

Parks and Recreation Advisory Board Minutes Regular Meeting – April 5, 2012

Item 1: Meeting Called to Order by Lenna Watson at 12:04 p.m.

Meeting Location: Parks and Recreation Administration Office

Roll Call

Board Members Present: Lenna Watson
Scott Coleman
Dr. William Findlay
Tawny Espinoza
Dr. Scott McBrayer
Jim Doody (Ex-Officio)

Board Members Absent: David McIlroy
Bart Dickson

Parks & Recreation Staff Present: Rob Schoeber, Director
Tressa Fisher, Administrative Specialist
Mike Vendegna, Parks Superintendent

Guests: Dave Thornton, City of Grand Junction
Tim Moore, City of Grand Junction

Item 2: Approval of Minutes

Dr. William Findlay moved to approve the March 1, 2012 Parks and Recreation Advisory Board minutes. Dr. Scott McBrayer seconded. The minutes were approved unanimously.

Motion adopted by the Parks and Recreation Advisory Board: Yes 5 No 0

Item 3: North Avenue Update – Dave Thornton

Tim Moore and Dave Thornton discussed the proposed 25 year plan for the North Avenue corridor, stating an advisory committee has been formed of business owners along the corridor, which runs from 1st Street to the business loop). Numerous studies and planning have occurred during the past 4 – 5 years while developing the proposed plan (See attached). Discussion ensued regarding the vacancy rate along North Avenue, which is currently at 11.4% (double the rest of the City combined) and continues to increase. Dave Thornton discussed the plans to establish an overlay zone district and stated the committee is looking for input regarding ways to revitalize the corridor. Discussion ensued with the Board members expressing the need to develop an incentive program for businesses to develop on North Avenue versus out by the mall. The Board members agreed to discuss the plan further at a future meeting, allowing time for them to think about the challenges and come back with their suggestions.

Item 4: Stadium Operations

Rob Schoeber provided an update on the stadium project, of which the fees and charges were presented to City Council last night (See attached). The Parks and Recreation staff will begin taking reservations from

the general public on April 16, 2012. The liquor survey of over 200 surrounding homes was recently completed, and received a 95 % approval rating for selling alcohol in the stadium. This was a very high approval rating, as usually communities see a 60% opposed rate. Rob Schoeber also briefly discussed the 1% for the Arts proposal, stating PIAB has proposed the program purchase the framework for a banner system on the south side of the tower's concrete wall.

Item 5: Project Updates

Rob Schoeber reported on the status of the Lincoln Park waterslide repairs, stating the contractor is scheduled to begin next week and is anticipating a three week reconstruction period. At this time, the contractor is saying the slide will be repaired and opened in time for the season.

Mr. Schoeber stated the rounds at the golf courses are fantastic, with the best quarter the courses have seen in a very long time. The food concessionaires are receiving very good comments and appear to be working out great.

Mike Vendegna expressed excitement, stating the bids came in for the Lincoln Park restrooms nearly \$60,000 under the engineer's estimate. The bid award will go to City Council for approval in two weeks, if awarded, construction will start immediately on both restrooms at the same time.

Mr. Vendegna reported on the status of the new Canyon View Park parking lot, stating it is already being used before it has even been completed, which indicates what a significant need there is for additional parking. The new parking lot will provide an additional 100 spaces, and the project will include completing the walking path around the park. The Canyon View pump project is going well and is currently ahead of schedule.

Item 6: For the Good of the Community

No additional items were discussed.

Item 7: Adjourn

Meeting adjourned at 1:10 p.m.

Respectfully submitted,

Tressa Fisher
Administrative Specialist

Questionnaire

North Avenue Zoning Overlay District

Plan Implementation

We want your Input:

As we think of Corridor Revitalization:

- What are things you would like to see emphasized for improving North Avenue?

- What land uses on the Corridor do you think would complement Lincoln Park and Stadium Facilities?

As we think of creating a streetscape for North Avenue, expanding and enhancing the streetscape will have direct impacts to Lincoln Park.

- What types of elements (street furniture, bus pull-outs, landscaping, hardscape features, public art, pedestrian lighting, etc.) would you like to see for this section of the corridor?



Please submit your comments to David Thornton
Email: (davidt@gjcity.org), phone: (970)244-1450
Parks Advisory Board Comment Sheet.doc

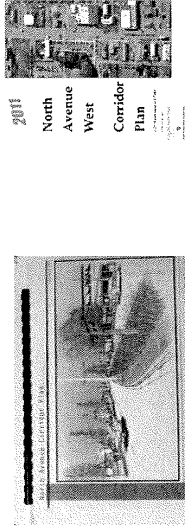
Planning the North Avenue Corridor Overlay District

Parks Advisory Board Meeting

April 5, 2012

Presented by:
David Thornton, Principal Planner
City of Grand Junction

North Avenue Corridor Plans

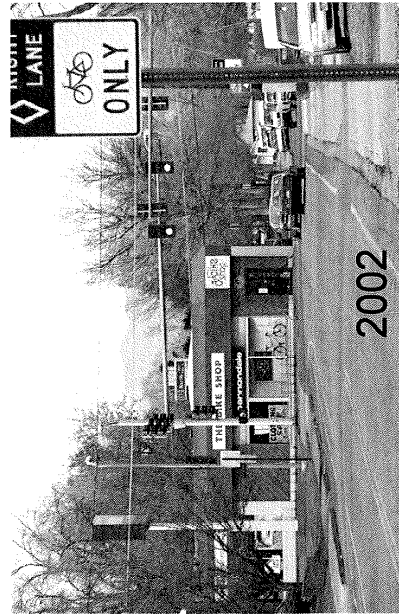


In 2007 and 2011 the Corridor Plans for North Avenue were completed.

It is now time to implement those Plans.

If we plan our City for cars and traffic, we will get cars and traffic.

If we plan for people and places, we will get people and places.



North Avenue Corridor Plan

Vision

The North Avenue Corridor Plans supports the vision of the Comprehensive Plan of becoming the most livable community west of the Rockies.

Planning the corridor will help the City become more livable by creating a place or corridor to

- City Center,
- Colorado Mesa University facilities,
- Veteran's Hospital medical facilities,
- Lincoln Park sports facilities,
- Historic neighborhoods,
- Existing and future residential neighborhoods, and
- Regional retail and employment opportunities.



North Avenue Corridor Plan

The Plan Established 4 Guiding Principles

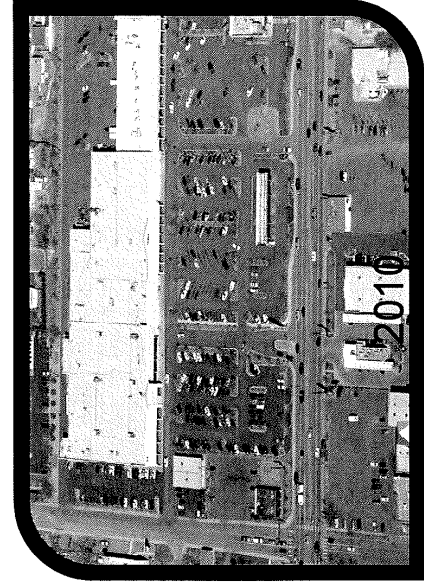
- **Safety** – Establishing a multi-modal approach by promoting pedestrian safety and key locations for pedestrian crossings, creating safe access routes for bicycles, (i.e. dedicated bike lanes) constructing bus pullouts and public stops for transit passengers and maintaining an efficient street for all motorized traffic.
- **Aesthetics** – Creating standards that support the vision and corridor as a destination and a crossroad.
- **Placemaking** – Envisioning North Avenue holistically, a corridor that is a destination itself, not simply a street to travel through.
- **Neighborhood Impacts** – Minimize future impacts to existing neighborhoods north and south of the corridor.

North Avenue Corridor Plan

Revitalizing North Avenue

The need to revitalize North Avenue became more evident in recent years as more businesses have closed down or moved to other parts of the community.

Over the past year City Planning Staff conducted vacancy surveys of existing commercial buildings inside the city limits along North Avenue as well as the rest of the City. Results are as follows:



North Avenue vs. City Vacancy Rates

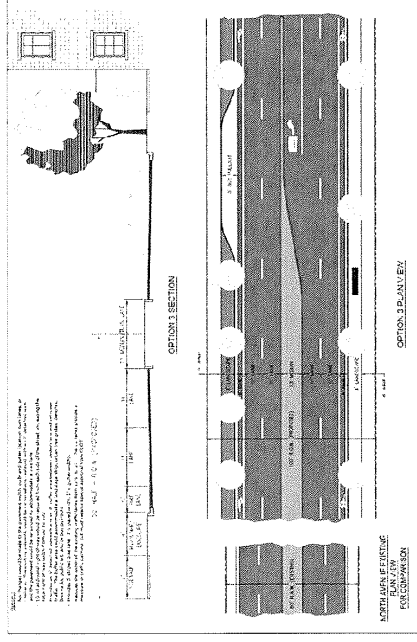
<u>Date</u>	<u>North Ave.</u>	<u>Citywide</u>
January 2011	11.4%	6.4%
August 2011	13.65%	6.6%
January 2012	13.2%	6.9%

North Avenue Corridor Plan

Plan Elements

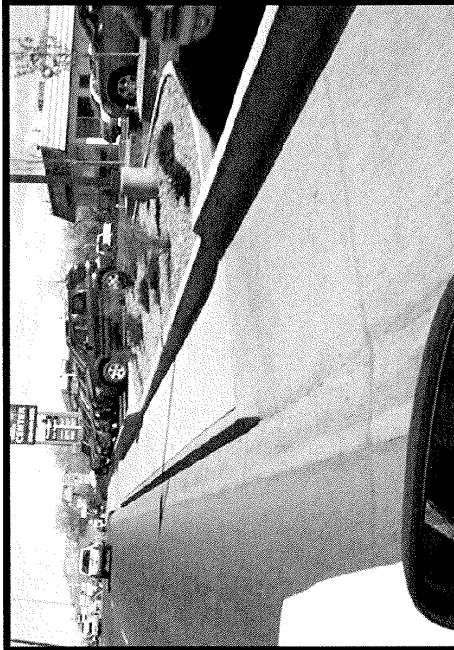
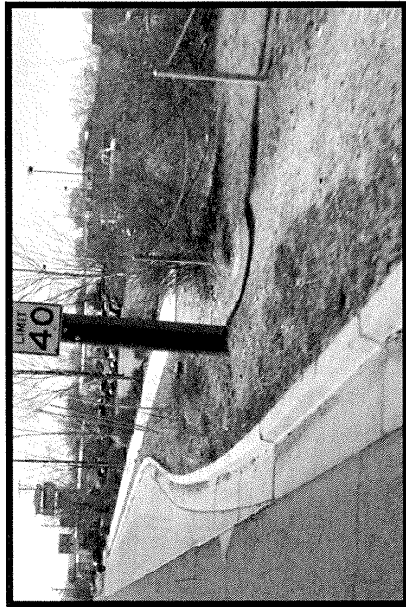
- Creating a more Unified Street Edge
- Designing safe Street Intersections
- Providing safe Pedestrian Crossings
- Establishing a North Avenue Streetscape
- Placing new Buildings adjacent to the street
- Consolidating curb cuts where possible
- Encouraging Mixed Use – Residential/Commercial/Retail
- Providing safe Transit locations
- Improving Signage

Street Cross-Section



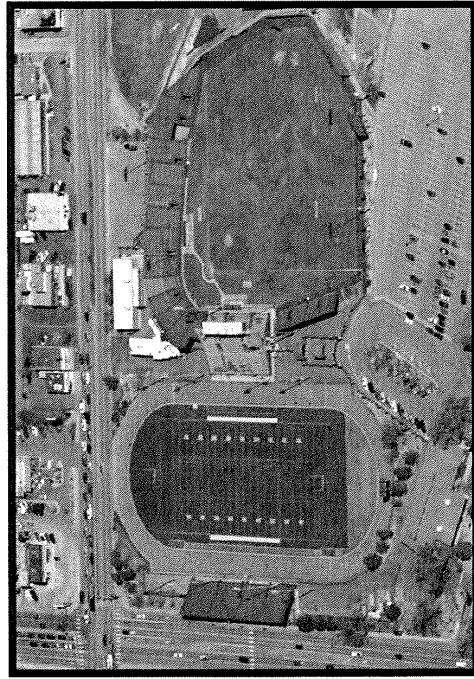
- No change to pavement width.
- 10' of additional right-of-way is required from each side of the street.
- Provides an 8' detached sidewalk and an 8' buffer area.
- Provides 5' striped bike lane (3 1/2' paved, 1 1/2' gutter width).
- Reduces the width of the existing traffic lanes from 13 1/2' to 11'.

Existing Conditions Along the Corridor

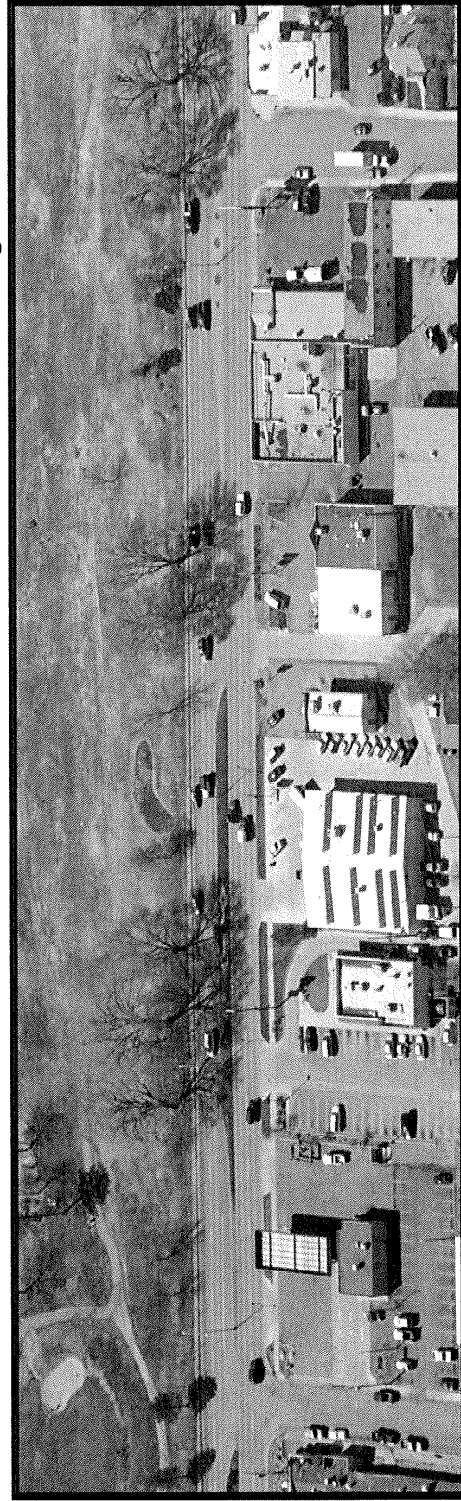


A Little Bit
of
Everything

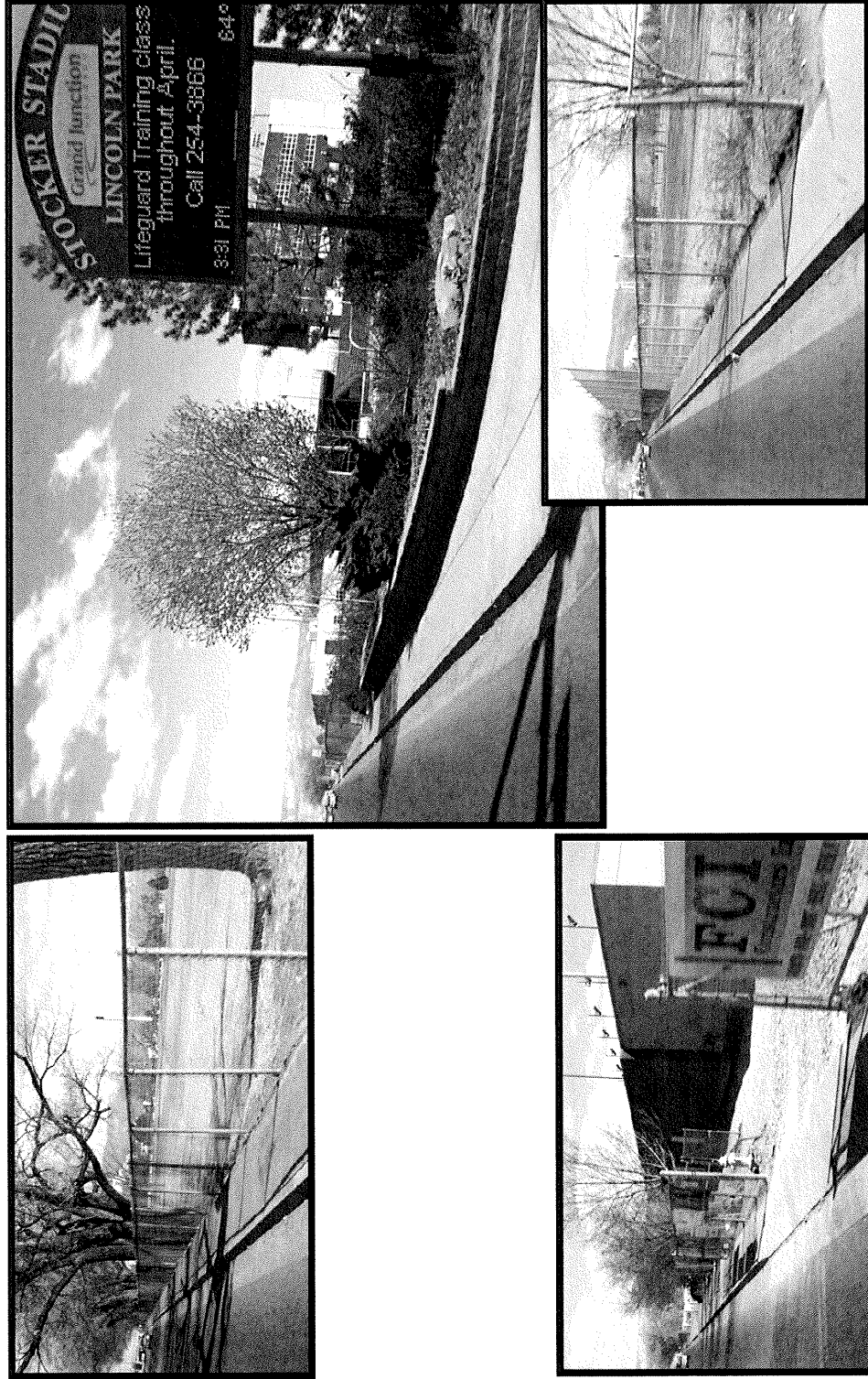
Lincoln Park's Interaction with North Av



Lincoln Park has a half mile of North Avenue street frontage



Lincoln Park's Interaction with North Av



Plan Implementation

Overlay Zone District

What is an Overlay Zone District?

- A regulatory tool that creates a special zoning district, placed over an existing base zone(s).
- Identifies special provisions in addition to those in the underlying base zone.
- Regulations or incentives are attached to the overlay district to protect or guide development within the Corridor.
- It does not determine the permitted land uses, the underlying zone does.
- The overlay district establishes the design, alters setbacks, or sets into place any other standards that meet the district's purpose.
- The goal is to provide direction, vision, and incentives for existing and future development in the North Avenue corridor.

Plan Implementation

Overlay Zone District

We want your Input

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The Lincoln Park Tower

The City of Grand Junction is proud to offer a new concept for business meetings, social events, or sporting event gatherings. The hospitality suite at Lincoln Park Tower offers a beautiful view of the Grand Valley and overlooks one of Grand Junction's most popular attractions with Stocker Stadium and Suplizio Field.

Amenities:

- Indoor climate controlled suite with seating for 100
- Room configurations to fit a variety of events
- 6 LCD HDTV's throughout the suite
- State of the art audio visual
- Elevator access
- Access to designated sporting events at Suplizio Field or Stocker Stadium



Price and Terms:

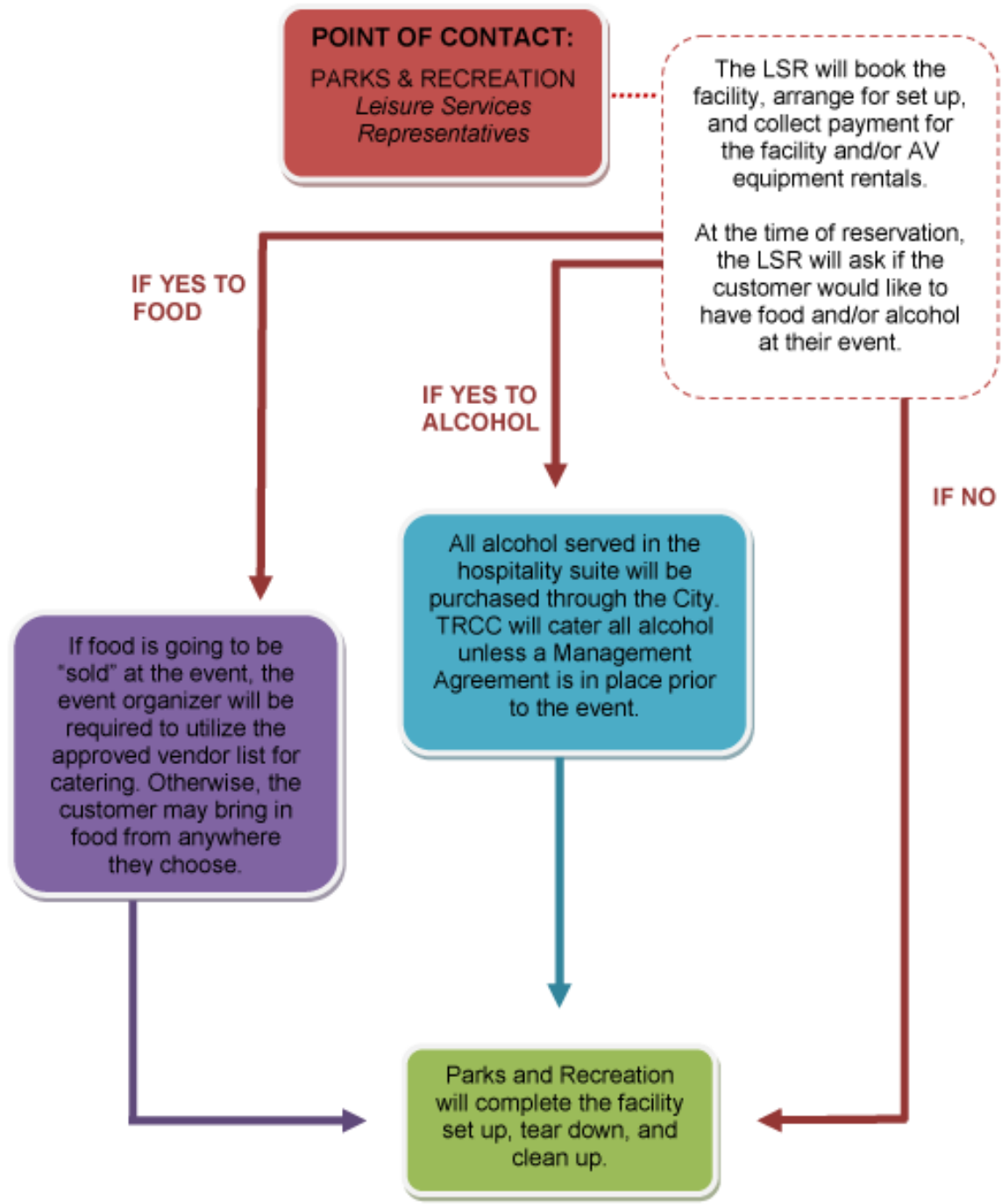
- \$400 Full day rental fee
- \$300 Half day rental fee
- Gate fees may be applicable



To reserve the hospitality suite, please contact our Leisure Services Representatives at 970-254-3866.

CITY OF
Grand Junction
COLORADO

PARKS AND RECREATION STADIUM HOSPITALITY SUITE **PROPOSED** RESERVATION PROCESS



THE TOWER AT LINCOLN PARK – HOSPITALITY SUITE

Proposal

The hospitality suite will be available for a variety of events, including athletic events, business meetings, service club functions, weddings, receptions, training seminars, etc. Reservations for this facility will be coordinated through the Parks and Recreation Department. The Recreation Division utilizes Class software for all facility registrations. This software allows us to link together rentals of the hospitality area with other facilities including Stocker, Suplizio, the Lincoln Park Barn, and the Lincoln Park loop area. This is important in avoiding potential conflicts that can occur.

The partners will have first priority for reserving the hospitality suite. Game schedules for Colorado Mesa University and School District #51 are generally available 3-12 months in advance. The hospitality suite will be held for the partners and reserved for their events at the time game schedules are presented. Additional special requests will be reviewed on a case by case basis. Events will be permitted if there is no conflict with previously scheduled events and upon approval of the event organizer.

The partners will have the option of utilizing the facility for their use or renting it to outside organizations, such as booster clubs or alumni groups. Our contract will remain with the partner and all fees charged over and above will be between the partner group and the event organizer. The partners will be responsible for event facilitation, including security, ticketing, catering, etc.

USER FEES	PROPOSAL	FINAL APPROVAL
General Use	\$400 / \$300	
Partners	\$200 / \$150	
JUCO	N/C	
Rockies	Included in game fee	Included in game fee