



## Project Narrative

### Form B

The proposed project will be a 20-unit rental housing development for the mentally ill. All twenty units will be self-contained, independent living units with their own kitchens and bathrooms. This is not a group home living arrangement.

The clientele will be composed of low and moderate-income, mentally ill individuals who do not need any form of institutionalization but need a minimal amount of supervision to assist them in being integrated back into society. Each tenant will receive daily counseling from the Colorado West Regional Mental Health Center either on-site or at Colorado West's main office in downtown Grand Junction. In addition, one of the 20 units has been set aside as a resident manager's apartment. Although three of the remaining 19 units will be two-bedroom units (the other 16 are one-bedroom units), it is assumed that all of the units will house single individuals with maybe one or two couples and very few, if any, families.

The project sponsors are Health Services Programs, Inc., and Colorado West Regional Mental Health Center. Both agencies are IRS-approved non-profit agencies with the home office in Glenwood Springs. However, both have strong, local, Mesa County affiliates and a number of members of the local community on their boards. Colorado West has been in existence since 1972 serving the treatment needs of the mentally ill while Health Services Programs, Inc. (HSP) was founded last year as a loose subsidiary of Colorado West specifically to develop this project. HSP was capitalized by Colorado West.

The petitioner's representative is the Grand Junction Housing Authority. The Housing Authority is serving as the project consultant and has used its experience in developing low-income housing to secure the financing and architectural/contracting services. In addition, the Housing Authority will be the managing agent. Projects developed and managed by the Housing Authority include Walnut Park (elderly and handicapped) at Walnut and 17th Sts., Grand Junction, family housing at 11th and Bookcliff, Grand Junction, and Ratekin Tower (elderly and handicapped), 8th & Main, Grand Junction.

A conditional commitment for financing has been secured from the U.S. Department of Housing and Urban Development (HUD) for approximately \$800,000. In addition, a grant was secured from the Colorado Division of Housing for \$60,000 for this project. A firm commitment is expected later this year or early next year.

Construction will begin approximately March, 1986 and be done in one phase. Construction completion and occupancy should commence approximately December, 1986.

The land, a tract of 35,000 square feet near the intersection of Little Bookcliff and Wellington Avenues, Grand Junction, is currently under option until December 1, 1985. If closing does not occur before that date (not likely), the sponsor will either negotiate an option extension (currently being negotiated) or secure short-term acquisition financing.

Some off-site improvements will be necessary, including extension of Little Bookcliff Avenue to the property line. Although our drawings show the road extension, it will be the seller's responsibility to design and pay for all public right-of-way improvements per the option agreement (Contingency #h of Addendum "A"). The firm of Tom Rolland has submitted estimated off-site costs for this packet (please see form M).

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As part of the development, we are requesting that the 30' easement on the west side of the property be vacated as noted on the site plan. There are no existing utilities in this easement. Any future utility lines could be run in the existing pedestrian public right-of-way adjacent to the west end of the property. This right-of-way includes a utility easement.

The tract is situated among medium density office and residential multi-family uses. To the west are three Wellington office buildings and La Villa Grande Nursing Center. To the south is Monterey Park, a 170-unit housing development for senior citizens and the medical office of Dr. Stephen Axthelm, et al. To the east is Wellington IV office building, a 24-unit multi-family development, and the Village Fair Shopping Center. To the north are medical facilities of Hilltop Rehabilitation Hospital as well as a number of multi-family housing developments, including the Greenhouse Apartments, the Loft Apartments, and various others. This unique blend of land uses lends itself perfectly to this type of project. In fact, it should be pointed out that this development will be located in proximity to the site of the psychiatric hospital proposed by St. Mary's Hospital. It should also be pointed out that neither HSP nor Colorado West has any ties whatsoever to the Glenwood Springs firm currently competing with St. Mary's for the psychiatric hospital. Adjacent zoning is appropriate to these uses and our proposed use.

The project will be landscaped as shown on the project drawings. Landscaping will be relatively low maintenance in that there is not a tremendously large area of open space (although more than adequate for this project) and will be completely covered by a sprinkler system. Maintenance of this system will be done by the Grand Junction Housing Authority as management agent.

It is anticipated that very little traffic will be generated by this project. In fact, we are requesting a waiver of the parking requirement because of the lack of vehicles owned and operated by this clientele. A letter attached to the packet from Colorado West indicates that very, very few of these clients own and operate vehicles. Transportation will be provided by a van currently owned and operated by Colorado West. The amount of spaces proposed is almost a 1:1 ratio and will probably result in 2/3 of the lot being unused, even during peak hours of visiting.

The Little Bookcliff Avenue public right-of-way currently ends near La Villa Grande Nursing Center. Our proposed development would require approximately a 230' extension of this right-of-way to the southwest corner of our property. There currently is a 20' pedestrian right-of-way where the proposed road would be. Thus, we would be rededicating the previously vacated public right-of-way (Book 1507, page 364). See Site Plan for actual locations.

In addition, we are requesting that the 30' utility easement on the west side of the property be vacated from the southwest corner to 30' south of the north property line. This easement has no known use.

(H)  
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81506

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Grand Junction, Colorado  
81506

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Lester Duncan, M.D.  
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Health Services Programs  
PO Box 1580  
Grand Junction, CO 8150

Wellington

Health Services Program  
PO Box 1580  
Glenwood Springs, CO  
81602

Grand Junction Housing  
Authority  
805 Main  
Grand Junction, CO 81501

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# REVIL W SHEET SUMMARY

FILE NO. 27-85 TITLE HEADING CMI Housing-Easement Vacation DUE DATE 10/14/85  
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: Little Bookcliff & Wellington  
Avenues Petitioner: Health Services Programs, Inc.

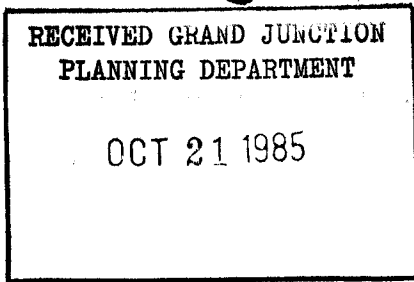
PETITIONER ADDRESS P.O. Box 1580 Glenwood Springs, CO 81602

ENGINEER Dana, Larson and Roubal

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/14/85	Development Dept.	This department has no objections to the revised easement vacation as long as <u>all</u> other review agency comments are resolved. A rededication of public right-of-way including accommodation of the pedestrian traffic (10' pedestrian easement should be contained somewhere in rededication) to be done ASAP once this vacation is approved. If multi-ownership exists, all parties will have to sign deed. Please submit dedication deed to this department for review. No permits will be issued until this rededication and improvements agreement/guarantee are satisfied.
10/7/85	City Engineer	The easement proposed to be vacated overlaps an existing 20' wide drainage easement containing the Buthorn Drain Pipe. The 20' drainage easement must be maintained full width and cannot be vacated. The 30' wide easement could be vacated up to the east line of the 20' drainage easement.
10/4/85	Mtn. Bell	No objections.
10/9/85	Public Service Gas & Electric:	No objections to easement vacation.

MOTION: "MR. CHAIRMAN, ITEM #27-85 EASEMENT TO VACATE, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

*3007 10/15/85*



**Grand Junction  
Housing Authority**  
805 Main Street (303) 245-0388  
Grand Junction, Colo. 81501

October 21, 1985

Mr. Robert Goldin  
Development Department  
City of Grand Junction  
Courthouse Annex  
Grand Junction, CO 81501

Dear Bob,

We have reviewed the Review Sheet Summary for file #27-85, vacation of easement for CMI Housing. Following are our responses:

- a) Development Department - Rededication of the right-of-way will be done shortly after easement vacation approval in accordance with your comments;
- b) City Engineer - We are not requesting vacation of the 20' drainage easement and therefore have no problems with their comments. One minor comment: I believe they mean the west line of the 20' drainage easement, not the east line.

We will be present at the hearing to answer any questions of Commission members.

Sincerely,

A handwritten signature in cursive script that reads "Paul Malinowski".

Paul Malinowski  
Executive Director

PM/dw

#27 85





Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1648

March 24, 1986

Ms. Barbara MacRavey  
HUD  
1405 Curtis Street  
Denver, CO 80202

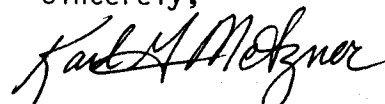
RE: CMI Housing Project, Grand Junction, CO

Dear Ms. MacRavey:

In discussions with Paul Malinowski of the Grand Junction Housing Authority, he has indicated your desire to redesign the structures in the CMI project to a simple "box" configuration. This department would be opposed to such a redesign since it would not fit either the lot configuration or the character of the existing neighborhood. This project received extensive review during the development review process and one of the criteria considered was how the appearance of the project will fit the neighborhood.

I urge you to allow this project to continue under the existing design. Thank you for your consideration.

Sincerely,

  
Karl G. Metzner  
Director of Planning

KGM/tt

xc: Paul Malinowski  
File #24-851 ✓