



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

October 22, 2003

Mark Austin, P.E.
RG Consulting Engineers, Inc.
336 Main Street, STE 203
Grand Junction, CO 81501

RE: TEDS Exception No. 40-03 to Terminate Bunting Avenue Street Connection at 2868
North Avenue

Dear Mark;

Please find attached the committee's decision on the above request. You may use this decision to proceed through the development review process.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

Michael G. McDill, P.E.
City Engineer

C: Eric Hahn, Development Engineer (244-1443)
Pat Cecil, Development Services Supervisor



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

DESIGN EXCEPTION #DE40-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Eric Hahn, Development Engineer
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: September 25, 2003

RE: Request to Terminate Bunting Avenue Street Connection at 2868 North Avenue

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a new regional mental health services campus at the above location, just north of the Texas Roadhouse Restaurant. The project will include a number of buildings and their accompanying parking lots. The applicant has expressed a desire to limit access to and from the nearby neighborhood along Bunting Avenue, which currently terminates about 130 feet west of the subject property. Bunting Avenue extends about 625 feet east from 28 ½ Road without a turnaround or any other indication that it would not continue to 28 ¾ Road. Bunting does not continue east of 28 ¾ Road, nor is there much potential for it to be connected through an apartment complex to the west of 28 ½ Road.

The applicant requests exception from Section 3.2.6, *Stub Streets*, for planning to extend existing stubbed streets to the next major street.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Not continuing Bunting Avenue east to 28 $\frac{3}{4}$ Road will reduce emergency and resident convenience access to this small neighborhood. It will also increase the number of vehicle trips along North Avenue each time someone needs to travel from this neighborhood to any destination to the east. Each of these situations will create a marginal decrease in over all neighborhood safety. These issues may or may not be overshadowed by the any dangers caused by this particular type of development. If this development truly has some inherent neighborhood safety issues, maybe this is not the right place to locate this activity.

2. Have other alternatives been considered that would meet the standard?

The applicant proposed an earlier circular drive through the property that could easily accommodate a future connection to Bunting Avenue. It would be another case where a public street would terminate into a private street system (like the Housing Authority project).

They could also modify their plan to show a stub of Bunting from 28 $\frac{3}{4}$ Road to their west property line. This roadway could be pushed as close to their north property line as would still function correctly as a public road.

The connection is definitely physically possible. It is mostly a question of whether or not the safety issues related to their clients justifies diverting from the normal street circulation plan.

Other potential solutions exist for Bunting, including terminating it in a turnaround or looping it to the south and then back to 28 $\frac{1}{2}$ Road. But neither of these options provide any connectivity to 28 $\frac{3}{4}$ Road.

3. Has the proposed design been used in other areas?

No. We have not approved any other termination of a stubbed street in the past.

4. Will the exception require CDOT or FHWA coordination?


No.

5. Is this a one-time exception or a manual revision?

This would be a one-time exception.

Staff Recommendation

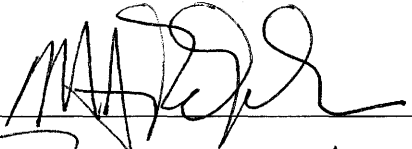
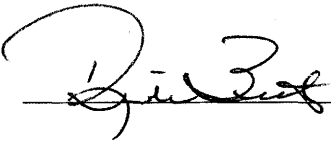
I recommend denial of the requested Design Exceptions to Section 3.2.6, *Stub Streets*, to allow the proposed site development plan to terminate the street layout for Bunting Avenue.

Recommended by: 

Approved as Requested:

Denied:

Date: 10/10/03


Ralph E. Blawie


MEMORANDUM



Date: October 1, 2003

*To: Bob Blanchard, Community Development
Rick Beaty, Fire Department*

From: Sandi Nimon, Sr. Administrative Assistant Sandi

*Subj: DE40-03 Request to Terminate Bunting Avenue
Street Connection at 2868 North Avenue*

*Please make your comments on the above design
exception no later than Tuesday, October 7, 2003.
I would appreciate it!*

Sn

10/10/03

*BEATY, BLANCHARD & BELPH MET & DISCUSSED THE APPLICATION.
IT WAS OUR CONCLUSION THAT THIS CONNECTION WOULD SERVE A
VERY LIMITED GROUP & THE LIKELIHOOD OF IT EVER EXTENDING WAS
REMOTE AT BEST. THEREFORE, WE SUPPORT GRANTING THE EXCEPTION.*



rg consulting engineers, inc.

denver • durango • grand junction • trinidad

September 9, 2003

Mr. Eric Hahn, P.E.
City of Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

RE: Colorado West Regional Mental Health Facility
TEDS Exemption Request For Bunting Avenue Street Connection

Dear Mr. Hahn:

The purpose of this letter is to request an exemption from Section 3.2.6, Stub Streets, of the City of Grand Junction's Transportation Engineering Design Standards (TEDS) manual. RG Consulting Engineers, Inc. (RCGE) is preparing this request for the applicant, Colorado West Regional Mental Health, Inc.

Background:

Colorado West Regional Mental Health, Inc. (CWRMHC) have been approached by local and state governmental agencies as well as community to develop and provide a centralized, regional mental health facility. CWRMHC currently delivers a broad spectrum of services from several locations within Mesa County. The goal of the proposed project is to combine all the current service delivery as well as new programs designed to continue to meet the needs of Mesa County in one facility. To accomplish this simple "campus" design where clients can obtain effective treatment in a comfortable and safe environment has been developed. The vision for this "campus" includes ample open space and landscaped areas, as well as buildings designed to enhance the neighborhoods presentation of well cared for, well planned, attractive, family friendly dwellings and businesses. Any anticipated negative impact has been minimized and the neighbors have been polled for their input on all potential designs.

CWRMHC conducted an exhaustive property search in Mesa County when the decision was made to meet the communities needs by combining services in one location. Finding a site large enough to accommodate the campus inside the city limits was the first difficulty. A second difficulty was to find a site which would meet the communities needs for easy access, including the availability of public transportation and a location central to other community agencies and resources. The available parcel that best met this criteria is located near the intersection of 28 ¼ Road and North Avenue, north of the Texas Roadhouse restaurant.

RECEIVED

SEP 10 2003

RG Consulting Engineers, Inc., has submitted a preliminary concept plan to the City of Grand Junction for initial review and comment (Attachment A). City staff expressed opposition to the North Avenue access shown on the concept plan even though this is the historic point of access for this site. Based upon the city's concerns for negative impact on traffic movement we have since revised the site plan to eliminate direct access to North Avenue (Attachment B). The city staff requested that we consider providing street improvements and a dedicated access point for a future Bunting Avenue connection which would pass through and divide the campus site, resulting in introduction of new traffic to the area as individuals who currently use other nearby routes for east-west access. We feel strongly that the concept of a connection to Bunting Avenue would be a liability creating safety issues for both our campus and the current residential neighborhood.

CWRMHC recently conducted a neighborhood meeting. The participants raised the issue of safety and security of the neighborhood as their number one concern. We share their concern. Our mission is to provide services to our clients who currently reside in all areas of Mesa County with a location that insures their safety as well as that of the neighboring residents. Those residents in the several locations within Mesa County with whom CWRMHC have co-existed over the last twenty years have not experienced the presence of our clients as a threat to their security. Concern for those clients who might be unable to make a good decision regarding their own safety or the safety of others motivates the care which CWRMHC provides. Our own legal responsibilities, including licensing and other state regulations as well as our professional training have given us the experience necessary to provide these services within the community without unduly jeopardizing the welfare of either clients or neighbors.

Exception Request:

Colorado West Regional Mental Health, Inc. (CWRMHC) is requesting an exemption from Section 3.2.6, Stub Streets, of the City of Grand Junction's Transportation Engineering Design Standards (TEDS) manual. City Staff have requested CWRMHC to provide a public access connection from 28 ¾ Road through their site to Bunting Avenue.

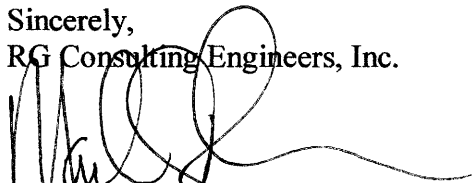
- A. The CWRMHC's desire not to extend Bunting Avenue would not negatively impact the area or create dangerous conditions not already present with the current flow of traffic. Current connectivity of Bunting Avenue makes it unlikely that the clients of the proposed additions would utilize an extended Bunting Avenue as a through way to any creating any noticeable improvement in traffic flow.
- B. The question has been raised by the Community Development Staff whether there is not a need for the extension of Bunting Avenue to increase alternative access or provide neighborhood connectivity. The extension of Bunting Avenue would result only in an ability to connect 28 ½ Road with 28 ¾ Road. It is unlikely that one quarter of a mile would offer substantial relief for any current or future traffic congestions or ease of access. Indeed, the neighborhood residents when asked by the applicant for input on this question were quite clear with us that they would experience an extension of Bunting Avenue as an increase in safety hazards for them by encouraging additional traffic for the entire neighborhood which borders Bunting Avenue. Additional support for keeping the current configuration of Bunting

Avenue as it is, is the availability of Elm Avenue within 500 feet North of Bunting Avenue which provides adequate alternative access. From a zoning perspective, the property is zoned C-2, and it is undesirable from most standpoints to increase "inter-connectivity" between residential neighborhoods and commercial businesses. When this question was asked of the Fire and Police Departments, they responded that the current configuration provides adequate access and egress for their needs for both the current and proposed future buildings and that an extension of Bunting Avenue would not make a substantial positive contribution.

- C. The need for an intact, fairly large area of land, zoned appropriately for this project placed severe limits on available options. Many months were spent assessing the land packets available in Mesa County and all identified packets were considered. This property is the only one that meets all of our requirements.
- D. See Attachment "B" which depicts that proposed site plan for the new Mental Health Facility. This layout provides a private, 22-foot asphalt access road at the perimeter of the site, leaving the interior of the site for building, open space and parking. The roadway section is narrow to discourage through traffic use and to prevent on street parking.
- E. As described above, there would be no negative impact associated with not extending Bunting Avenue through the Mental Health Facility campus. Bunting Avenue is currently a dead-end street off of 28 ½ Road, and the neighbors on this street requested it remain as is.

Should you have a need for any additional information please feel free to contract me at 242-7540 or our client, Dr. Thomas Updike, Ph.D., at 263-4918.

Sincerely,
RG Consulting Engineers, Inc.



Mark, Austin, P.E.
Western Slope Manager

M:\MARG DATA\PROJECT DATA\PROJECTS\430.0005 Mental Health\RG-NEWBASE-C.dwg, SITE PLAN_9/2003 2:48:39 PM

NORTH AVENUE

C-1
NURSERY
2862 NORTH AVE.

N 00°04'50" W
949.14'

PRIVATE ROAD
(22-FT MAT)

RMF-B
RESIDENTIAL
2865 ELM AVE.

RMF-S
RESIDENTIAL
2867 ELM AVE.

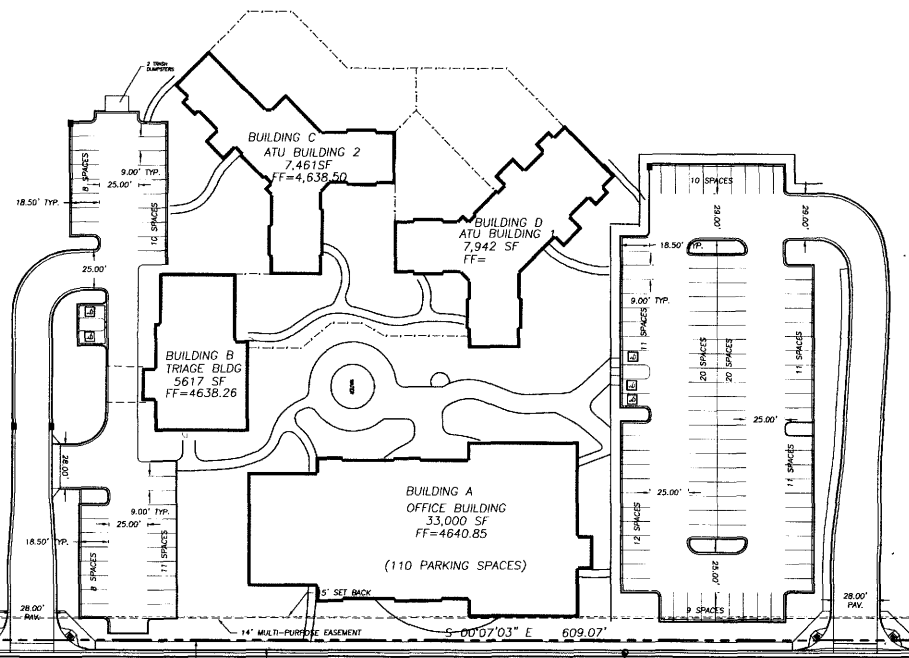
RMF-B
RESIDENTIAL
2869 ELM AVE.

RMF-S
RESIDENTIAL
521 28 3/4 RD.

C-1
RESTAURANT
2870 NORTH AVE.



28-3/4 ROAD



PARKING SUMMARY			
BUILDING	SQ. FT.	USE	REQUIRED PARKING
BUILDING A	33,000	ADMINISTRATION	110
BUILDING B	5,617	CLINIC 14 BEDS, 8 EMPLOYEES	10
BUILDING C	7,461	ATU 16 BEDS, 4 EMPLOYEES	8
BUILDING D	7,942	ATU 16 BEDS, 4 EMPLOYEES	8
TOTAL PARKING REQUIRED			136
TOTAL PARKING PROVIDED			140

LAND USE SUMMARY		
LAND USE	ACRES	PERCENT
BUILDING	0.27	3.0%
PARKING AREA	1.15	13.0%
PHASE 1 LANDSCAPE AREA	3.01	34.0%
ROW DEDICATION	0.11	1.2%
RETENTION POND	0.58	6.5%
UNDISTURBED AREA	3.75	42.3%
TOTAL	8.35	100%

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
BY: _____ DATE: _____

CITY OF GRAND JUNCTION ENGINEERING
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
BY: _____ DATE: _____

All details, construction, inspections, and testing shall conform to the City of Grand Junction Standard Contract Documents for Capital Improvements Construction. Contractor shall have a copy of the accepted plans and current City of Grand Junction Standard Documents for Capital Improvements Construction on site and available at all times.

DESCRIPTION	REPRESENTATIVE LINES	DESCRIPTION	REPRESENTATIVE LINES	LIST OF SYMBOLS	LIST OF SYMBOLS
PROPERTY OR ROW LINE	---	EXISTING BARRIERS TELEPHONE CABLE	---	EXISTING 1" DRAINAGE	○
EXISTING BARRIERS WIRE FENCE	---	EXISTING INTERFERE ELECTRIC CABLE	---	EXISTING 2" DRAINAGE	○
PROPOSED BARRIERS WIRE FENCE	---	EXISTING SANITARY MANHOLE	○	EXISTING 3" DRAINAGE	○
EXISTING BARRIERS BY DOD SECTION	---	EXISTING FIRE HYDRANT	○	PROPOSED 1" DRAINAGE	○
EXISTING BARRIERS	---	EXISTING WATER VALVE	○	PROPOSED 2" DRAINAGE	○
PROPOSED BARRIERS	---	EXISTING TELEPHONE POLE	○	EXISTING WATER MAIN	○
EXISTING CURB	---	PROPOSED 4" DRAINAGE	○	PROPOSED 4" CONC. W/SL	○
PROPOSED CURB	---	PROPOSED 6" DRAINAGE	○	EXISTING ASPHALT	○
EXISTING CURB CUTTER	---	PROPOSED 8" DRAINAGE	○	PROPOSED 8" CONC. W/SL	○
PROPOSED CURB & BUTTER	---	PROPOSED 12" DRAINAGE	○	EXISTING SOIL	○

ATTACHMENT
"B"



DATE: 9/7/03
SCALE: 1"=40'
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

REGIONS: [List]
REVISED LAYOUT PLAN: [List]

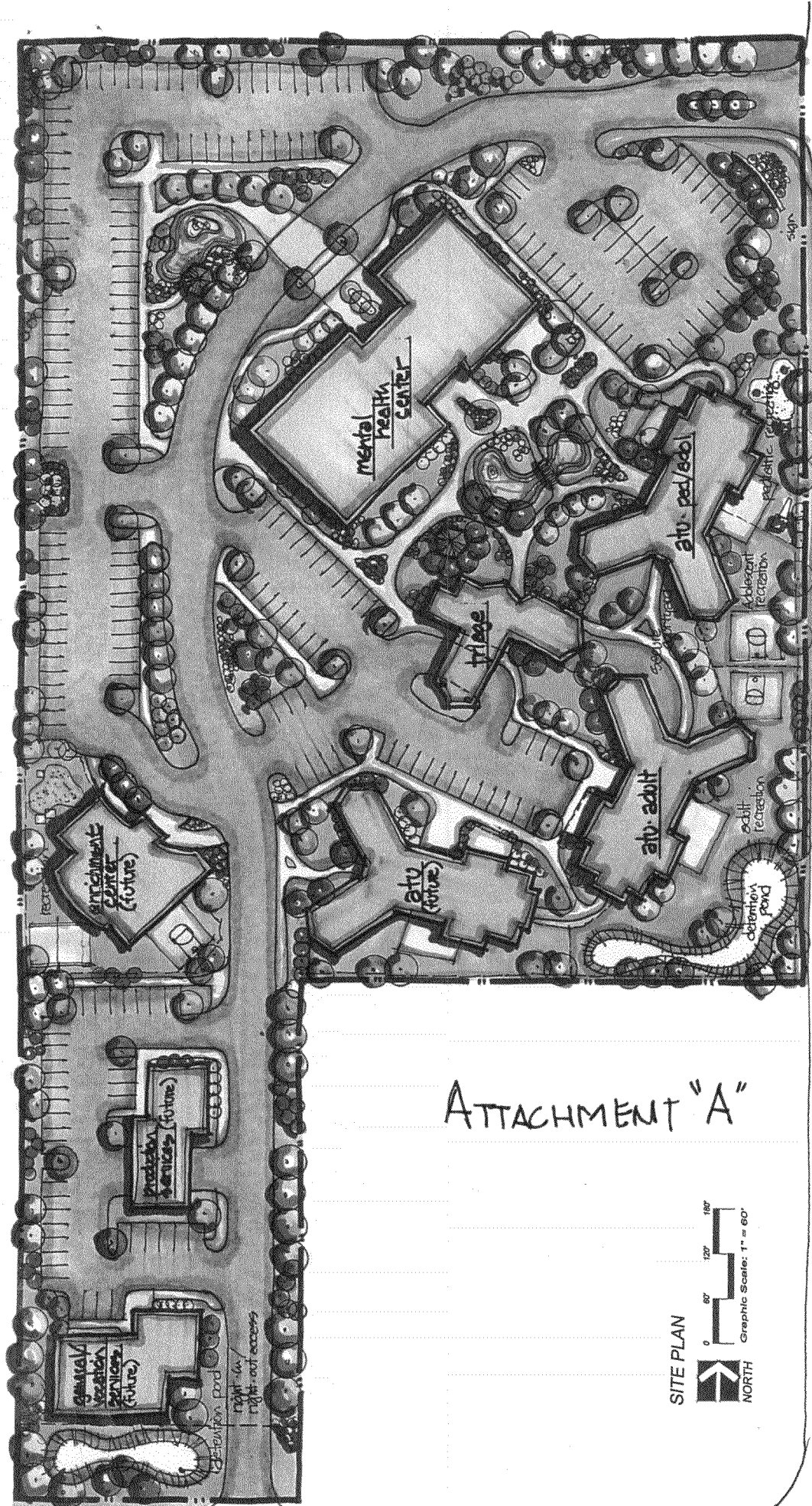
1-800-982-1987
CALL 24 HOURS FOR SALES, SERVICE, AND SUPPORT
FOR ALL INFORMATION CONTACT US AT 1-800-982-1987
WWW.CENTRAL-ENGINEERING.COM
CENTRAL ENGINEERING
335 Mont. Street, Suite 203 • Grand Junction, Colorado • 81502
PH: 262-7440

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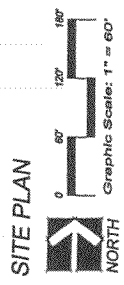
**COLORADO MENTAL HEALTH FACILITY
SITE PLAN**

PROJECT NO: 430.0005
SHEET NO: 6-24-03
SCALE: 1"=40'
SHEET NO: [Blank]

The Colorado West Regional Mental Health, Inc. requests your attendance to discuss the proposed master plan for their new campus located at 2868 North Avenue. The meeting will be conducted at 6:30 P.M. on July 28, 2003, at the Mesa County Workforce Center (2897 North Avenue).



ATTACHMENT "A"



**Colorado West Mental Health
Grand Junction Campus**
1 July 2003



City of Grand Junction - Development Engineering

Date: 9/18/03
To: Mike McDill
Cc: Eric Hahn
From: Laura C. Lamberty, Development Engineer
RE: TEDS Exception – Colorado West Mental Health Facility

Attached please find a TEDS Exception for exception to the requirement to provide interconnectivity, specifically Section 3.2.6 Stub Streets.

TEDS requires parcel interconnectivity and stub streets in Sections 3.2.5 and 3.2.6. Zoning and Development Code also requires this as part of Major Site Plan Review Criteria including 2.2D4 b4l, as well as 6.2B and 6.7E (although that is part of a subdivision requirement).

No option seems to have been considered and there most compelling argument is that the neighbors don't want it.

I recommend denial of this request.

This request was submitted to Eric, and I am forwarding it you as Eric is out this week. Eric may provide you with a different recommendation or supplemental materials for your consideration.

Attachments



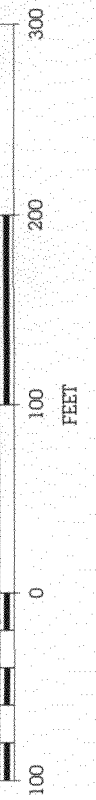
28 3/4 RD

BUNTING AVE

28 1/2 RD

28 1/2 RD

SCALE 1 : 1,200



From: Bob Blanchard
To: Mark Relph; Rick Beaty
Date: 10/2/03 4:42PM
Subject: TEDS Exceptions

DE38-03 - 705 Horizon Drive

I support Mike's recommendation for approval

*7 RB
CWD*

Q

DE40-03 - 2868 North Avenue

I agree with Mike's recommendation of denial

DE41-03 - 550 While Avenue

I support the recommendation to approve the exception request

DE42-03 - 550 While Avenue

I agree with Mike's recommendation to approve the request

CC: Mike McDill; Sandi Nimon

From: Rick Beaty
To: Bob Blanchard; Mark Relph
Date: 10/3/03 10:29AM
Subject: Re: TEDS Exceptions

I also concur with Mikes recommendations on TEDS exceptions

DE38-03 - 705 Horizon Drive -- Approval *SEB Cover*
DE40-03 - 2868 North Avenue -- Denial
DE41-03 - 550 While Avenue -- Approval
DE42-03 - 550 While Avenue -- Approval

Rick Beaty

>>> Bob Blanchard 10/02/03 04:42PM >>>

DE38-03 - 705 Horizon Drive

I support Mike's recommendation for approval

DE40-03 - 2868 North Avenue

I agree with Mike's recommendation of denial

DE41-03 - 550 While Avenue

I support the recommendation to approve the exception request

DE42-03 - 550 While Avenue

I agree with Mike's recommendation to approve the request

CC: Mike McDill; Sandi Nimon