

Table of Contents

File 1984 - 0012

Project Name Mesa College - ROW Vacation & Alley

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	Table of Contents
X	X	Review Sheet Summary
		Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X		Development Application - 5/1/84			
X	X	Memo from Jim Bragdon to City Council re: Transportation Engineer's Recommendations Concerning the Request to Vacate Elm Ave. - 6/27/84			
X		Letter from Conni McDonough to Karl Metzner re: request from public hearing-6/19/84			
X	X	Master Plans for : 1960, 1976 & 1984			
X		Aerial			
X		Illustration of Planter Concept			
X	X	Area Land Use and Zoning Map			
X	X	Vicinity Map			
X	X	Parking Plan			
X	X	Ordinance No. 2201 - **			
X		Letter from R. Paul Maffey to Planning re: public meeting on 5/3/84 in Wingate Room of Campbell College Center - 4/24/84			
X		Letter from G.A. McMullins to Planning re: advocates a covered, raised, two-way walkway- 5/21/84			
X		Notice of Public Hearing - 5/29/84			

REQUEST

Mesa College respectfully requests the vacation of the Elm Avenue right-of-way between 12th Street and College Place; and of the alley right-of-way east of College Place, north and parallel with Elm Avenue and connecting with Elm Avenue. (See reduced Assessor's map herein.) These public right-of-ways are located within the college campus.

Current Status of Elm Avenue

Elm Avenue between 12th Street and College Place is improved with 40 feet of pavement, with curb, gutter and sidewalk on both sides of that pavement. The right-of-way was dedicated to a width of 40 and 50 feet as a part of the platting of the McMullin and Gormley Subdivision and the South Garfield Park Subdivision.

This segment of Elm Avenue has a total of 11 curbcuts (three - south side, eight - north side). These serve parking areas and existing buildings owned and operated by Mesa College. A minimum amount of street parallel parking occurs on the south side.

Approximately 100 feet of the street area, centering on the north-south pedestrian walkway serving as a campus "spine", has been striped as a "pedestrian crossing."

A six-inch water line is located 15 feet south of the north right-of-way line, and an eight-inch sewer line is located within this right-of-way (r.o.w.) from the Student Life Center west to and past the intersection of College Place and Elm Avenue.

There is a three-inch gas line within the Elm Avenue r.o.w. lying 28 feet north of the south r.o.w. line at 12th Street, and ten feet north of the south r.o.w. line at College Place.

There are no telephone or electric service lines currently within the Elm r.o.w. at this location.

The City Sanitation Department accesses the Student Center for trash removal via Elm Avenue.

Drainage from adjacent land areas is accommodated within this street section.

This portion of Elm Avenue is within the designated City Bikeway Network.

Elm Avenue from 7th Street to 28-7/8 Road is designated by the City as a "collector" street. The City Development Code definition of collector street is as follows:

Streets penetrating neighborhoods and routes serving intra-county rather than statewide travel. A minor amount of through traffic may be carried on a collector street but the system primarily carries local traffic. Average trip lengths and travel speeds are less than on arterial routes.

Elm Avenue does serve as a carrier of local neighborhood traffic to and from north-south arterials (7th, 12th and 28th Streets).

Current Status of the Alleyway

The alley is improved with 18 and 20 feet of asphalt pavement. The right-of-way was dedicated to a width of 18 feet east-west and 20 feet north-south as a part of the platting of the South Garfield Park Subdivision.

This alleyway serves vehicular circulation to and from parking areas and structures owned and operated by Mesa College. It also accommodates pedestrian traffic and access.

An eight-inch sewer line exists in the north-south portion of the alley. No water lines exist in this alley r.o.w.

An electric primary service is located in this alley extending east from College Place 350 feet + to a dead end.

A two-inch gas line is located in the center (+) of the r.o.w. for the entire length of the alley r.o.w., dead ending at Elm Avenue.

Telephone service is located in the alley r.o.w. for its entire length.

PROPOSAL

Mesa College expansion plans call for maximum utilization of the limited campus space. It will be 10 - 20 years before the College considers expansion into the residential area to the west of the current campus area.

One of the more serious problems that the College has right now is that Elm Avenue, between College Place and 12th Street, not only cuts the campus in half, but continues to pose an increasingly serious danger to the students who cross there over 6,000 times each day. As the enrollment grows so does the number of crossings and it is only a matter of time until a tragedy occurs. The College would like to prevent that by devising a solution in advance.

A temporary closure of Elm Avenue was authorized by the City for a time period from March 13 through May 15. This allowed the neighborhood and College, and the City officials time to consider and monitor changes in traffic, parking and pedestrian patterns that occurred as a result of the closing.

Two neighborhood meetings have been held at the Student Center on campus in recent months. Another meeting will be held on May 3, 1984, for the neighborhood to present their experiences with the temporary closure.

Elm Avenue

Mesa College proposes long-term redevelopment of the vacated Elm Street right-of-way for campus vehicular circulation to and from parking and services areas, as green space with pedestrian relaxation areas and walkways and with a bikeway which will connect College Place and 12th Street. Other facilities and/or construction for the area are to be determined by future planning.

Upon the City's approval of this vacation request, a utility easement will be established and maintained to provide for the location, access and service to existing utilities.

Drainage will be provided for in the redevelopment plans.

Access to the inter-campus areas and structures for emergency vehicles will be available and coordinated with the appropriate departments and/or agencies.

Mesa College is commencing the Learning Resource Center construction project this summer. Some temporary changes will need to be made on the campus to accommodate this process.

The College proposes to install some short-term (five-year) elements which will modify the existing improved area of Elm Avenue between the parking area curbcut east of the Student Center, and the west service area curbcut west of the Student Center.

The modifications will allow for:

- access to all existing parking areas;
- access to service drives for existing structures;
- pick up and drop off of students and guests;
- improved pedestrian circulation (all directions);
- vehicular turn around movements;
- inter-campus access for emergency vehicles;
- bicycle access and storage;
- service and maintenance of existing utilities.

These changes will also introduce some aesthetic treatments in the form of trees, shrubs and plantings within planters (resulting in shade and seating areas), sidewalk improvements and additional parking spaces.

Some minor changes are planned for the parking areas north of this Elm Avenue right-of-way that will result in additional parking spaces.

Alley

No short-term modifications are planned for the alleyway.

Upon approval of this vacation request an easement for the service and maintenance of existing utilities will be established.

The College will coordinate and accommodate any changes in trash collection-circulation routes that may be necessary due to the approval of the requested vacation and proposed changes.

The following pages present schematic concepts for the proposed short-term modifications to the Elm Avenue area. These changes will take place over a two-year period.

CRITERIA

The City Zoning and Development Code establishes the following criteria for evaluating the vacation of public rights-of-ways.

1. The proposal shall not landlock any parcels of land.

This proposal does not landlock any parcels of land in ownership other than Mesa College.

2. The proposal shall not restrict the access to any parcel so that access is unreasonable or economically prohibitive.

This proposal does not restrict the access to any parcel so that access is unreasonable or economically prohibitive.

3. The proposal shall have no adverse impacts on the health, safety, and/or welfare of the general community, and will not reduce the quality of public services provided to any parcel of land (i.e. police/fire protection and utilities services).

Mesa College believes that the vacation of these right-of-ways and the redevelopment of the Elm Avenue area will not adversely impact the health, safety and/or welfare of the general community, and will not reduce the quality of public services provided to area parcels of land.

4. The proposal shall not conflict with adopted plans and policies.

Mesa College believes that this request and proposal are not in conflict with adopted plans and policies.

5. Does the proposal provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.?

This proposal provides benefits to the City in the form of:

- reduced maintenance requirements for Elm Avenue between 12th Street and College Place;
- reduced maintenance of the alleyway;
- reduced potential for pedestrian accidents in the major campus pedestrian crossing area on Elm Avenue;
- increased parking spaces within the campus area;

- reduced traffic on Elm Avenue from College Place to 7th Street, which is narrow and fronts single family residential uses;
- cost-effective expansion of the Mesa College campus area, within its current campus boundary resulting in increased education programs, community services and economic benefits to this community.

CONCLUSION

Mesa College is of major importance to this community and plans must progress for the growth of the facilities and functions of the campus. The approval of the College's short-term and long-term planning, and needed finances for the continued development of the campus, rests with the Commission on Higher Education and the Legislature. It is important for the College and the City to finalize planning for Elm Avenue so that specific development plans can be forwarded to the State.

The closure of Elm Avenue will enable the College to prepare and finalize its master planning for this area and to prepare funding requests. It is of utmost importance that the State be aware that plans for the growth of Mesa College are supported by the College, the City and the Community-at-large.

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G & S Investments Ltd.
P.O. Box 3669
Grand Junction, CO 81502

2945-114-21-001
Dorothy Mae Young
735 Tulip Drive
Grand Junction, CO 81501

2945-123-15-013
Tony Perry
3333 Norwalk
Grand Junction, CO 81501

#12 84

#12 84

#12 04

#12 84
2945-123-13-016
Church of Jesus Christ of
Latter Day Saints
50 East North Temple
Salt Lake City, UT

2945-114-21-002
Vera M. Stocker
1445 College Place
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2945-114-04-016
Florence L. Jex et al.
1016 Elm Avenue
Grand Junction, CO 81501

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Church of Jesus Christ of
Latter Day Saints
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#12 84

#12 84

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2945-114-04-008
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1025 Texas Avenue
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#12 84

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1420 Houston
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2945-114-04-010
Mary B. Supancic
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#12 84

#12 84

#12 84
2945-123-13-027
Elmwood Apartment Partner-
ship Ltd.
1141 North 25th Street
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Frieda M. Liff
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2945-114-05-011
Thomas F. & Jane M. Butchko
1040 Texas Avenue
Grand Junction, CO 81501

2945-114-04-015
Charles E. Spath
1020 Elm Avenue
Grand Junction, CO 81501

#12 84

#12 84

GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #60
Grand Junction, CO 81501

2945-114-05-012
Ray E. & Shirley B. Johnston
1030 Texas Avenue
Grand Junction, CO 81501

#12 84

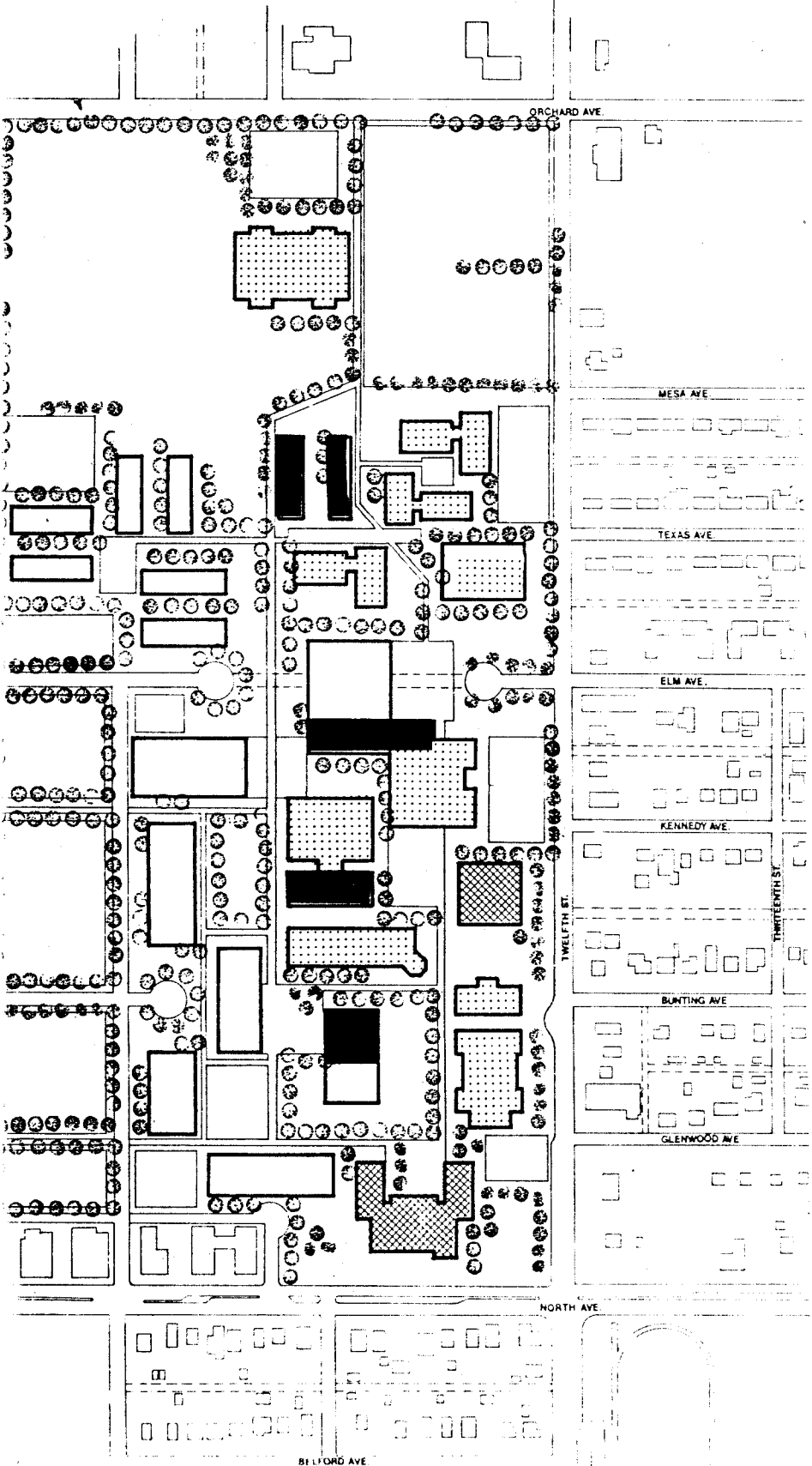
#12-84

#12 84

* Mesa College # 84
12th & North Ave.
Grand Jct. CO 81501
Attn. John Tomlinson




Connie McDonough
P.O. Box 3505
Grand Jct. CO 81501

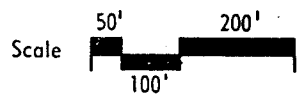
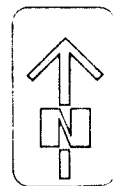
#12 84



1976 MASTER PLAN

development plan phase 1

-  NEW CONSTRUCTION
-  EXISTING BUILDINGS
-  REMODEL



CHAMBLISS DILLON & ASSOCIATES/ARC:
930 Main St., Grand Junction, Colorado
JAMES M. BOWERS & ASSOCIATES/PLAN:
1801 York St., Denver, Colorado

recl 5/29/84 *BS*



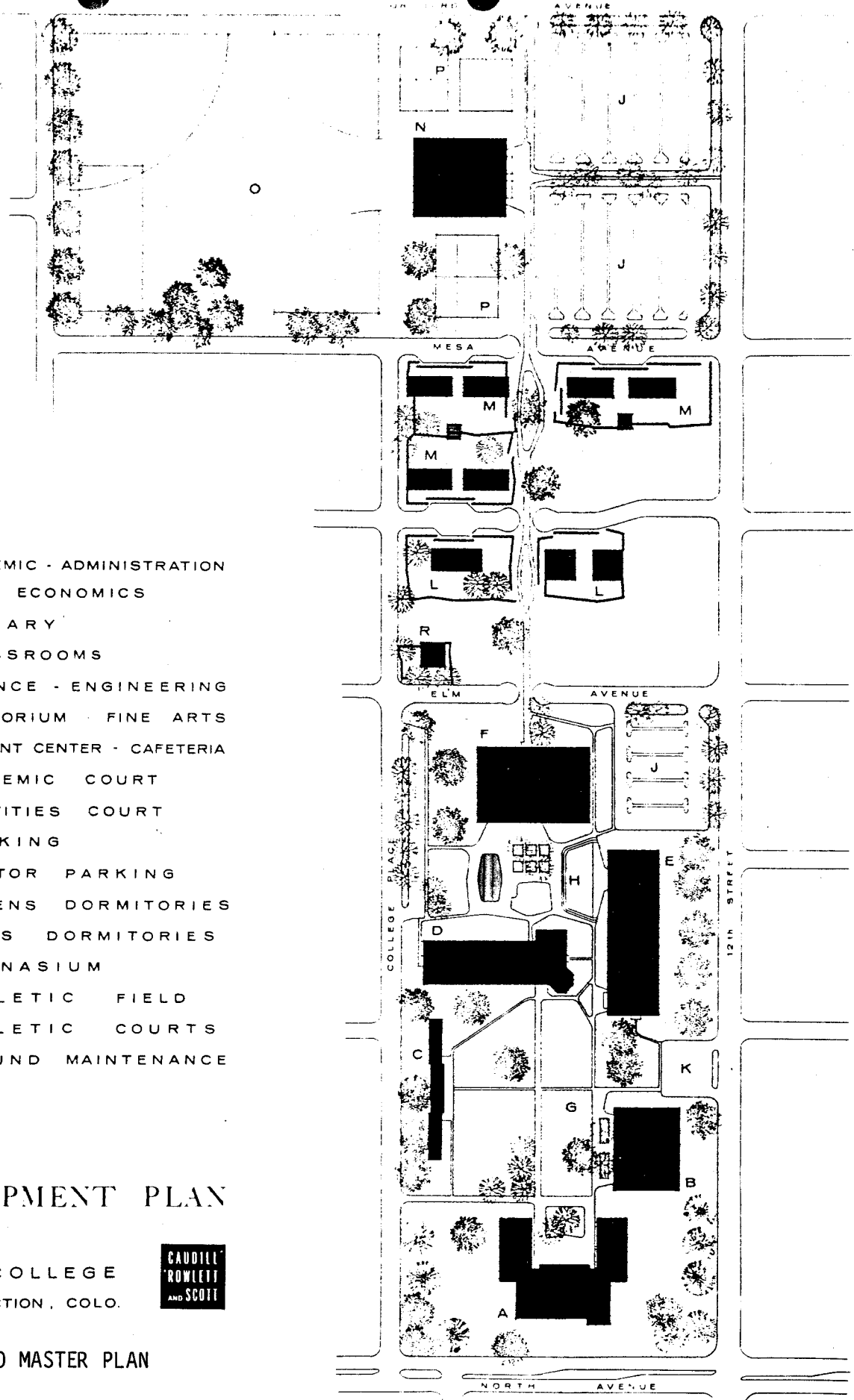
- A ACADEMIC - ADMINISTRATION
HOME ECONOMICS
- B LIBRARY
- C CLASSROOMS
- D SCIENCE - ENGINEERING
- E AUDITORIUM - FINE ARTS
- F STUDENT CENTER - CAFETERIA
- G ACADEMIC COURT
- H ACTIVITIES COURT
- J PARKING
- K VISITOR PARKING
- L WOMENS DORMITORIES
- M MENS DORMITORIES
- N GYMNASIUM
- O ATHLETIC FIELD
- P ATHLETIC COURTS
- R GROUND MAINTENANCE

DEVELOPMENT PLAN

MESA COLLEGE
GRAND JUNCTION, COLO.



1960 MASTER PLAN



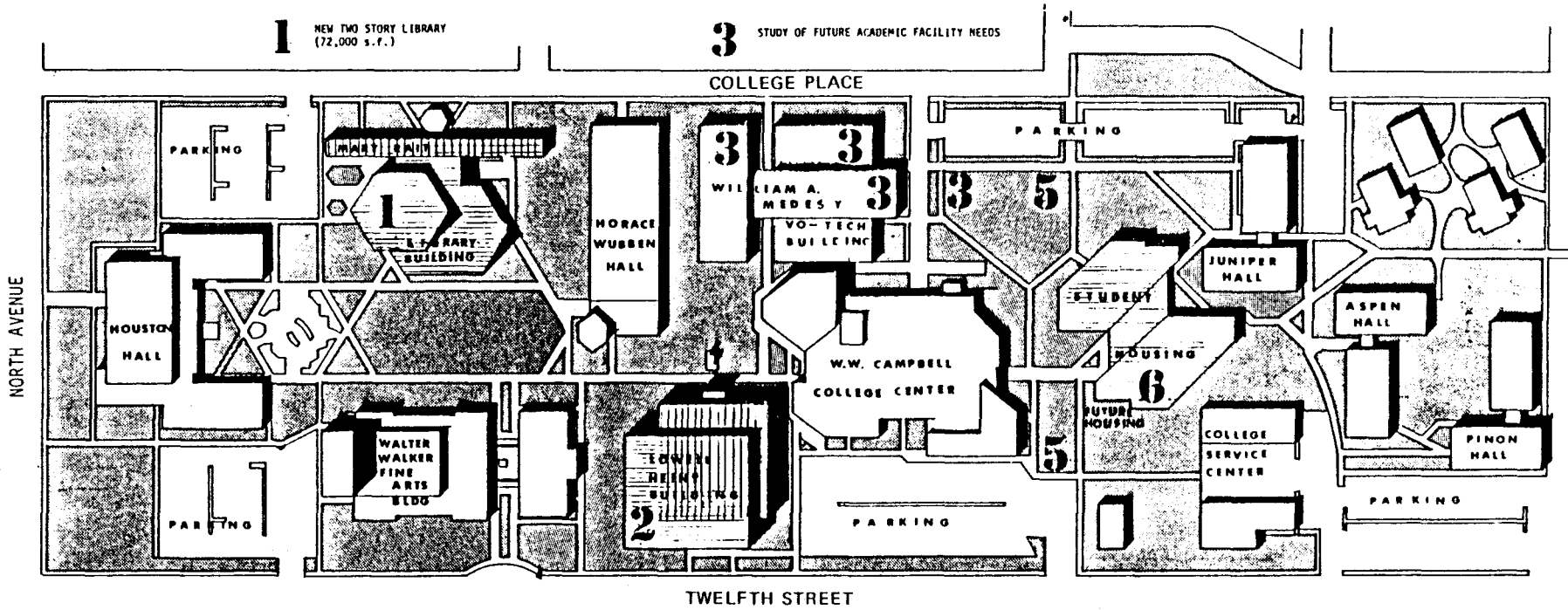
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

1984 MASTER PLAN

MESA COLLEGE MASTER PLAN

red'd
5/28/84
DB

4 NEW AUTO, ELECTRICAL, AND AGRICULTURAL FACILITY ON STATE HOME PROPERTY (22,390 s.f.)



-  RENOVATION
-  ADDITION OR NEW CONSTRUCTION
-  DEMOLITION

2 RENOVATE (41,240 s.f.) FOR FACULTY AND ADMINISTRATIVE OFFICES

5 CONVERT ELH STREET TO CAMPUS USE

6 STUDENT HOUSING OF 192, THREE STORIES HIGH.

1 NEW TWO STORY LIBRARY (72,000 s.f.)

3 STUDY OF FUTURE ACADEMIC FACILITY NEEDS

COLLEGE PLACE

NORTH AVENUE

TWELFTH STREET

Mesa college

GRAND JUNCTION, COLORADO 81502

P.O. Box 2647
Grand Junction, Colorado
81502



N

CAMPUS

City Zoning: PZ
(Public Zone)

Land Uses as Numbered

ORCHARD AVENUE

PZ Athletic Field
19

B3 Business

MESA AVENUE

RSF-8 Residential

RSF-8 Residential

TEXAS AVENUE

RSF-8 Residential

Residential RMF-64 Religious Facility

ELM AVENUE

RSF-5 Residential

PB Business

COLLEGE PLACE

RSF-5 Residential

NORTH 12th STREET

RMF-64 Residential

C1 Commercial

#1284

- | | |
|--|---|
| 1. Houston Hall
<i>Business Social Sciences</i> | 11. Audio-tutorial Lab
<i>Health Programs</i> |
| 2. Mary Rait Hall
<i>Faculty Offices</i> | 12. Early Childhood
Education Center |
| 3. Wubben Hall
<i>Sciences</i> | 13. Juniper Hall
<i>Residence Hall</i> |
| 4. Walter Walker Fine Arts
<i>Art, Speech and Theater</i> | 14. Purchasing and
Service Center |
| 5. Heiny Library
<i>Administrative Offices</i> | 15. Aspen Hall
<i>Residence Hall</i> |
| 6. Medesy Vocational-
Technical Center | 16. Pinon Hall
<i>Residence Hall</i> |
| 7. W.W. Campbell
College Center | 17. Walnut Ridge Apts.
<i>Married Housing</i> |
| 8. Elm Hall
<i>Residence Hall</i> | 18. Saunders Field House
<i>Physical Education</i> |
| 9. Student Health Center | 19. Athletic Practice Fields |
| 10. Counseling and
Career Center | 20. Tennis Courts |

C1 Commercial

C1 Commercial

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MESA COLLEGE FACILITIES

The Mesa College campus is developing according to a master plan updated in 1976 to provide for the institution's needs through the 1980's. Facilities include Houston Hall, Horace Mubben Science Hall, Lowell Heiny Library, Mary Rait Hall, W.W. Campbell College Center, the Child Development Center, Roe F. Saunders Physical Education Center, College Service Center, William A. Medesy Vocational-Technical Center, Aspen, Elm, Juniper and Pinon Residence Halls and the Counseling and Career Center.

HOUSTON HALL, the first permanent building on the present campus, provides classrooms for Business, Data Processing, Home Economics, Humanities and Social Sciences. Recent major remodeling has provided excellent classroom facilities.

HORACE WUBBEN HALL incorporates the finest of modern science and engineering classroom and laboratory facilities for physical, natural sciences and engineering. A special feature of the building is an octagonal lecture hall, seating 100, which has provisions for audio-visual presentations and laboratory demonstrations. The fully air-conditioned building also houses staff offices, a reference library and conference rooms.

THE LOWELL HEINY LIBRARY is a three level building with a wide variety of study facilities. Approximately 400 periodicals are currently received by the library. As the center of the academic program, the library provides facilities for a variety of learning experiences including reading, viewing, listening, research and group discussions. The first level houses the college administrative staff, including the office's of the President, Vice President for Academic Affairs, Vice President for External Affairs, Admissions and Records, Student Services (Financial Aids, Counseling, Testing and Housing), Business and Information Services.

MARY RAIT HALL includes classrooms, audio-visual and duplicating departments and other facilities on the first floor. The upper two floors provide office space for sixty faculty members and related secretarial and receptionist staffs.

THE W.W. CAMPBELL COLLEGE CENTER contains a modern and fully equipped dining hall and cafeteria, bookstore, study and recreational lounges for students and faculty, office and conference rooms for student government and activity leaders, a snack bar, game rooms and television room.

THE CHILD CARE CENTER at Elm Avenue and College Place, provides facilities for Mesa College's vocational-technical program designed to train directors and personnel for child care centers and also for the Division of Continuing Education's Parent Education and Pre-school Program. Classrooms, play areas, observation facilities and office space are located in this building.

ASPEN, JUNIPER & PINON RESIDENCE HALLS provide comfortable living quarters for 600 boarding students. Most of the rooms are doubles, but a few singles are available. All rooms are furnished with wall mounted furniture to provide maximum comfort and flexibility. The design of these residence halls emphasizes an environment conducive to study. In addition, ELI HALL, a smaller women's residence, provides comfortable living and studying arrangements for 29 students.

WALNUT RIDGE consists of four on-campus apartment complexes. The apartments are completely furnished, one, two and three bedroom.

THE ROE F. SAUNDERS PHYSICAL EDUCATION CENTER provides facilities for a variety of physical education and recreational activities. Major features include all purpose gymnasium areas for men and women and varsity basketball and wrestling, swimming and diving pools, locker and shower rooms, classrooms and office space for the Division of Physical Education.

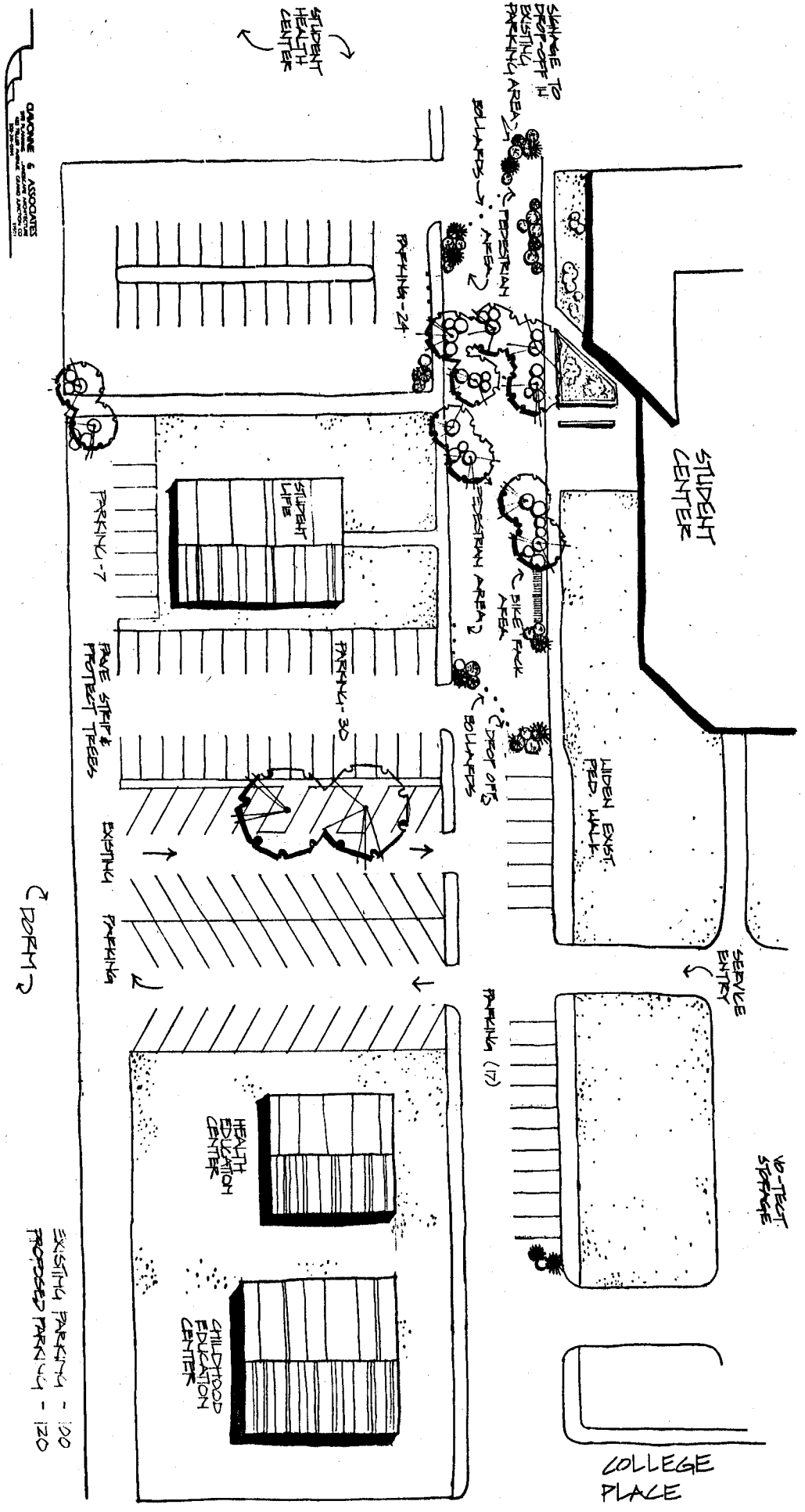
THE COLLEGE SERVICE CENTER at 1175 Texas Avenue houses all the equipment and shops used in general campus maintenance. It provides quarters for the Purchasing Office, Central Stores Warehouse, Maintenance Shop and campus Mail Service.

THE WALTER WALKER FINE ARTS CENTER is the new cultural center of the campus. The beautiful structure includes facilities for art, music and drama. It features a multi-purpose Little Theatre, with seating capacity of 700 when the alcoves, which normally serve as small lecture rooms, are opened.

THE WILLIAM A. MEDESY VOCATIONAL-TECHNICAL CENTER houses modern shops, classrooms for auto mechanics, auto body and fender, welding, electronics, audio-visual and graphic communications and a complete dental assistant training laboratory. This center serves both youth and adults of the region as a training center for various technological and vocational occupations. Shop laboratories for various continuing education courses are available in this center, and as needed, other facilities are available on a rental basis from the local school district and private owners.

THE STUDENT HEALTH CENTER is located at 1162 Elm Avenue and has a nurse on duty eight hours a day for five days a week. A medical doctor is also available two hours per day to meet college students with medical problems.

THE COUNSELING, CAREER PLANNING and PLACEMENT CENTER is located at 1152 Elm Avenue across the street from the Student Center. Staff members are available to assist students in need of short term psychological counseling, crisis intervention and career planning. A job placement service is available to students seeking part-time employment as well as full-time employment for graduates. The house located at 1112 Elm Avenue, provides office space for Mesa College faculty.



CANONE & ASSOCIATES
 1000 UNIVERSITY AVENUE
 SUITE 100
 ANN ARBOR, MI 48106
 TEL: 734-763-1100

#12 84
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CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

June 27, 1984

To: ~~(From)~~ City CouncilFrom: ~~(To)~~ Jim Bragdon *JB*
Transportation EngineerSUBJECT: Transportation Engineer's Recommendations Concerning
the Request to Vacate Elm Ave..

In an effort to reduce my part of the possible lengthy discussions on the request to vacate the 1100 Block of Elm Ave. at the upcoming July 5 Council meeting, I would like to summarize the findings of the traffic impact study and offer my conclusions and recommendations for your review. If there are any questions, I will be attending your July 3 Workshop and the July 5 Council meeting.

Traffic Impact Study

An extensive study was conducted in the Mesa College area in an attempt to evaluate the impacts on traffic circulation patterns and other traffic related matters that would result from the permanent closing of Elm Ave.. Traffic counts were taken before and during the trial closure and the results are contained in Appendix A. These are reproductions of the overhead slides used in my presentation to the Planning Commission on May 29, 1984.

My analysis of the traffic impacts are as follows:

1. As shown on Pages 3 and 4 in Appendix A, all major streets in the Mesa College area were impacted by the trial closure of Elm Ave.. For the most part, traffic increased considerably when Elm Ave. was closed. The most significant increases were noted on North Ave. and Cannell Ave. (South of Orchard) during classes and on Orchard Ave. with no classes. Decreases in traffic volumes were experienced on Elm Ave. (East of 7th St.) during classes and with no classes. This was expected and does point out the collector function of Elm Ave. The most significant decrease in traffic volume was on North Ave. with no classes. One explanation for the decrease is that the count taken with Elm Ave. closed was made toward the end of the trial closure period. By that time, motorists had discovered the difficulty of exiting onto North Ave. and were using Orchard Ave. or not making the trip at all.
2. The accident experience in the Mesa College area during the trial closure is inconclusive since the time frame was short. However, the accident history of the pedestrian crossing on Elm Ave. at the Student Center indicates that since January, 1981 (which is as far back as our records go) there have been no reported pedestrian/vehicle accident.
3. Access for emergency and service vehicles has always been a great concern. The Police have indicated that their mobile operational ability can be adapted to a permanent closure of Elm Ave.. However, the Fire Dept. has expressed many objections to the closure. Another problem that would be created by the closure of Elm Ave.

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested
Yes No

Date
June 27, 1984

To: (~~FROM~~) City Council From: (~~TO~~) Jim Bragdon

Transportation Engineer's Recommendations

Page 2

is the re-routing of service vehicles onto the local streets West of 12th St. This would include trash and delivery vehicles.

Conclusions

1. The closing of Elm Ave. will adversely impact portions of two major arterial streets, two collector streets, local neighborhood streets, and the daily lives of neighborhood residents, those associated with Mesa College, and the motorists that use the public streets in this area.
2. The closing of Elm Ave. will adversely affect some of the emergency and service vehicle routings for service to the Mesa College Area.
3. The number of accidents at the major intersections on 12th St. at North Ave. and Orchard Ave. may be affected by the closure of Elm Ave., but this is difficult to predict. There is no "serious" problem with the pedestrian crossing on Elm Ave.
4. If Mesa College still feels that there is a problem with the pedestrian crossing, there are several alternatives that should be considered. Appendix B is one alternative that I have proposed.
5. Based on all that has been presented at previous meetings Mesa College's real reason for wanting to vacate Elm Ave. is to "UNIFY" the campus and satisfy some objectives contained in the master plan. The secondary reason of pedestrian safety at the crosswalk on Elm Ave. seems to have become less important. I am sure that the consultants who prepared the master plan did an excellent job in addressing the needs of Mesa College. However, I have seen no evidence that any consideration was given to mitigating the negative impacts on traffic circulation and safety caused by closing Elm Ave.. In my opinion, these negative impacts on the general public are in no way offset by any benefits derived by Mesa College.

Recommendations

Based on my analysis of traffic impacts and the above conclusions that were arrived at after much deliberation, I can only conclude that Elm Ave. (between College Place and 12th St.) is absolutely necessary as a public thoroughfare.

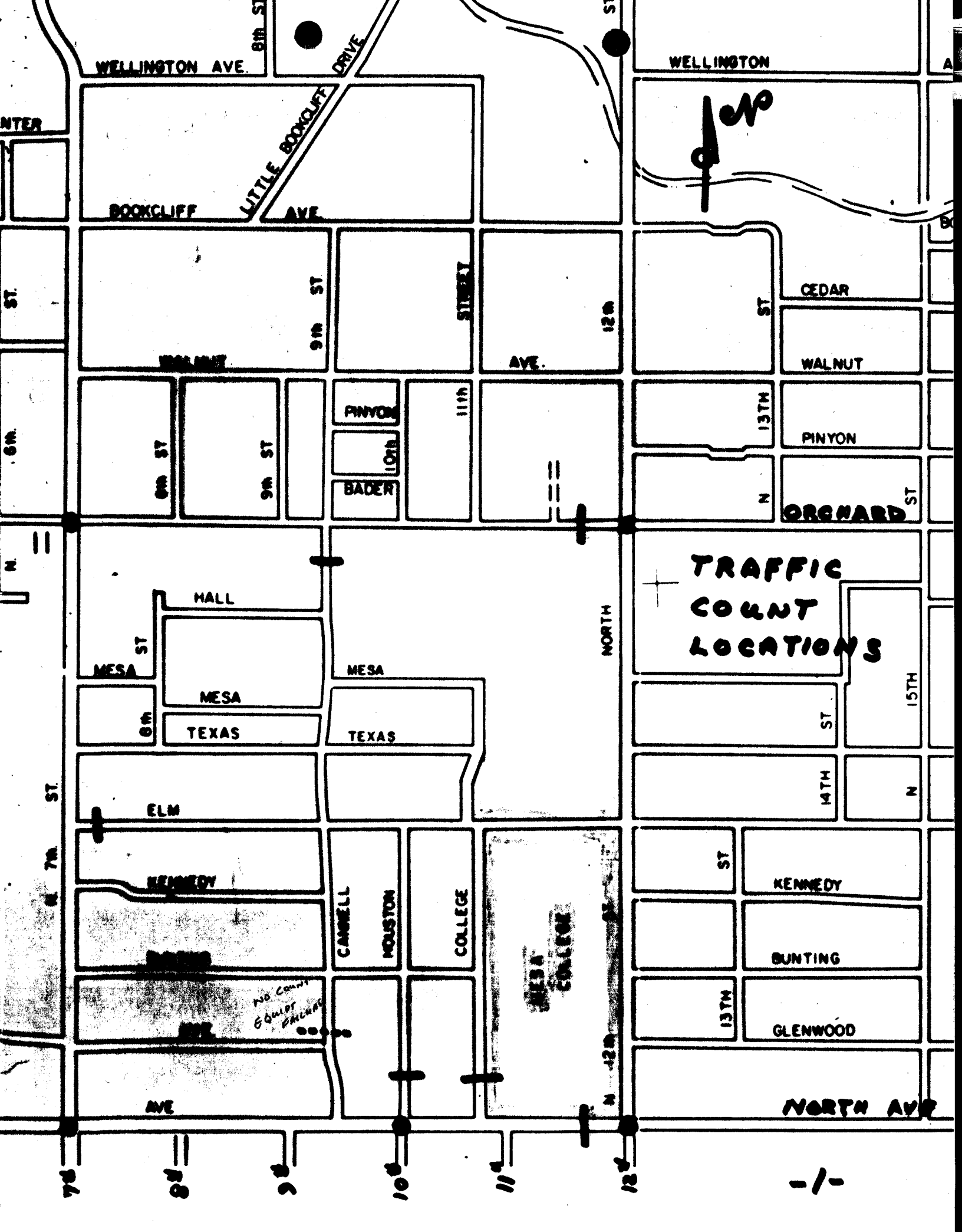
As the Transportation Engineer for the City of Grand Junction, I recommend that Elm Ave. should not be vacated.

Attachments

cc - Mark Achen
Jim Patterson
Ken Reedy

APPENDIX A

<u>CONTENTS</u>	<u>PAGE NO.</u>
Traffic Count Locations	1
Dates for Traffic Counts	2
Summary of Changes in Traffic Volumes:	
During Classes	3
No Classes	4
North Ave. Traffic Counts	5
Graph of North Ave. Traffic Counts:	
During Classes	6
No Classes	7
Orchard Ave. Traffic Counts	8
Graph of Orchard Ave. Traffic Counts:	
During Classes	9
No Classes	10
Cannell Ave. Traffic Counts	11
Elm Ave. Traffic Counts	12
College Pl. Traffic Counts	13
Houston Ave. Traffic Counts	14



DATES FOR TRAFFIC COUNTS

DURING CLASSES:

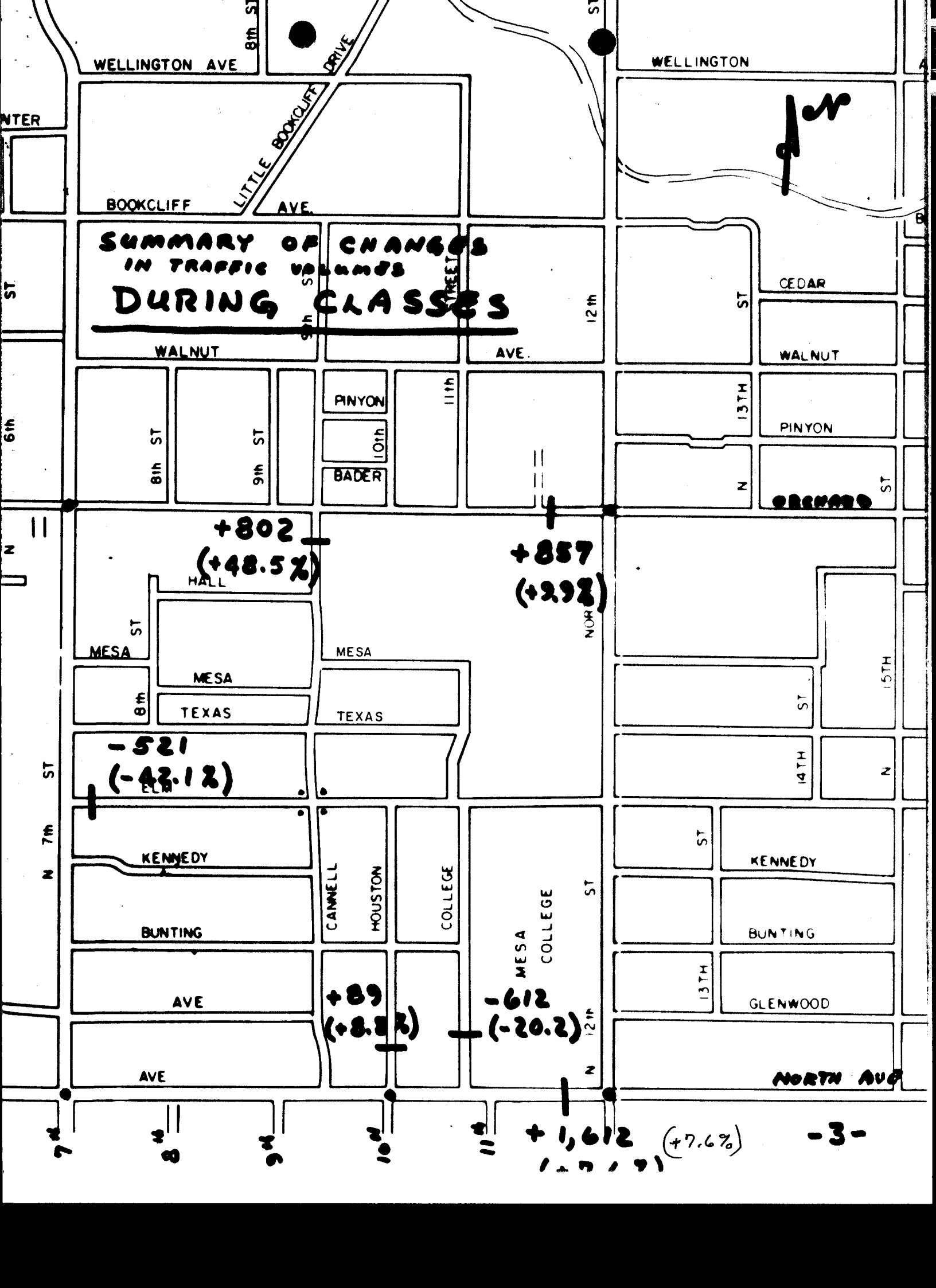
ELM OPEN – Week of march 12

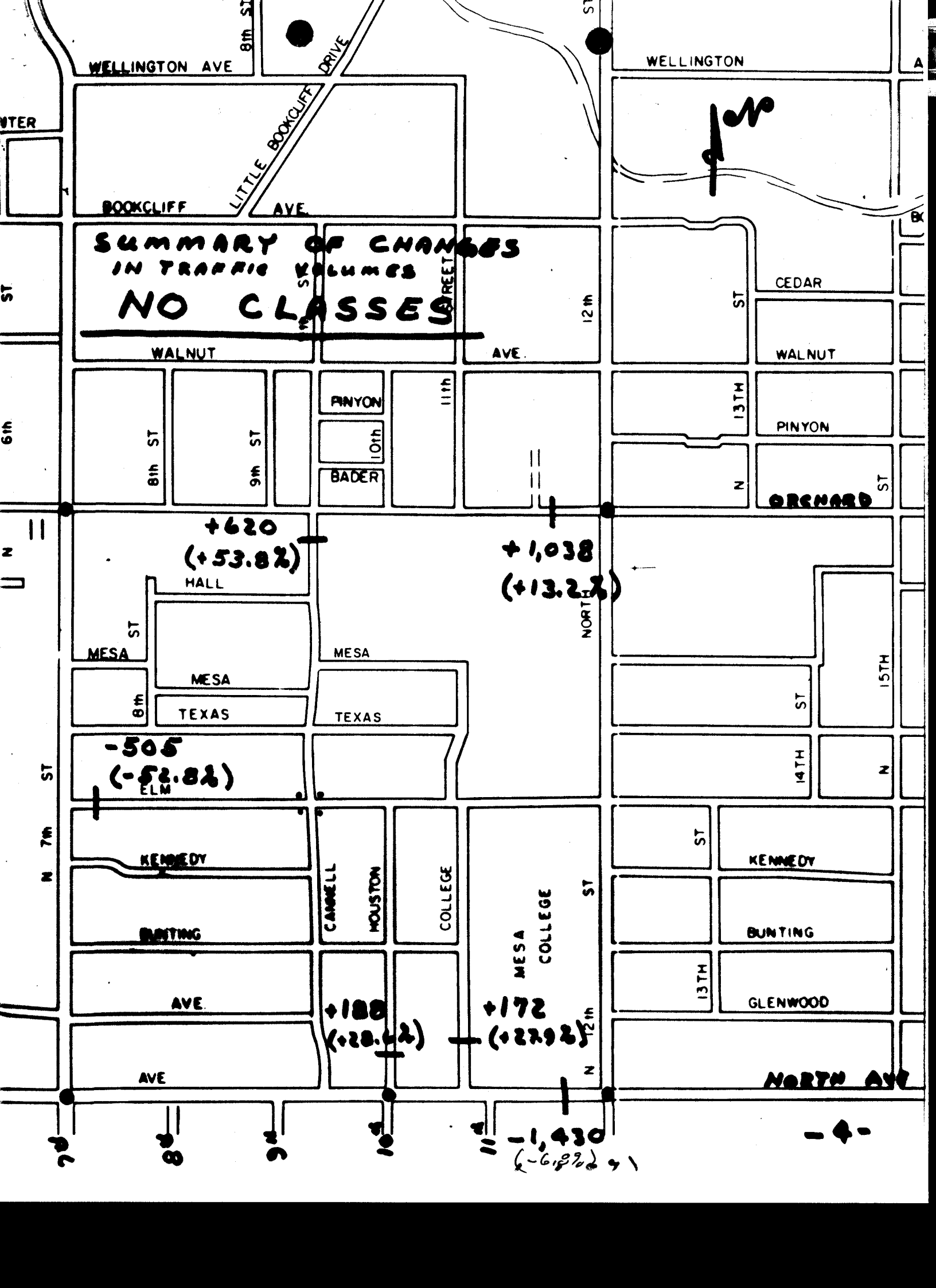
ELM CLOSED – Week of april 16

NO CLASSES:

ELM OPEN – Week of march 5 (spring break)

ELM CLOSED – Week of may 7 (end of school)





WELLINGTON AVE

WELLINGTON

BOOKCLIFF

LITTLE BOOKCLIFF DRIVE

**SUMMARY OF CHANGES
IN TRAFFIC VOLUMES**
NO CLASSES

WALNUT

AVE.

CEDAR

WALNUT

PINYON

10th

BADER

PINYON

ORCHARD

**+620
(+53.8%)**

HALL

**+1,038
(+13.2%)**

MESA

MESA

MESA

TEXAS

TEXAS

**-505
(-52.8%)**

ELM

KENNEDY

BUNTING

AVE.

AVE.

**+188
(+20.4%)**

CANNELL

HOUSTON

COLLEGE

MESA
COLLEGE

**+172
(+22.9%)**

KENNEDY

BUNTING

GLENWOOD

NORTH AVE

**-1,430
(-6.8%)**

- 4 -

NORTH AVENUE

(WEST OF 12th. ST.)

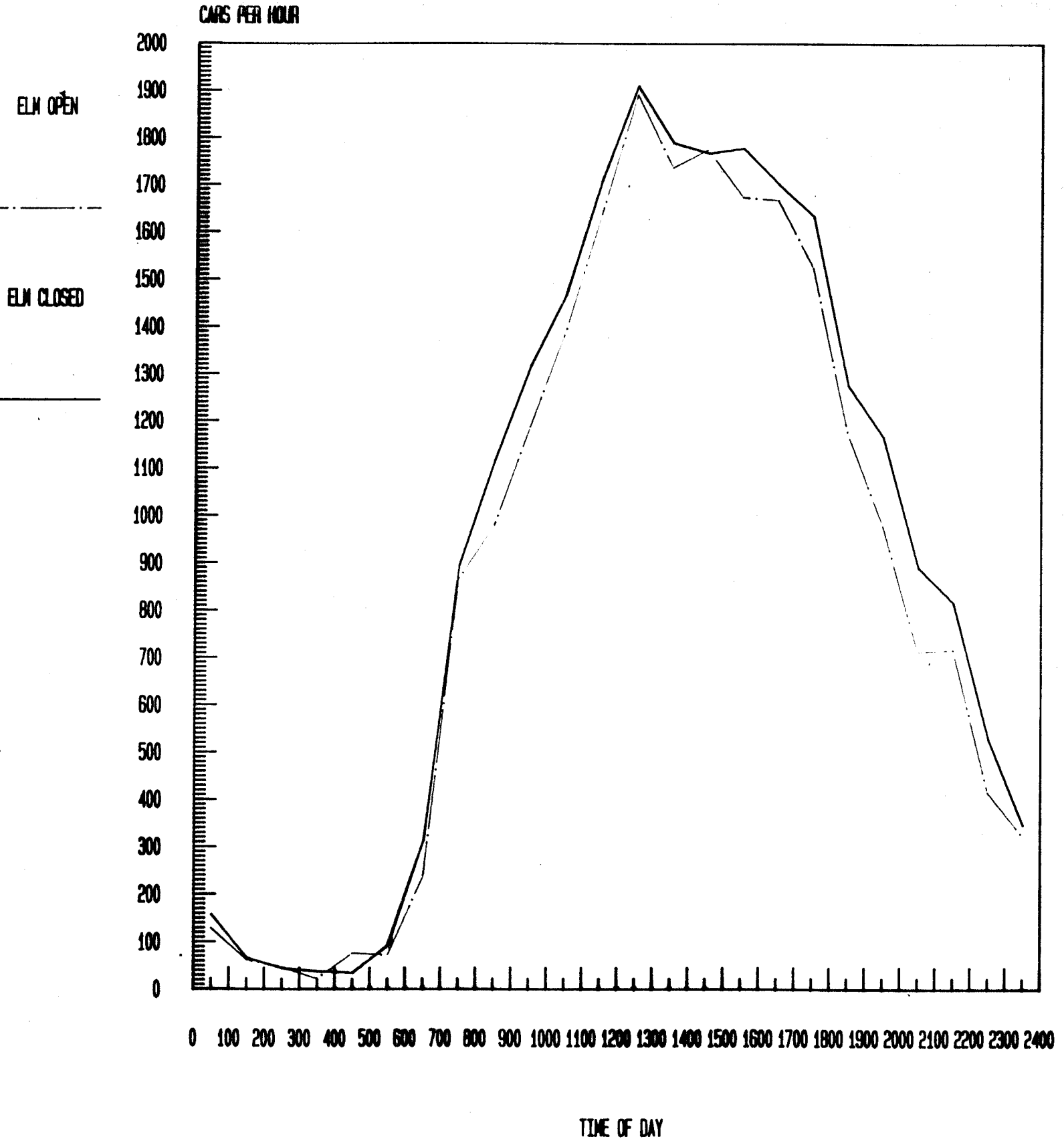
	24 HR.	VOL.	%
DURING CLASSES:	TRAF. VOL.	CH.	CH.

ELM OPEN	21,280		
		+ 1,612	+ 7.6%
ELM CLOSED	22,892		
NO CLASSES:			

ELM OPEN	20,982		
		- 1,430	- 6.8%
ELM CLOSED	19,552		

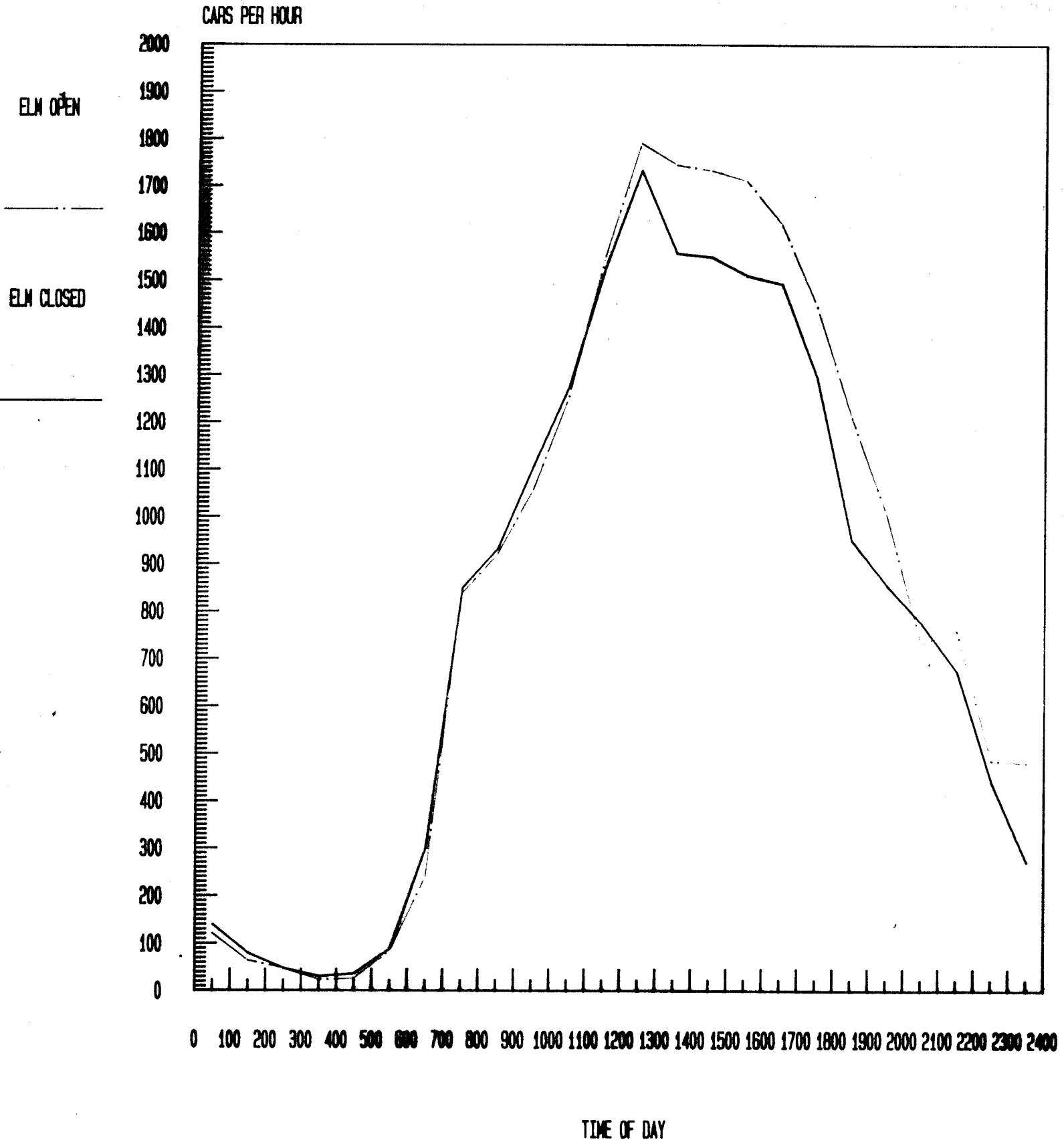
NORTH AVENUE (west of 12th. st.)

DURING CLASSES



NORTH AVENUE (west of 12th. st.)

NO CLASSES



ORCHARD AVENUE

(WEST OF 12th. ST.)

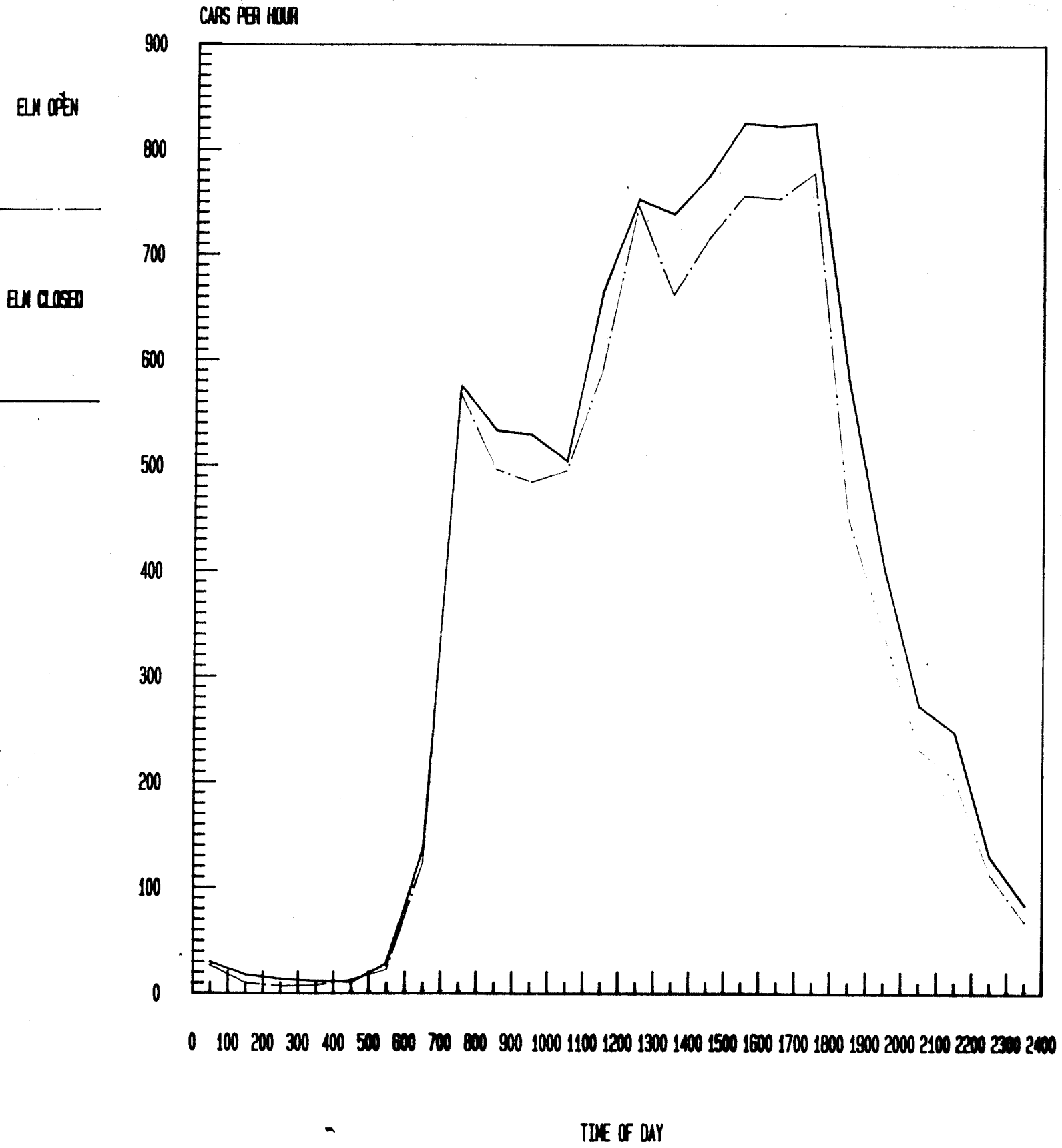
	24 HR.	VOL.	%
DURING CLASSES:	TRAF. VOL.	CH.	CH.

ELM OPEN	8,677		
		+ 857	+ 9.9%
ELM CLOSED	9,534		
NO CLASSES:			

ELM OPEN	7,875		
		+ 1,038	+13.2%
ELM CLOSED	8,913		

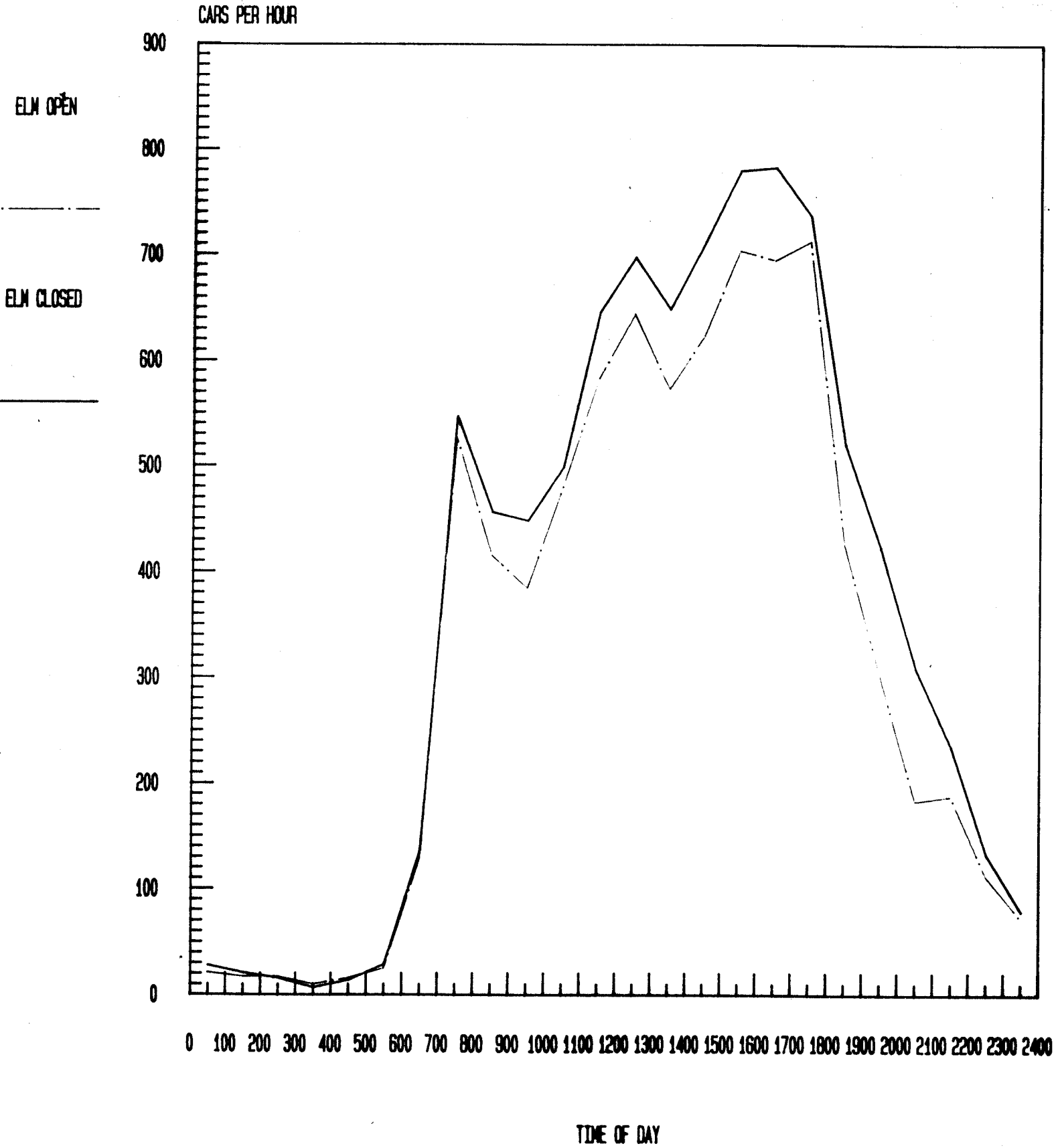
ORCHARD AVENUE (west of 12th. st.)

DURING CLASSES



ORCHARD AVENUE (west of 12th. st.)

NO CLASSES



CANNELL AVENUE

(SOUTH OF ORCHARD AVE.)

	24 HR.	VOL.	%
DURING CLASSES:	TRAF. VOL.	CH.	CH.

ELM OPEN	1,655		
		+ 802	+48.5%
ELM CLOSED	2,457		
NO CLASSES:			

ELM OPEN	1,153		
		+ 613	+53.2%
ELM CLOSED	1,766		

ELM AVENUE

(EAST OF 7th. ST.)

	24 HR.	VOL.	%
DURING CLASSES:	TRAF. VOL.	CH.	CH.

ELM OPEN	1,238		
		- 521	-42.1%
ELM CLOSED	717		
NO CLASSES:			

ELM OPEN	956		
		- 505	-52.8%
ELM CLOSED	451		

COLLEGE PLACE

(NORTH OF NORTH AVE.)

	24 HR.	VOL.	%
DURING CLASSES:	TRAF. VOL.	CH.	CH.
ELM OPEN	3,024		
		- 612	-20.2%
ELM CLOSED	2,412		
NO CLASSES:			
ELM OPEN	616		
		+ 172	+27.9%
ELM CLOSED	788		

HOUSTON AVENUE

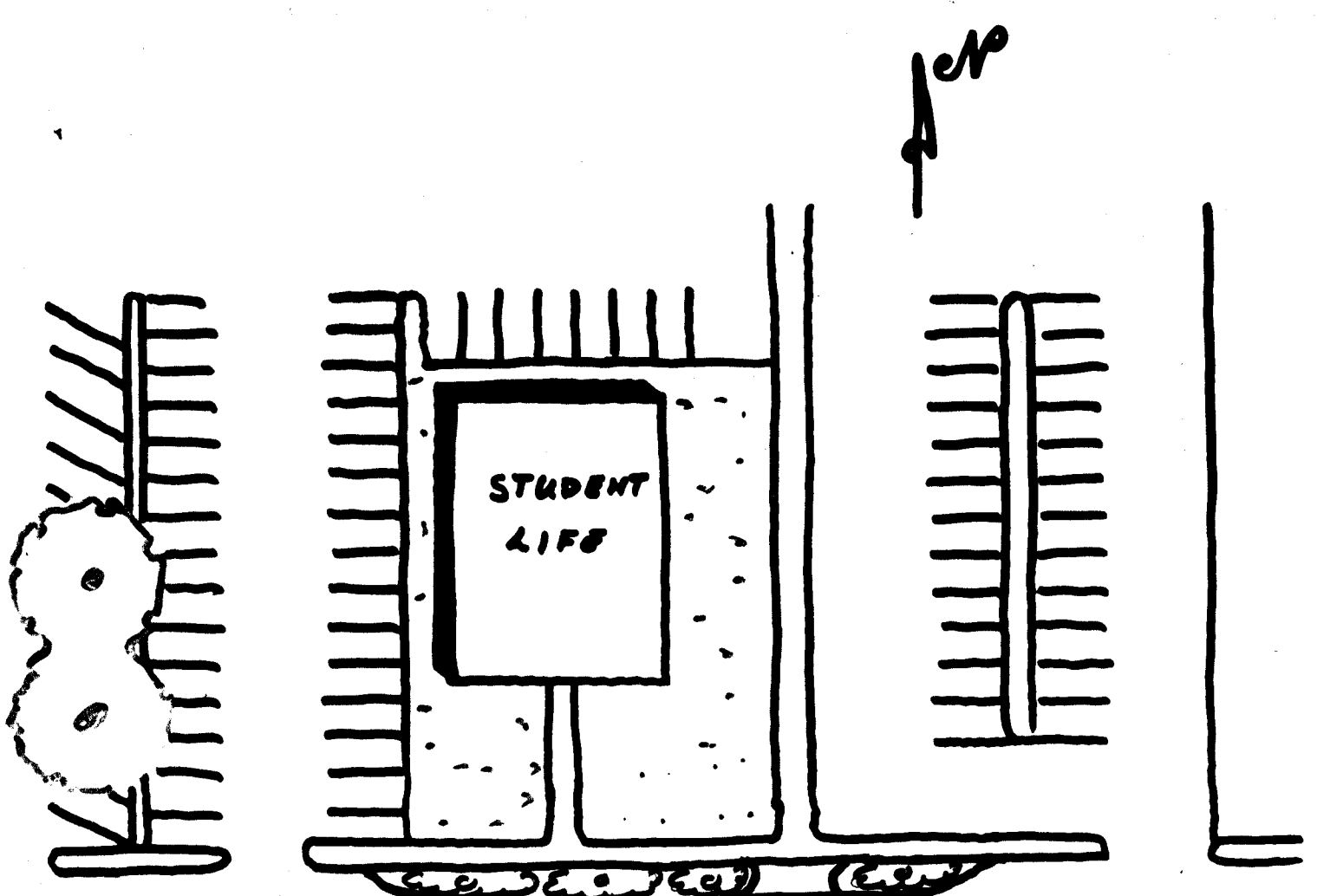
(NORTH OF NORTH AVE.)

	24 HR.	VOL.	%
DURING CLASSES:	TRAF. VOL.	CH.	CH.

ELM OPEN	1,006		
		+ 89	+ 8.8%
ELM CLOSED	1,095		
NO CLASSES:			

ELM OPEN	658		
		+ 188	+28.6%
ELM CLOSED	846		

APPENDIX B



STUDENT
CENTER

REVIEW SHEET SUMMARY

FILE NO. #12-84 TITLE/HEADING Right-of-Way Vacation DUE DATE 5/11/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Right-of-Way Vacation - Location: Elm Avenue from 12th Street to College Place and the north/south and east/west alley north of Elm Avenue.

PETITIONER ADDRESS Mesa College 12th Street and North Avenue, Grand Junction, CO 81501

ENGINEER Conni McDonough 1006 Main Street, Grand Junction, CO 81501

DATE REC.	AGENCY	COMMENTS
5/8/84	City Public Works	One of the problems with traffic in Grand Junction is too few north-south and east-west through streets. Other than Patterson, Orchard, and North Avenues, there are no east-west streets that can carry traffic all the way through town. Elm Avenue is the closest street to being a through street. Closing Elm will force local and through traffic to use North and Orchard Avenues.
5/8/84	City Public Works	Due to added travel and time commitment to Sanitation (solid waste) removal and the service to water/sewer lines, I do not agree with this vacation.
5/11/84	Police Dept. (Second page left off. Copies made for Commission members and Conni McDonough notified of deletion.)	<p>Traffic Accidents=4 accidents 30 days prior to closure =8 accidents 30 days after closure = 100% increase</p> <p>An attempt was made to contact each driver in the 8 accidents that occurred within the 30 days after closure and they were asked if they were at the location of the accident due to the Elm Avenue closure or not.</p> <p>Results: 9 - No, 1 - Yes, 6 - Not available for comment due to being out of town residents or other reasons.</p> <p>A comparison for these accidents as to whether both drivers were not affected by the closure, were affected by the closure, or if unable to determine due to the non-availability of one or both drivers was made.</p>
5/11/84	City Planning	<p>Note: Regardless of the Planning Commission recommendation, this department feels it is in the best interest of all parties involved to proceed to City Council for an official decision.</p> <p>Through various meetings with Mesa College, the request to vacate Elm has received much attention. The review comments will be two-fold: First, if the vacation is denied; second, if the vacation is approved.</p> <p>If denied, the discussion of the east/west connections will be covered by Public Works Department and Engineering Dept. The long-term ramifications with any right-of-way vacation is that once vacated, if the City needs the access later, the option is no longer available or very costly to buy back. While the project narrative discusses safety, the problem still exists on North Avenue and 12th Street with pedestrian crossings. Alternatives to ensure better safety of pedestrians have been discussed (i.e. over/under passes, etc.) which may offer an alternative if the Elm vacation is denied. Access through the area is a concern as more traffic is forced onto North Avenue and Orchard; not now as much as in the future, dictating costly improvements as an alternative for Orchard to handle the additional flows.</p>

*sent
5-14-84
JA*

City Planning
(con't)

The College will gain the additional right-of-way of Elm but this department does not feel it will outweigh the long-term ramifications. This department does not object to the alley vacation as long as utility access remains. Capital expenditures may, however, be required to improve circulation and capacity on Orchard, 12th, or North Avenue.

If approved, the maintaining of utility easements and access for traffic control devices will be required with the vacation of both right-of-way and alley. The City will not be responsible for sidewalk or street maintenance (as shown on assessor's map) once vacated.

This department would encourage the "street scape" as shown in the request to be carried out immediately upon approval, to ensure adequate closure and safety concerns. Trash pickup will have to be re-coordinated with City trash.

5/11/84 Fire Department

The Grand Junction Fire Department objects to this vacation for the following reasons:

It provides no through street between North Avenue and Orchard Avenue, a distance of 1/2 mile which can cause unnecessary delay in responding to an emergency west of 12th Street and north of Elm Avenue for Pumper #2 located at 1135 N. 18th St. Pumper #2 would normally take 18th to Elm and west on Elm to emergencies in this area. There is considerable potential for a serious fire and life hazard because of the Walnut Ridge Apts., married housing, and Juniper Hall, Residence Hall for Mesa College. With the closing of Elm, this could cause a delay of approximately 2 to 3 minutes depending on traffic conditions on North Avenue and College Place. This type of delay on a medical emergency of fire emergency could possibly turn a minor incident into a major incident.

5/11/84 City Engineer

I recognize that this plan will benefit Mesa College in the many ways described in their proposal, including the unification of the campus and the reduction of vehicle/pedestrian conflicts. Mesa College is a major economic contributor to Grand Junction and deserves to have detailed consideration given to its future expansion programs as well as its current traffic problems.

As the City Engineer, I feel it is my responsibility to weigh the benefits of closing Elm Avenue to Mesa College and its student body, and the long-term costs and disbenefits to the City and general public.

The stated purpose of the vacation of Elm Avenue is to eliminate the vehicle/pedestrian conflicts on Elm Avenue and to eliminate the traffic corridor that bisects the campus.

Several alternatives to reduce the pedestrian problem have been proposed by the City and neighborhood over the last several months (and years). None of the alternatives that have been proposed would require closure of the road. Each alternative has a cost, some advantages and some disadvantages.

1. Reducing the clear distance between the sidewalks on the north and south sides of the street (bulb design).
2. Pedestrian overpass (or underpass).
3. Pedestrian signal.
4. Fences to force pedestrians to use 12th Street light.
5. Vehicle underpass.

(Several other alternatives were mentioned in jest or anger that will not be repeated here.)

Mesa College has not considered any of the alternatives as acceptable for various reasons but mostly because of perceived lack of effectiveness.

There are two separate and unrelated items under consideration:

1. Alley Vacation
2. Elm Avenue Vacation

I will address them in that manner.

ALLEY VACATION:

The use of the alleys appear to be mainly for the purpose of access to Mesa College parking lots and buildings. Since it is not a through alley and not generally used by the public, I do not see any problems (from a Traffic Engineering standpoint) with the vacation of this alley).

ELM AVENUE VACATION:

As I understand it, the main reason that Mesa College is requesting the vacation of Elm Avenue is because of the perceived problem of pedestrian safety at the crosswalk in front of the student center. When classes are in session, there are "conflicts" between the 5,000 to 6,000 pedestrian crossings per day and the 3,000 to 4,000 vehicles per day using the 1100 block of Elm Avenue. The real question is, and has been for many years, should this pedestrian "problem" be addressed by closing Elm Avenue.

At the request of Mesa College, the City Council directed that a trial closure of Elm Avenue be made to determine what impacts could be expected if a permanent vacation were granted. At the Council's request, an extensive analysis of the changes in traffic circulation patterns, accident experience and the impact on the neighborhood is being conducted. The final results of the studies are not completed at this time, but will be presented at the Grand Junction Planning Commission public hearing.

Preliminary analysis of traffic counts that were taken in the area indicated that when classes were in session and Elm Avenue was closed, the following changes in traffic volumes occurred:

<u>LOCATION</u>	<u>CHANGE (VEH./DAY)</u>	<u>CHANGE (%)</u>
North Ave. (W. of 12th St.)	+1612	+ 7.6%
Orchard Ave. (W. of 12th St.)	+ 857	+ 9.9%
Cannell Ave. (S. of Orchard)	+ 802	+48.5%
Elm Ave. (E. of 7th St.)	- 512	-42.1%
Houston Ave. (N. of North Ave.)	+ 89	+ 8.8%
College Place (N. of North Ave.)	- 612	-20.2%

Based on the preliminary analysis of our traffic study, input received from area residents, and three neighborhood meetings, it is my professional opinion that the negative impacts to the Mesa College area that would result from the closing of Elm Avenue far outweigh any benefits, including increased pedestrian safety .

This does not mean that pedestrian safety on Elm Avenue can not or should not be improved. There are alternative solutions that would increase the safety or pedestrians without closing Elm Avenue. Some of these alternatives include "bulbing" out the sidewalk to reduce walking distance across the street and restrictive the area in which pedestrians will cross, installation of a pedestrian-actuated traffic signal (which would not be very effective) or an overpass (which may be too expensive). We have always been available to discuss and explore alternatives to the closing of Elm Avenue and we still are.

In summary, I can find no evidence to support the claim that the pedestrian crossing on Elm Avenue in front of the student center constitutes a severe enough hazard to warrant the closing of Elm Avenue. There are other solutions to the problem, and I would, therefore, strongly recommend that the request for the vacation of Elm Avenue, between 12th St. and College Place be denied.

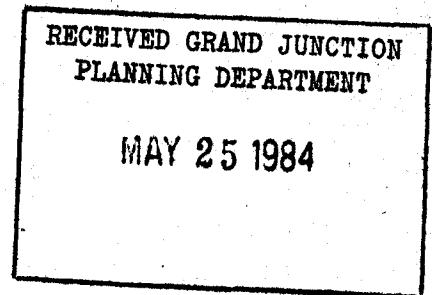
5/29/84

O'DWYER/LITTLE PASSED 6-0 A MOTION CONCERNING THE RIGHT-OF-WAY VACATION, THAT THIS BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL FOR THE VACATION OF THE NORTH/SOUTH AND EAST/WEST ALLEYS.

O'DWYER/DOOLEY PASSED 6-0 A MOTION CONCERNING THE VACATION OF ELM BETWEEN COLLEGE PLACE AND 12TH STREET, THAT IT BE FORWARDED TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL BASED ON THE RECOMMENDATIONS OF THE STAFF, THE CITY, SURVEYS OF TRAFFIC AND FIRE RESPONSE TIMES, CONCERNS OF THE NEIGHBORHOOD, PETITIONS OF THE NEIGHBORHOOD, AND OTHER THINGS.

Conni McDonough
Consultant

May 23, 1984



City Planning Commission
City Council
Planning Staff
Attn: Karl Metzner, Planning Director
559 White Avenue, Room 60
Grand Junction, CO 81501

RE: File #12-84
Right-of-Way Vacation/Elm Street and Alleyway
Mesa College

The following are comments which have been prepared in response to the received Review Sheet Summary concerning the above referenced file.

City Public Works:

Patterson Road, North and Orchard Avenues are all 6-1/2 to 12+ miles long and serve very well as minor/major arterial streets for through traffic and are so designated.

Elm Avenue is currently only approximately 2-3/8 miles long and cannot adequately function in the "cross town" capacity due to limited existing improved widths (in many areas) and length. It is currently designated as a collector to carry traffic to north/south streets which connect with major/minor "cross town" arterials.

City Public Works: No comment.
(Sanitation)

Police Department:

Page two of the Department's comments were not included in the Review Sheet Summary. It stated:

"Results: 3 - No
1 - Yes
4 - Unknown

"A similar survey will be conducted after Elm Avenue is reopened on May 15, 1984, using the total time of the closure compared to the equivalent (sic) time prior.

"EFFECT ON OTHER POLICE OPERATIONS:

"During this short trial basis there has been an occasional call when there was a slight delay in the officer's response time due to the closure. None of these calls for service have been of an extreme emergency nature, however.

"There will always be the big 'If' question as to what effect the closure would have on response time for an extreme emergency call. If the closed area (1100 Elm Avenue) was designed in such a way that emergency vehicles could respond to such a call for service through the area, there should be no problem.

"It has been the police's experience that the bollards currently in use in the dormitory area are not as 'removable' as designed to be. They become 'permanent' due to ice and snow during the winter and by dirt, gravel and other debris during the summer."

There were 16 drivers involved in these accidents and only one known driver was "at the scene" due to the test closing of Elm Avenue.

The College has indicated its willingness to design the redevelopment of the vacated area in coordination with all emergency service needs.

City Planning:

There are several areas on the perimeter of the campus where there are pedestrian crossing problems. Closing Elm Avenue will eliminate one of these problem areas.

Utility easements will be provided for all necessary services including traffic control devices. When vacated, the College will maintain the entire vacated areas.

Fire Department:

A discussion with Lieutenant Shaw of the 18th Street Station clarified some issues. Given the recent reduction of parking congestion on the west side of the campus, the probable route for service to the residential area west of the

City Planning Commission/City Council/Planning Staff

File #12-84

Page 3

campus would be North Avenue or Orchard Avenue to the appropriate north/south street - not down Elm Avenue from the Station to the west side of the campus. Locations of hydrants/fires may play a factor in those routes.

The College will work with the Fire Department for services to the campus buildings - even to correct some current deficiencies.

City Engineer:

Mesa College has considered the alternatives cited and concurs that there are costs, disadvantages and advantages involved in each alternative. However, there is one fact common to all: the traffic corridor would continue to bisect the campus.

When Elm Avenue is closed, traffic will not be permitted to circulate through the parking lots from one side of the campus to the other side (east-west).

The need for a "serious study to be made to evaluate the impact of the closure on the alternative routes, neighborhoods and services" was not suggested or requested by the Engineering Department in meetings with College representatives prior to the test closing which were held to determine approach and type of information to be collected.

Drainage will be allowed to pass unrestricted.

A decision to postpone a decision to close Elm Avenue until a later date will result in increased costs for all (College/City/neighbors) for modification costs which will be incurred for redevelopment, needed accommodations for the percentage increase in traffic counts on surrounding streets, adjusted driving patterns, etc.

