workshop Session

Item #2.a.

Meeting Date: February 5, 2018

Presented By: Tamra Allen, Community Development Director, Rob Schoeber, Parks and Recreation Director

Department: Community Development

Submitted By: Kathy Portner, Community Services Manager
Traci Wieland, Recreation Superintendent

Information

SUBJECT:

Riverfront Update

- i. Former Jarvis Property Conceptual Plan
- ii. RIO Developments at Riverside Park and Bicycle Playground

EXECUTIVE SUMMARY:

Former Jarvis Property

Presentation of the draft concept plan for the City-owned property, formerly owned by the Jarvis family, as developed by a team of stakeholders. The concept plan includes a road network and identifies development pods with specific types of uses, including parks and open space, commercial/industrial and mixed use. The stakeholder group is also recommending naming the future project area as the Riverfront at Dos Rios.

RIO Developments

RIO is a local planning effort funded by the Great Outdoors Colorado (GOCO) Inspire Initiative aimed at nurturing a lifelong connection to the outdoors for underserved youth. The City received an initial \$75,000 planning grant to work with a coalition of nine organizations. This planning effort resulted in an implementation application that was ultimately not funded by GOCO. The unfunded program and pathways portions of the Inspire Initiative are being addressed by Riverside Educational Center, and the unfunded place improvements at James M. Robb River State Park – Connected Lakes Section are being addressed by Colorado Parks and Wildlife. The remaining unfunded place improvements are on City owned property and include Riverside Park and the former Jarvis property.

GOCO staff has encouraged the City to pursue a future Local Park and Outdoor Recreation (LPOR) grant for the unfunded improvements which include closure of Riverside Park Drive to allow realignment of the Riverfront Trail, a larger picnic shelter, a larger basketball court, parking in the alley, curb, gutter, and sidewalks around the park and along the trail, split rail fencing, and a bicycle playground located on the former Jarvis property.

The estimated project total is \$725,000 and secured funding includes \$73,686 from a Community Development Block Grant and \$25,000 One Riverfront for a total of \$98,686. If a \$350,000 GOCO grant is secured, the project would need to secure an additional \$276,000. A Council resolution will be required and would likely be considered by Council in October of 2018. The grant application will be due in early November 2018, so there is time to consider other funding opportunities including grants, private fundraising, Conservation Trust Fund, Parkland Expansion Fund, and future CDBG.

BACKGROUND OR DETAILED INFORMATION:

Former Jarvis Property

The City acquired the approximately 60-acre property formerly owned by the Jarvis family in 1990. The property is located on the north bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood. Since that time, the property has been cleared, the Riverfront Trail extended, and a backwater pond for endangered fish was created between the trail and River. The developable acreage was purchased with the intent of future redevelopment.

In response to recent interest in the property, the has City worked with a local stakeholder group to develop a conceptual plan for the property. A design charrette facilitated by Ted Ciavonne was held on November 3, 2017 and included a stakeholder group that represented a variety of interests including the Riverside neighborhood, a local developer, economic development partners, potential property owners and city staff. The resulting concept plan depicts the main circulation through the property with two points of access to Riverside Parkway. Development pods are identified for specific types of uses, including approximately 18 acres for parks and open space, 18 acres for commercial/industrial and 13 acres for mixed use.

The stakeholder group also convened to discuss the naming of the property and the related future development. After generating innumerable name ideas and much discussion, the stakeholder group is recommending the Council consider naming and branding the property and future project area as the Riverfront at Dos Rios. This name recognizes this area as being the west bookend of the riverfront development with the east end being Riverfront at Las Colonias as well as recognizes the relationship to the history of the Riverside neighborhood and the junction of the Gunnison and Colorado

Rivers.

The next steps for the project will include further refinement of the concept plan including a higher level of detail of the specific uses within each development pod, developing engineered drawings for necessary infrastructure and the development of cost estimates.

RIO Developments

RIO is a local planning effort funded by the Great Outdoors Colorado (GOCO) Inspire Initiative aimed at nurturing a lifelong connection to the outdoors for underserved youth. The City received an initial \$75,000 planning grant to work with a coalition of organizations including Colorado West Land Trust, Colorado Parks and Wildlife, Riverside Educational Center, School District 51, Colorado Canyons Association, One Riverfront, Partners, and Mesa County Public Health. The Coalition developed an implementation application to develop and improve programs, pathways (youth leadership opportunities), and places. The RIO coalition did not receive implementation funds as part of the fall 2017 funding application, and GOCO has no plans at this point in time to continue with future funding cycles. The implementation of unfunded program and pathway components are currently being addressed by Riverside Educational Center who has secured almost \$65,000 to implement a portion of the planned improvements. Unfunded place improvements included improvements to James M. Robb River State Park – Connected Lakes Section, Riverside Park, and the former Jarvis property. Colorado Parks and Wildlife is pursuing other options with GOCO for funding the improvements at Connected Lakes.

To address the unfunded place improvements at Riverside Park and for the bike playground, GOCO staff encouraged the City to pursue a future LPOR grant. These grants are typically due in early November of each year, and have been awarded for Las Colonias Phase I, Lincoln Park, and Rocket Park. The Las Colonias Park Boat Launch is currently under review for this year's cycle. A 25% total project match is required with 10% of that being in cash. Maximum grant awards are \$350,000. Staff has communicated with the LPOR program manager, and he is supportive of the grant application and feels it is a good fit given the level of community involvement, GOCO's ongoing support of the Riverfront Trail, and the project's connection to the recently awarded Lunch Loop Trail.

The RIO coalition worked closely with the Riverside neighborhood to develop a conceptual plan that includes the following major components: closure of Riverside Park Drive to allow realignment of the Riverfront Trail, a larger picnic shelter, a larger basketball court, parking in the alley, curb, gutter, and sidewalks around the park and along the trail, split rail fencing, and a bicycle playground located on the former Jarvis property. The bicycle playground concept was included in the former Jarvis property master planning discussions and is strongly supported by those involved. This amenity

can easily be constructed in a linear fashion along the existing Riverfront Trail and can be relocated based on future development and the approval of the master plan.

FISCAL IMPACT:

Jarvis Property

Fiscal impacts are to be determined as the design concepts are finalized. Currently, the budget does not contain funding for the implementation of this concept plan.

RIO Developments

The estimated total project cost is currently \$725,000. Secured funding includes: \$73,686 CDBG and \$25,000 One Riverfront for a total of \$98,686. These limited funds will only complete a small portion of the overall project's needs and goals as determined by the neighborhood. GOCO staff encouraged consideration of an LPOR grant request in November of 2018 to assist in what GOCO considers a very worthy project. LPOR funding is typically due in November of each year, is capped at \$350,000, and requires 25% of total project cost in matching funds with 10% of that being in cash. An additional \$276,000 is necessary to meet grant requirements and complete the project. Options for additional funding include:

- Grants from local foundations and the Colorado Health Foundation
- Private fundraising from former Jarvis property current and future land owners and other interested parties
- 2019 and/or 2020 Conservation Trust Fund
- 2019 and/or 2020 Parkland Expansion Fund
- 2018 CDBG

SUGGESTED ACTION:

Former Jarvis Property

Staff is seeking direction from City Council regarding the conceptual plan and the proposed naming recommendation.

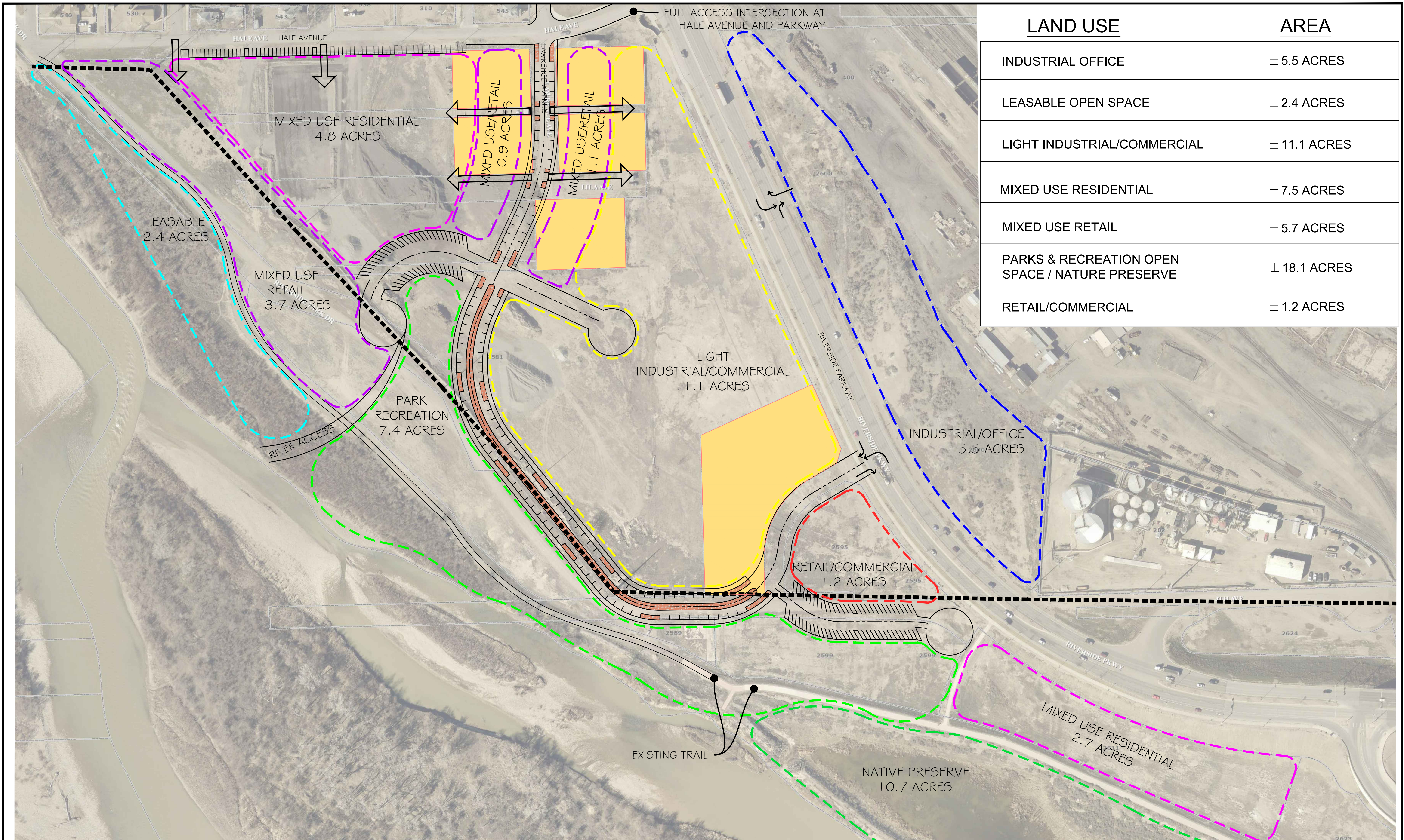
RIO Developments

Direction is needed from City Council to determine if pursuit of an LPOR grant application is desired. LPOR applications will be due in early November of 2018, so all City funding discussions can be included as part of the 2019 budget process. A resolution will be required as part of the application and would be on a Council agenda in October of 2018 leaving adequate time to pursue other grant and fundraising opportunities. Direction is also requested to determine interest in consideration of a 2018 CDBG funding request.

Attachments

1. Former Jarvis Property Conceptual Plan
2. Riverside Park Conceptual

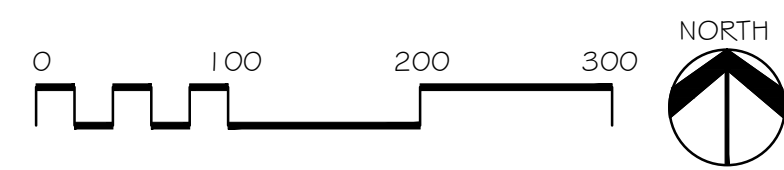
3. Bicycle Playground Conceptual



LAND USE	AREA
INDUSTRIAL OFFICE	± 5.5 ACRES
LEASABLE OPEN SPACE	± 2.4 ACRES
LIGHT INDUSTRIAL/COMMERCIAL	± 11.1 ACRES
MIXED USE RESIDENTIAL	± 7.5 ACRES
MIXED USE RETAIL	± 5.7 ACRES
PARKS & RECREATION OPEN SPACE / NATURE PRESERVE	± 18.1 ACRES
RETAIL/COMMERCIAL	± 1.2 ACRES

RIVERFRONT AT DOS RIOS - 60' RIGHT OF WAY

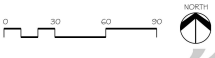
12-22-2017



CIAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciaovonne.com
 970-241-0745 (P) 970-241-0765 (FX)



RIVERSIDE AREA CONCEPT



CIAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 202 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciaovonne.com
 970-241-0742 (P) 970-241-0765 (F)



JARVIS AREA CONCEPT



GIANNINI, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
300 N. 700 STREET, CHANDLER, ARIZONA 85226
PH: 480.948.1100 FAX: 480.948.1101



Grand Junction City Council

Workshop Session

Item #2.b.

Meeting Date: February 5, 2018

Presented By: Trent Prall, Public Works Director

Department: Public Works - Engineering

Submitted By: Trent Prall, Public Works Director
Traci Wieland, Recreation Superintendent

Information

SUBJECT:

Lunch Loop Trail and Trailhead Update

EXECUTIVE SUMMARY:

The Lunch Loop Trail (also referred to as the Monument Road Trail) is a proposed 1.5 mile trail that connects the No Thoroughfare trail to the Lunch Loop Trailhead. This link will connect users from the Riverfront Trail system to one of the most popular trail systems in Mesa County. The proposed shared use path will extend from D Road and Monument Road, where the No Thoroughfare trail ends, south to the Lunch Loop trailhead. Once complete, the paved trail will help promote walkability and bikeability and connect people of all ages and abilities to trail recreation.

The City and Colorado West Land Trust are partnering to secure almost \$2.5 million in funds to complete the project. Including the \$1.5 million from Great Outdoors Colorado (GOCO) Connect Initiative, nearly \$2.1 million has been secured from other grants and foundations. The balance of the project will be secured with two additional grant applications that are currently under consideration by the funders. Construction of the trail will begin in the fall of 2018 and completed in the spring of 2019.

Planning for the corridor and trailhead was funded by the Rivers, Trails, and Conservation Assistance (RTCA) Technical Assistance Grant through the National Park Service and involved many partner organizations as well as the community at large to determine support for the paved Lunch Loop Trail, its alignment, and trailhead amenities. A final public meeting was held in October of 2017 to discuss trailhead improvements and receive comments on the alignment for the Lunch Loop Trail. Cost

estimates are being developed for these additional improvements to be phased as funds become available. Colorado West Land Trust is committed to assisting with fundraising activities.

BACKGROUND OR DETAILED INFORMATION:

In September of 2017, GOCO awarded the City of Grand Junction \$1.5 million through its Connect Initiative to construct the 1.5 mile Lunch Loop Trail that connects the No Thoroughfare trail to the Lunch Loop Trailhead. Upon completion, this project will connect the Riverfront Trail, downtown Grand Junction, area neighborhoods including Riverside, James M. Robb River State Park - Connected Lakes Section, the Audubon Trail, Lunch Loop, and Three Sisters open space. The trail will provide a connection to one of the most popular trail systems in Mesa County, Lunch Loop/Tabeguache, with 120,000 families, youth, residents, and visitors using the area each year. This proposed path will extend approximately 1.5 miles from D Road and Monument Road, where the No Thoroughfare Trail connector ends, south to the Three Sisters and along No Thoroughfare Wash to the Lunch Loop trailhead, bike park, and parking area.

Colorado West Land Trust is partnering with the City to raise the almost \$2.5 million necessary for completion. Secured funding to date is almost \$2.1 million with \$400,000 yet to be secured. Two additional grants have been submitted and are awaiting approval to secure the balance of the project cost. These include a Gates Family Foundation application and a Colorado State Trails application through Colorado Parks and Wildlife. Notification will be made in the spring of 2018. Construction will begin in the fall of 2018 with the balance being completed in the spring of 2019. A tentative ribbon cutting date is set for National Trails Day on June 2.

The planning process for the Lunch Loop Trail was a component of a larger planning process funded by the RTCA Technical Assistance Grant through the National Park Service. This planning process has engaged the City, County, Bureau of Land Management, Colorado West Land Trust, and the community at large to develop the design of the shared use trail along Monument Road and design trailhead improvements that enhance safety and user experience. The process included a series of public engagement processes that defined support for the paved Lunch Loop Trail, its alignment, and other outdoor recreation amenities along the Monument Corridor.

Local partners and the RTCA hosted a final public meeting in October of 2017 to present proposed improvements to the Lunch Loop trailhead and parking area as well as proposed trail alignments. This meeting concluded a year-long process that documented public concerns about safety and trail user experiences at the growing and often over crowded Lunch Loop trailhead. Throughout focus group sessions and public meetings, resident stakeholders requested a shift in the actual trail access away from the parking lot entrance, a kiosk, shade structure, improved parking lot surface, and more. These improvements have been documented and cost estimates are being

developed for these additional improvements. Our partners, including the Colorado West Land Trust, will engage the community in raising funds for these improvements, and phased improvements will be made as funds become available.

FISCAL IMPACT:

Nearly \$2.1 million has been secured to date for completion of the Lunch Loop Trail. Two additional grant applications are currently being considered: Gates Family Foundation for \$175,000 and the Colorado Parks and Wildlife (CPW) Colorado State Recreational Trails Grant for \$225,000. These funds will secure for the balance of the almost \$2.5 million project. Notification will occur in April of 2018 allowing construction to move forward in the fall of 2018 and be complete in the spring of 2019.

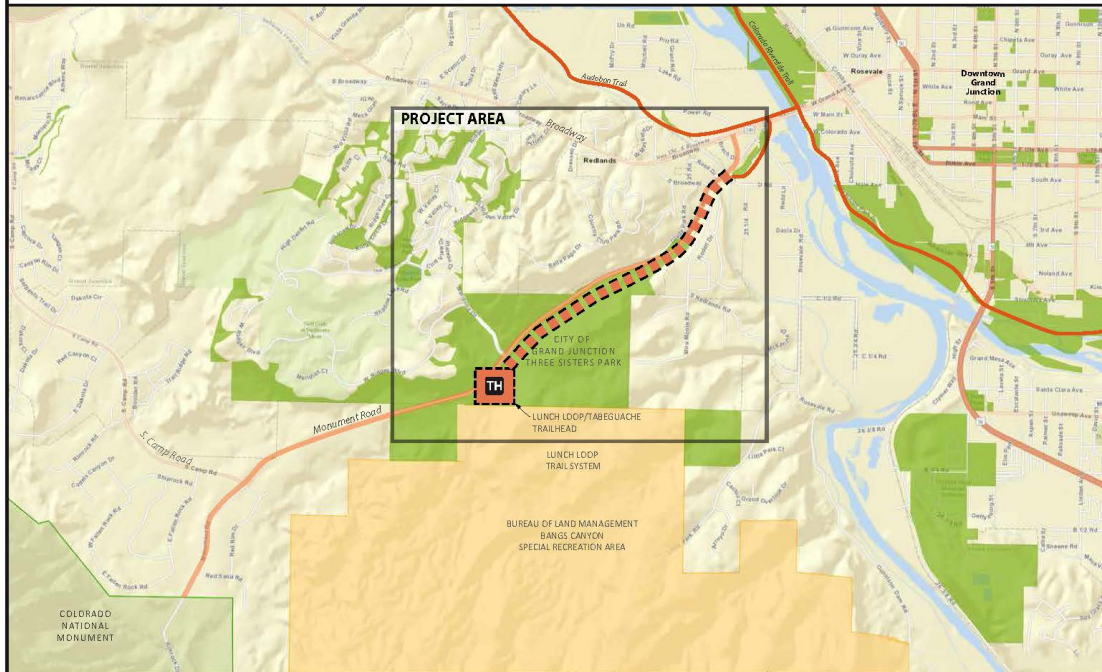
SUGGESTED ACTION:

No action is required.

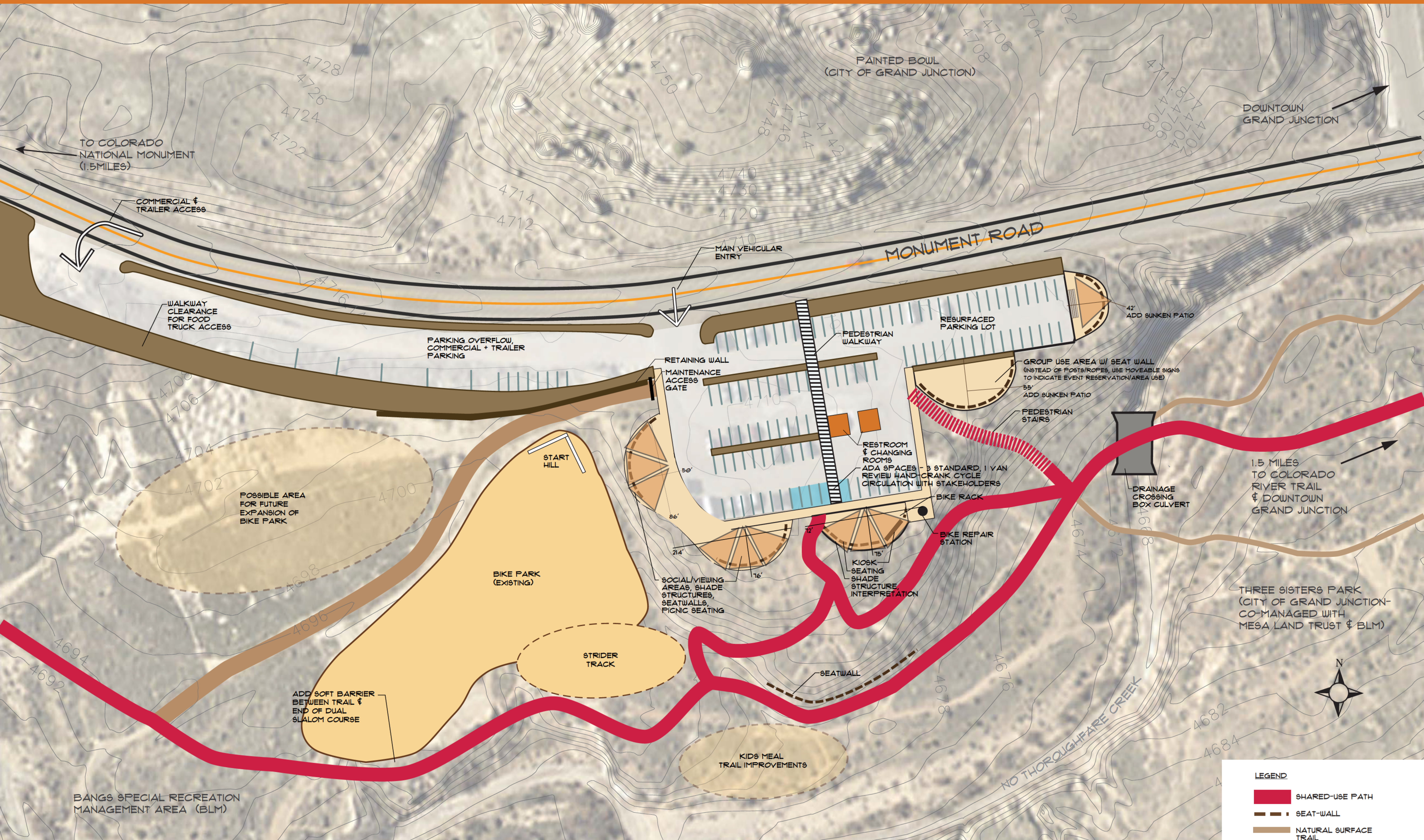
Attachments

1. Lunch Loop Trail Project Area
2. Additional Trailhead Improvement Concepts

Monument Corridor Shared-Use Trail & Lunch Loops/Tabeguache Trailhead Enhancement Project
Project Context Map 2/2017 City of Grand Junction, Mesa County CO



MONUMENT CORRIDOR TABEGUACHE/LUNCH LOOPS TRAILHEAD REDESIGN - CONCEPTUAL MASTER PLAN



LEGEND

	SHARED-USE PATH
	SEAT-WALL
	NATURAL SURFACE TRAIL
	SHADE STRUCTURE