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File 1983-0019
Date 9/25/02

Project Name: Community Hospital – Final Plan – Rezone RMF-64

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X	X	Traffic Circulation – on site
X	X	Planning Clearance - **
X	X	Final Development Plan
X		Public Notice Posting
X	X	Letter from Joseph Boyle to Jim Bragdon, traffic engineer re: traffic flow design has grave problems – 11/21/83
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X		Letter from Joseph Boyle to Bob Golden re: using City Property for landscaping and parking – 8/19/83
X		Parking Sketch
X	X	Planning Commission Minutes - ** - 4/26/83

* Doctors Clinic Bldg, Inc.
1060 Orchard Avenue
Grand Junction, CO 81501

* Loran Duke
P.O. Box 1932
Grand Junction, CO 81502

* Lincoln Park Osteopathic Hosp.
P. O. Box 220
Grand Junction, CO 81502
19-83

R. J. Hage & G. C. Hage
1020 Orchard Avenue
Grand Junction, CO 81501
19-83

A & P Baker
1921 College Place
Grand Junction, CO 81501
19-83

C & C Garner
761 25 3/4 Road
Grand Junction, CO 81501
19-83

S & S Kammer
1941 College Place
Grand Junction, CO 81501
19-83

Albert L. Lindsay
2007 College Place
Grand Junction, CO 81501
19-83

Janice Rehder
2017 College Place
Grand Junction, CO 81501
19-83

Daniella S. Ocenasek
2029 College Place
Grand Junction, CO 81501
19-83

J & M Spelman
1029 Walnut
Grand Junction, CO 81501
19-83

Theresse Heetland
1039 Walnut
Grand Junction, CO 81501
19-83

P & L Sybrant
1030 Walnut
Grand Junction, CO 81501
19-83

F & W Chander
571 Grand Valley Drive
Grand Junction, CO 81501
19-83

Walnut Assoc LTD
8255 Rood Avenue
Grand Junction, CO 81501
19-83

George A. Richardson
2101 N. 12th Street
Grand Junction, CO 81501
19-83

William Hoover/R Burgeson
1987 E 7/8 Road
Grand Junction, CO 81501
19-83

Steven Gardner
2150 College Place U-1
Grand Junction, CO 81501
19-83

M & T Schafer
2150 College Place U-2
Grand Junction, CO 81501
19-83

WGM Investments
1005 N. 12th Street
Grand Junction, CO 81501
19-83

Patricia Davis
2150 College Place U-4
Grand Junction, CO 81501
19-83

Chris Carnahan
2150 College Place U-5
Grand Junction, CO 81501
19-83

Willard Pease
2150 College Place U-6
Grand Junction, CO 81501
19-83

M & H Benton
2150 College Place U-7
Grand Junction, CO 81501
19-83

Thomas Calvert Jr.
2150 College Place U-18
Grand Junction, CO 81501
19-83

James Alvillar/Thomas LaCroix
2150 College Place U-19
Grand Junction, CO 81501
19-83

D & K Patterson
2150 College Place U-20
Grand Junction, CO 81501
19-83

Thomas Randolph
2150 College Place U-21
Grand Junction, CO 81501
19-83

Steven & Virgil Van Dyke
2150 College Place U-22
Grand Junction, CO 81501
19-83

Janet Tyler
2150 College Place U-23
Grand Junction, CO 81501
19-83

R & P Keith
2150 College Place U-24
Grand Junction, CO 81501
19-83

Brendon & James Sullivan
2150 College Place U-25
Grand Junction, CO 81501
19-83

Terrell C. Moritz
2150 College Place U-26
Grand Junction, CO 81501

Regional Energy Ct. Devel.
GRP Grand Jct. Joint Vent.
400 7th Street, Ste. 3400
Rifle, CO 81650

State of Colorado
Mesa College
12th Street
Grand Junction, CO 81501

Wilma Fickas
1443 Elm
Grand Junction, CO 81501

Orchard Group LTD
c/o Albertson
P. O. Box 20
Boise ID 83726

Orchard Group
2808 North Avenue
Grand Junction, CO 81501

Ninth Cheltenham Prop.
c/o Skaggs Inc. No. 55
P. O. Box 30658
Salt Lake City, UT 84125

Eacel Hodges
4823 Hillcrest
Boise, ID 83705

Larry Copeland
639 19½ Road
Grand Junction, CO 81503

Quinton DeWeese
611 Viewpoint
Grand Junction, CO 81501

J & C Berry
417 N. 7th Street
Grand Junction, CO 81501

Sirloin Stockade, Inc.
1920 N. 12th Street
Grand Junction, CO 81501

Robert Lipson III
645 Peony Drive
Grand Junction, CO 81503

Faith Baptist Church
180 S. Elm
Grand Junction, CO 81501

* The Doctors Clinic Building
1060 Orchard Avenue
Grand Junction, CO 81501

* Horizons West
P. O. Box 1932
Grand Junction, CO 81502

PROJECT NARRATIVE: COMMUNITY HOSPITAL
REZONE RMF-64 - PLANNED BUSINESS
FINAL DEVELOPMENT PLAN

The Osteopathic Hospital at 1065 Walnut has recently gone through a name change and adopted plans to provide better services for the needs of the community. The Osteopathic facility, now known as Community Hospital, plans to build a new Emergency Care Facility located on the north end of the west wing area. Along with this new structure, a new exterior signage plan has been identified coupled with an improved traffic circulation plan. Over the years, the various curb cuts along Twelfth Street and Walnut Avenue have become awkward and outdated. It is the general policy of the hospital to remain a medium sized community oriented institution. The proposed additions will not increase the "bed capacity", instead, an effort to consolidate the areas allocated to patients, ancillary service and business activities. The current zoning - RMF-64 allows a moderate 25 square feet for free standing signage and the canopy for the proposed Emergency Care Facility does not meet the setbacks.

The Doctors Clinic, located at 1060 Orchard, is joining the application due to the similarity in services and adjacent location. The clinic has no immediate plans to expand nor change in any manner. During the past few years, there has been preliminary discussion about the possibilities of an expansion on the east side of the north wing. Additional discussion has focused on the need for a new vertically orientated display sign. Again the current zoning, RMF-64 allows a moderate 25 square feet for free standing signs.

Development Schedule:

It is difficult to detail the future phasing of capital improvements due to the combination of projecting, budgets, anticipating revenues, and the fluctuation of community growth. However, it is our best "educated guess" that we will schedule the improvements to occur in the following sequence.

Phase I (1983-1984 Budget Year)

The initial plan calls for the construction in the new Emergency Care Facility as illustrated on the final development plan. This effort will actually move the existing Emergency Care Facility from the south side of the west wing to the north side of the west wing. The 4,000 square foot structure will house the normal emergency room services and provide a better exterior access point for patients and ambulances. This will require the closure of one curb cut and the relocation of two curb cuts as illustrated.

The second element is the construction of a new identification sign and divided "island" access point on 12th Street. The purpose of this element is to orient the public to the visitors entrance. On 12th Street, the closure of one curb cut and the relocation of a second will be incorporated. On Walnut, relocation of a curb cut,

moving the auxillary access point to the main parking lot away from the corner will occur. The closure of three additional cuts will occur (C, E, & F) along Walnut. The parking lots A & B, will be restriped to reflect the new circulation plan.

The third element is the free standing directional signs at key site locations (see plan, for design and location). These signs are designed to orient the public to the various locations of services.

Phase II (1984-1985 Budget Year)

The landscaping efforts in the parking lot along 12th Street will be developed. Our plan calls for the removal of a 20 foot strip of asphalt, the length of the existing lot, to provide the appropriate space to plant street trees and grass. Our intentions at this point are to provide the "grassed" area and work with the city parks department on the installation of city street trees.

The second element, on parcel B, will be identification of the good trees and removal of old or diseased trees in anticipation of the construction of the proposed addition C.

Phase III (1985-1986 Budget Year)

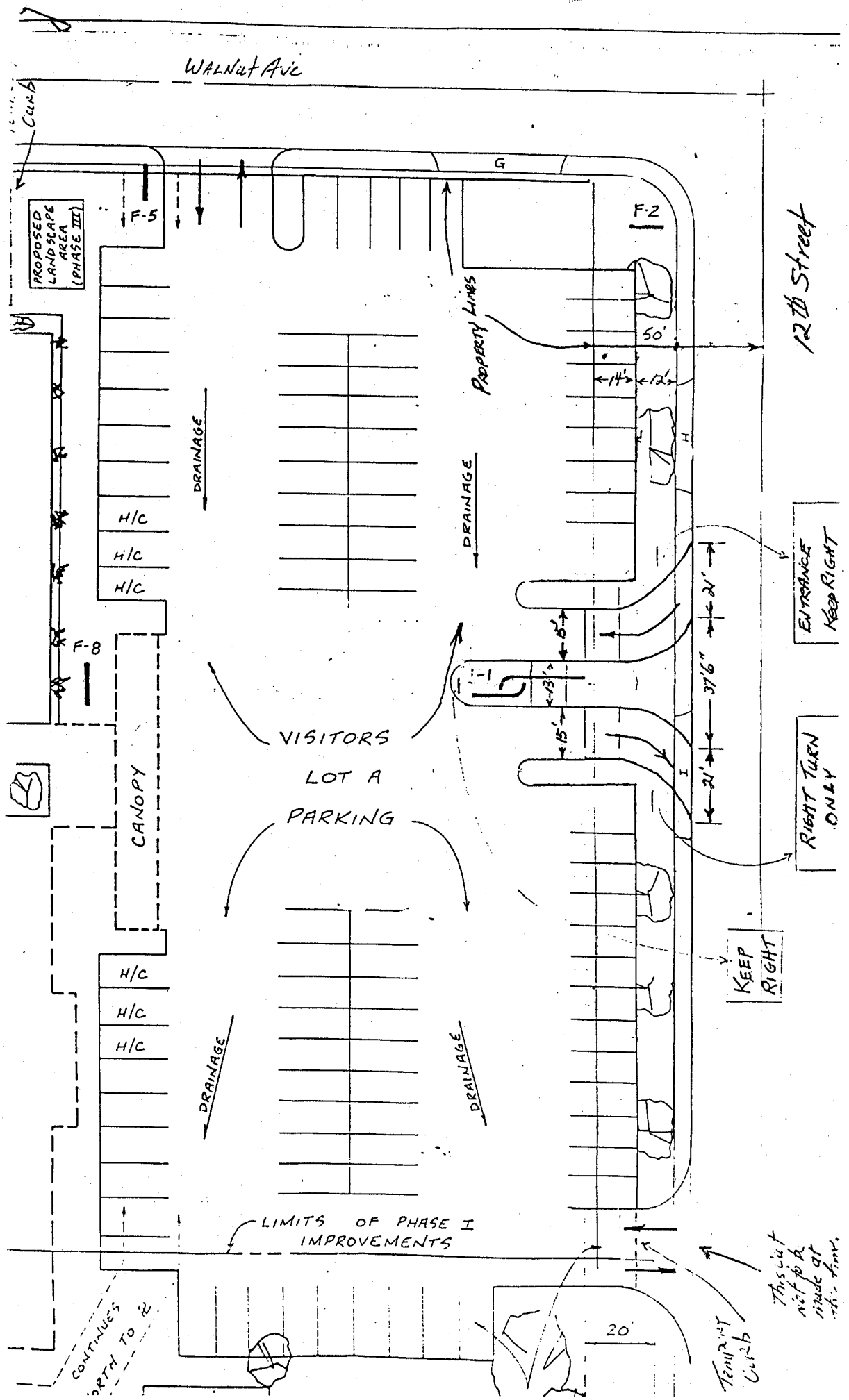
The construction of the proposed addition B will be the primary element. This facility will house the Obstetrics-Gynecology (OB-GYN). This structure will accomodate a labor/delivery/nursery unit. Space will be provided for a major delivery room, a labor/emergency delivery/birthing room, labor room, and various supplementary services rooms.

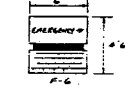
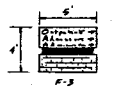
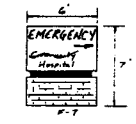
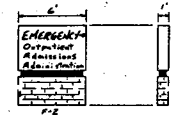
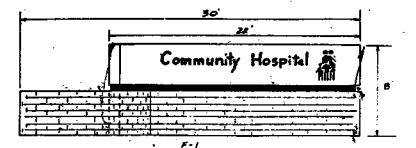
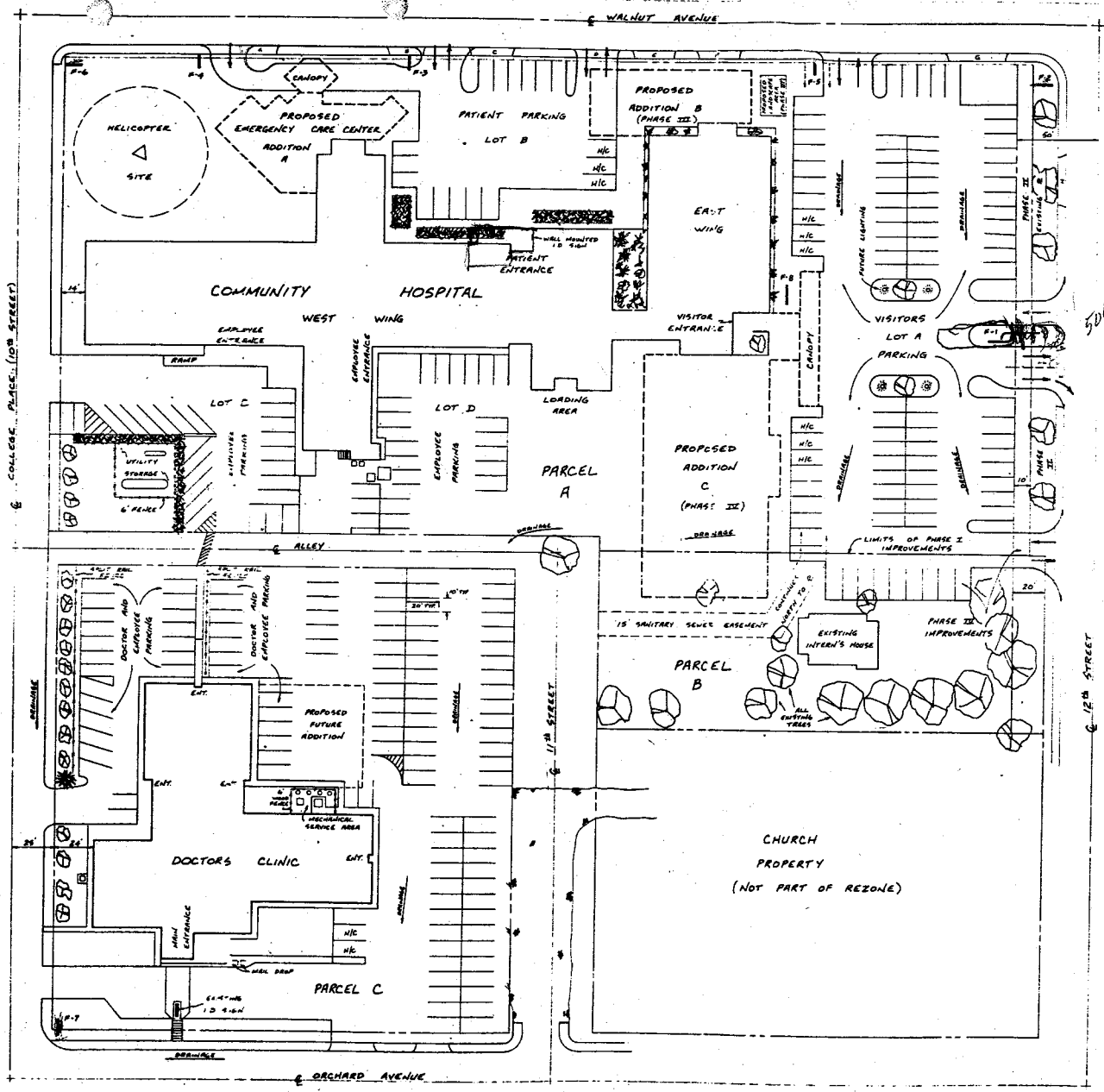
The second element will be the closure of one curb cut on Walnut (D), and a landscaping effort as illustrated.

Phase IV (1986-1987-1988 Budget Year)

The primary element will be the construction of proposed addition C, a 41 bed medical/surgical nursing unit with an adjacent 3 bed special care nursing unit. As part of this construction, we will provide a new lobby, main entrance canopy and all supplementary services associated with the care of these patients. The basement level will contain space for storage and mechanical equipment.

The second element will be the regrading and expansion of the south end of parking lot A, along with the construction of a new curb cut at the south east corner.



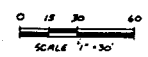


PROPOSED EXTERIOR SIGNAGE CONCEPT
SCALE 1"=5'

DEVELOPMENT SCHEDULE

- PHASE I - NEW EMERGENCY CARE CENTER
LOT A & B IMPROVEMENTS
- PHASE II - 12th STREET LANDSCAPING
IMPROVEMENTS, STREET TREES
AND GRASS
- PHASE III - NEW OB-GYN (ADDITION B)
AND ADJACENT LANDSCAPED AREA
- PHASE IV - ADDITION C AND PARKING
IMPROVEMENTS @ SOUTH E. ID
OF LOT A

OFFICE COPY
19-83



Community Hospital

An Emergency Facility

1100 WALNUT STREET, CORNER COLLEGE PLACE, PHILADELPHIA, PA 19107

REZONE
RME 64 TO P8
AND
FINAL DEVELOPMENT PLAN
APRIL 1983

HORIZONS WEST
P.O. BOX 1932DRAWN BY
G.S. ROSEN

TRAFFIC CIRCULATION - ON SITE

Phase I (1983-1984 Budget Year)

This phase combines the existing parking areas and their redesign during calendar year 1983. The current parking ratios are as follows:

Parcel A:

78 Beds	Requirement is 1 space per 2 beds, equals	39 spaces
180 Employees + 3 = 60/shift	Requirement is 2 spaces per 3 employees equals	<u>40</u> spaces
	Total spaces required	79 spaces

We will provide in lots A & B (patients and visitors) a total of 99 spaces. Parking area C & D (employees) is 45 spaces.

As stated in the narrative, Phase I improvements, the primary addition is the construction of a 4,000 square foot Emergency Care Facility. This effort is actually a relocation of the existing Emergency Room from the south side of the west wing, to the north side of the west wing, in an effort to provide better access for patients and ambulances.

There will be no additional beds nor additional employees. Therefore no additional parking will be required.

Phase II (1984-1985 Budget Year)

This phase does not call for any construction or additions, therefore no increase in parking requirements.

Phase III (1985-1986 Budget Year)

This phase calls for the construction of an additional 4,000 square foot space which will accommodate the existing OB-Gyn services. This effort will be a relocation of existing facilities and will not require any additional employees nor add any beds to the total, therefore no additional parking will be required. Note that this phase would call for the closure of a curb cut on Walnut due to a conflict of space allotment.

Traffic Circulation Cont'd.

Phase IV (1986-1987-1988 Budget Year)

The primary element will be the construction of a 25,000 square foot 41 bed patient facility. The lower level will be used as storage and mechanical equipment use. This facility is a relocation of the existing patient care facility, from the west wing to this location. Due to the existing drainage and the excavation for the basement, the south end of parking lot A, will be regraded, and an additional curb cut on 12th Street, with the addition of 9 parking spaces being anticipated. We predict that the Community Hospital will have 82 beds by 1988.

Phase IV Parking requirements:

82 Beds	Requirement is 1 space per 2 beds, equals	41 spaces
185 Employees ÷ 3 = 62/shift	Requirement is 2 spaces per 3 employees equals	<u>42</u> spaces
	Total spaces required	83 spaces

Parcel C

The parking requirements for the Doctors Clinic is 1 space per 300 square feet of building. The current size of the structure is 15,675 square feet which translates into 53 required spaces. The existing parking lot provides a total of 118 spaces.

The proposed addition would be about 4,000 square feet requiring an additional 14 spaces. The floor area would increase to 19,675 requiring 66 spaces total. The differential is still 52 extra spaces.

TRAFFIC CIRCULATION - ON AND OFF SITE

The historic occupancy rate at this hospital has averaged about 50% and in 1982 rose to 51.2%. The following charts utilize the multiplying factors provided by ITE, for a nation wide average. We feel that Grand Junction is less than an average metropolitan area and that our occupancy rate ratio to bed count should be considered. The employee numbers fluctuate on a seasonal basis, due to the part time and full time employees. Currently there are 162 full time employees and 63 part time employees. For the sake of identification, we have averaged the number of employees and considered it to be 180 employees.

HOSPITAL TRIP GENERATION RATES

Existing:	Wk. Days	Sat.	Sun.	Total
Per Employee	5.50	3.78	3.38	
x 180 Employees	990.00	680.40	608.40	2278.80
Per Bed	12.16	8.53	7.61	
x 78 Beds	948.48	665.34	593.58	2207.40
Per 1000 sq. ft.	16.91	11.03	9.87	
54,300 sq. ft.	918.21	598.93	535.94	<u>2053.08</u>
	Total Trips Per Week			6539.28

Phase I:	Wk. Days	Sat.	Sun.	Total
Per Employee	5.50	3.78	3.38	
x 180 Employees	990.00	680.40	608.40	2278.80
Per Bed	12.16	8.53	7.61	
x 78 Beds	948.48	665.34	593.58	2207.40
Per 1000 sq. ft.	16.91	11.03	9.87	
58,300 sq. ft.	985.85	643.05	575.42	<u>2204.32</u>
	Total Trips Per Week			6690.52

Phase II - No Increases

Hospital Trip Generation Rates Cont'd:

Phase III:	Wk. Days	Sat.	Sun.	Total
Per Employee x 180 Employees	5.50 990.00	3.78 680.40	3.38 608.40	2278.80
Per Bed x 78 Beds	12.16 948.48	8.53 665.34	7.61 593.58	2207.40
Per 1000 sq. ft. 62,300 sq. ft.	16.91 1053.49	11.03 687.17	9.87 614.90	<u>2355.56</u>
Total Trips Per Week				6841.76

Phase IV:	Wk. Days	Sat.	Sun.	Total
Per Employee x 185 Employees	5.50 1017.50	3.78 699.30	3.38 625.30	2342.10
Per Bed x 82 Beds	12.16 997.12	8.53 699.46	7.61 624.02	2320.60
Per 1000 sq. ft. 87,300 sq. ft.	16.91 1476.24	11.03 962.92	9.87 861.65	<u>3300.81</u>
Total Trips Per Week				7963.51

REVIEW SHEET SUMMARY

FILE NO. 19-83 TITLE HEADING Rezone RMF 64 to PB DUE DATE 4/14/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Lincoln Park Osteopathic Hospital Association - Grand Junction Osteopathic Hospital and Doctors Clinic Building/ Roger C. Zumwalt. Location: Northeast corner of Orchard Avenue and College Place and the Southwest corner of Walnut Avenue and 12th Street. A request to change from residential multi-family uses at 64 units per acre to planned business uses and a final plan on approximately 4.9 acres. a. Consideration of rezone. b. Consideration of final plan.

PETITIONER ADDRESS Community Hospital, & Doctors Clinic 1065 Walnut & 1060 Orchard

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/6/83	City Utilities	Location of signs and driveways should be cleared with city traffic engineer for sight distance and traffic safety.
4/11/83	Public Service	Gas and Electric: No objections to Rezone.
4/13/83	City Engineer	Unimproved portions of alley and 11th Street should be improved to City Standards. The most easterly curb cut on Orchard should be closed. I assume existing curb cuts labeled "A" through "I" on the Final Development Plan will be closed with standard curb, gutter and sidewalk. A layout showing locations and sizes of sanitary sewers and waterlines including manholes and hydrants should be submitted for review of utilities services to all proposed buildings and need for any easements for existing and/or proposed utility lines. Who reviews and approves the public safety aspects of the "helicopter site"? Drainage is shown routed through "Proposed Addition C" (a building) ?? Will all the paved areas drain to the street gutters?
4/14/83	City Parks	None
4/14/83	G.J. Fire	The fire department has no objections to this rezone. The fire department must have plans of remodeling and new additions. All remodeled areas of existing hospital will be required to be provided with adequate fire protection, sprinkler system, automatic detection and fire alarms. All new additions must also have fire alarms, sprinklers, etc. We believe to provide this protection, additional or a larger existing fire line for water supply will be required. Please contact the fire department.
4/14/83	Comp Planning	This proposal provides an upgraded health care facility which reinforces Grand Junction's role as a regional center. On a "good planning" and site planning level we question the provision of a helicopter landing pad in its present location on the plan. It is very close to an existing residential neighborhood and we are concerned with noise/vibration levels and safety. Additionally, there is a question of the need for two helicopter landing pads within one mile of each other. Weighed against neighborhood concerns, site location and question of basic need, we recommend against the inclusion of the pad as presented in this plan.
4/15/83	Planning Staff	This is an existing facility. The impact statement seems complete and a good traffic analysis of the project. The anticipated development schedule seems acceptable. Going PB is a desirable option. The site itself does present some concerns. <ol style="list-style-type: none"> 1. The helipad location, although previously reviewed, does seem less than desirable, especially in relation to the neighborhood. Having residential across from it does present a concern. 2. Access on/off 12th Street is acceptable with traffic Engineer.

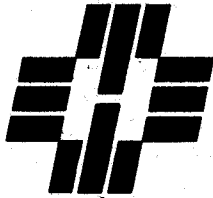
<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		<ol style="list-style-type: none">3. Additional ROW needed off 12th Street to have 50 1/2 ROW. This can be done through a quit claim deed.4. All curb cuts will require curb cut permit.5. Landscaping may be complimented with City Street tree planting.6. Watch for sight-distance problems at access points.7. All parking will be minimum size per sec. 5-5.
		<i>No objections</i>
4/14/83 LATE	Public Service	Revised Electric Comments: Petitioner should contact Federal Aviation Administration regarding possible conflicts between helicopter site and existing overhead electric line on College Place. If the line must be relocated or placed underground, petitioner must pay costs.
4/15/83 LATE	Transportation Engineer	I would prefer not to have the median (w/sign) on the main entrance off of 12th St. These medians in entrances can be confusing and tends to slow vehicles down when entering. The hospital should be aware that there is the possibility of a center raised median being installed on 12th St. Will helicopter landings adjacent to the corner of Walnut & College Place be a hazard to motorists and pedestrians?
4/18/83 LATE	Mountain Bell	No objections.

GJPC MINUTES, 4/26/83

MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, ON ITEM #19-83, REZONE RMF-64 TO PB, I MOVE WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."
COMMISSIONER LITTLE SECONDED THE MOTION.

CHAIRMAN TRANSMETTER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.
MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, ON ITEM (Minutes state #18-83, should be #19-83), COMMUNITY HOSPITAL FINAL PLAN, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, TAKING INTO CONSIDERATION: (1) STAFF COMMENTS; (2) THAT A MORE DEFINED DEFINITION OF THE AMOUNT OF USAGE OF THE HELIPAD WILL BE SUBMITTED; (3) THAT, EITHER 11TH STREET AND THE ALLEY BE IMPROVED, OR AN APPLICATION FOR VACATION BE APPLIED FOR NO LATER THAN THE MAY 1983 GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING; AND (4) THAT THE TRAFFIC FLOW IS DESIGNED IN ANTICIPATION OF A RAISED MEDIAN BEING INSTALLED ON 12TH STREET."
COMMISSIONER DUNIVENT SECONDED THE MOTION.

CHAIRMAN TRANSMETTER REPEATED THE MOTION, CALLED FOR A VOTE AND THE MOTION CARRIED BY A VOTE OF 5-0.

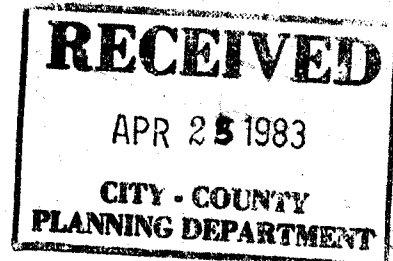


HORIZONS WEST

Development Text Management
Support Services

April 22, 1983

Robert Golden
City Development Department
559 White Avenue #60
Grand Junction, CO 81501



Re: File #19-83 Community Hospital Rezone

Robert:

The following is the written response to the review sheet comments:

City Utilities:

All signs and driveway locations will be cleared with city traffic engineer for sight distance and traffic safety.

City Engineer:

We feel that the alley and our parking lots provide more than adequate parking and circulation. Eleventh Street has been unimproved for years. The existing facilities have functioned quite well without it. All curb cut closures will be closed with standard curb, gutter and sidewalk sections. As the additions are made to the hospital facility, a layout showing locations and sizes of sewers, waterlines, manholes and hydrants will be submitted for review. The FAA reviews and approved the public safety aspect of the helicopter site. The current drainage pattern will be altered when proposed addition C is built. All paved areas will drain to the street gutters.

Grand Junction Fire:

Plans for additions and remodeling will be submitted to all appropriate agencies. The appropriate fire protection systems, detection and alarms will be included. We will contact the fire department for review of all plans.

Comp Planning:

We recognized your concerns over the helicopter pad. However the amount of usage would be very minimal, obviously in emergencies or catastrophic conditions. The FAA has the guideline, policy and review process should the site be developed.

Planning Staff:

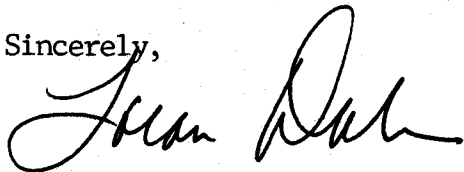
1. See previous response
2. OK
3. OK "Under protest"
4. OK
5. OK
6. OK
7. OK

April 22, 1983
Robert Golden - Page 2

Transportation Engineer:

The median and sign on the main entrance off 12th Street can be designed and striped to minimize confusion. We are aware that there is a possibility of a center raised median being installed on 12th Street. If we knew when this might occur, we could plan accordingly. Regarding the helicopter pad, please note previous responses.

Sincerely,

A handwritten signature in cursive script, appearing to read "Loran Dake". The signature is written in dark ink and is positioned below the word "Sincerely,".

Loran Dake
Agent for Community Hospital

FF ACTION SHEET

Acres 4.9
 Units —
 Density —

File No. #19-83
 Zone RMF-64
 Tax Parcel Number —

rezone & final plan

Activity Rezone RMF-64 to PR and Community Hospital
 Phase Final Plan
 Common Location Corner of 12th & Walnut and College Place & Orchard

Date Submitted 4/1/83 Date Mailed Out 4/4/83 Date Posted 4/5/83
 Day Review Period 10 Return by 4/14/83 MCC Information Sent —

Date Adjacent Property Owners Notified of MCPC/BJPC — Date Adjacent Property Owners Notified of MCC/CIC 'X' don't need

review agencies	A	B	C	X	X	O	X	X	X	X	O	N	X	P	Q	R	X	T	O	X	O	Y	Z	X	BB	CC	DD	EE	FF	GG
Development Dept.																														
County Road																														
County Health																														
County Surveyor																														
County Parks/Recreation																														
County Engineer																														
Transportation Engineer																														
City Engineer (2 sets)																														
City Utilities																														
City Parks/Recreation																														
City Police Dept.																														
County Sheriff																														
Floodplain Administration																														
Comprehensive Planning																														
G.J. Dept. of Energy																														
Fire <u>City</u>																														
Irrigation <u>SU</u>																														
Drainage <u>SU</u>																														
Water (Uta, Clifton)																														
Sewer																														
G.V. Rural Power																														
Mountain Bell																														
Public Service (2 sets)																														
Soil Conservation																														
State Highway Dept.																														
State Geological																														
State Health Dept.																														
Transamerica																														
Water & Power Resources																														
Hack, Loma, Mesa, Collbran, Fruita, Palisade, Grand Jct.																														
OTHER:																														
PLANNING COMMISSION (7)																														
CIC/MCC (9)																														
totals																														

BOARDS
 DATE 4/24/83 Appr
requested by City for use of heliport being defined + 12th St access set-up being set-up for possible medium on 12th + staff comments
Appr. CA

STAFF
Need 50' 1/2 Row on 12th
Fee of \$500⁰⁰ at submittal
refer to file #101-81

Open Space Dedication (acreage) _____ \$10.00 Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____
 Pre-application Fee Receipt No. _____

City
 County
 Development
 Department

BOB G.
Comm. Hos. P.B.
file.

Community
Hospital



An Osteopathic Facility

November 21, 1983

Jim Bragdon, Traffic Engineer
City of Grand Junction
250 N. 5th. St.
Grand Junction, CO 81501

Dear Mr. Bragdon:

The signage and traffic flow design from your office has been working for more than a month now and grave problems now exist. The requirement of a right turn from our parking lot forces more traffic and major congestion problems at 12th. and Walnut. This visibility to the north is poor and a left turn is virtually impossible given on-coming traffic from the north and the traffic flow from the south that is now forced to make the turn at the Walnut Avenue intersection.

Since the implementation of your plan, we have had five to ten near miss accidents along our boundaries, not to mention the fact those vehicles traveling south from Patterson have a difficult time turning into our parking lot. The deceleration lane we initially requested would have corrected this situation. To ease the present problems, we would like to request a traffic light at 12th. and Walnut. It is also virtually impossible for an ambulance to have access to our Emergency Room unless both sides of Walnut Avenue can be vacated from 12th. Street to College Place.

Please consider this our initial request for compromise on the current situation.

Sincerely,

Joseph F. Boyle
Assistant Administrator

sb



City of Grand Junction, Colorado 81501
250 North Fifth St.,

November 30, 1983

Mr. Joseph F. Boyle
Assistant Administrator
Community Hospital
1065 Walnut Avenue
Grand Junction, CO 81501

Dear Mr. Boyle:

I have received your letter of November 21, 1983, and am somewhat dismayed by its tone and content. The City staff spent many hours with you and your people during the planning phase for your renovation project and there seems to be some confusion on your part as to how the final plan was arrived at. We worked in good faith with at least five representatives from Community Hospital, and herein may lie some of your problems.

With regard to the specifics of your letter, I can relate to you the following:

12th Street Parking Lot Entrance

The 12th Street parking lot entrance was NOT the preferred design from this office, but was a compromise necessitated by your insistence that the large sign at the entrance be located in the center of the driveways. With this arrangement, we would only permit right in-right out Traffic movements. The original proposal for a standard driveway which would have allowed unrestricted turns was fine with the City. I do not understand your reference to a problem for southbound motorists entering your parking lot. It is a simple right turn that requires no deceleration lane. I have made the turn several times and watched others do it without any problems.

Intersection of 12th St. and Walnut Ave.

Your request for a traffic signal at this location is noted, and as soon as my schedule permits, I will conduct a study to determine if a traffic signal is warranted. I have driven through this intersection several times, and I noticed no visibility problems to the north and have had no problem turning left. There probably is some congestion during peak traffic periods, but this situation occurs at all intersections on our major streets. I will look at the overall operation of the intersection to see if any improvements can be made.

Ambulance Access from Walnut Ave.

The 1100 Block of Walnut Avenue is about 34 feet wide. At your request, we removed all parking from the south side. There is more than enough room for two-way traffic and parking on the north side. I do not understand how there can be a problem with an ambulance on Walnut Avenue.

Your letter required a written response from this office, and we can continue to write letters back and forth if you desire. However, I might suggest that a more meaningful approach to addressing any problems would be to sit down and discuss them in a meeting. The City staff has always been willing to meet to try and work out any differences and we will continue to be available.

Very truly yours,

James A. Bragdon, Jr.

James A. Bragdon, Jr., P.E.
Transportation Engineer

JAB/hm

cc - Jim Patterson, Public Works Director
Ken Reedy, City Engineer
✓ Bob Goldin, City Planner
Gerald Ashby, City Attorney
File