

Drexel, Barrell & Co.

March 19, 2008

Engineers/Surveyors

Boulder
Greeley
Colorado Springs
Steamboat Springs
Grand Junction

123 N. 7th Street
Suite 300
Grand Junction, CO 81501

970-257-1350
970-257-1066 fax

Mr. Kent Harbert
City of Grand Junction
250 North Main Street
Grand Junction, CO 81501

Re: Cross Point Business Park
TEDS Exception request
Grand Junction, CO

Dear Mr. Harbert,

In response to your comments on the above referenced project, I have attached five (5) copies of a TEDS Exception Request. This application includes the City form and two 11x17 drawing attachments.

Thank you for your attention to this project. If you have any questions or comments, please do not hesitate to call.

Sincerely,

Drexel, Barrell & Co.

Jim Brzostowicz, P.E.
Land Development Department Head

RECEIVED

MAR 19 2008

COMMUNITY DEVELOPMENT
DEPT.

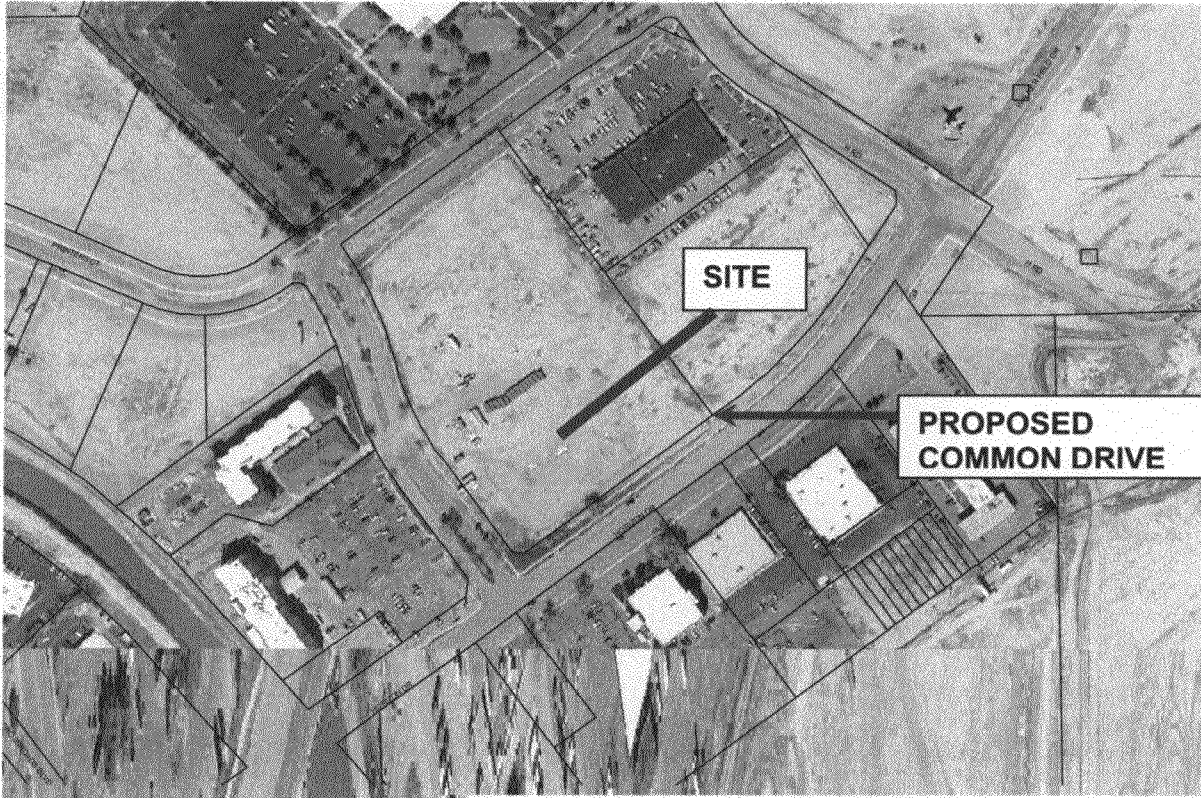


Figure 1 – Site Location

This project will include phased construction of two (2) multi-story Class A office buildings (~100,000 gsf). 516 off-street parking spaces will be provided in two separate surface lots and below grade parking beneath each building. Site access is available off Hilaria Ave. and Printer's Way, which are local streets. This request is to allow access from Horizon Drive, which is a Minor Arterial, as classified by the Grand Valley Circulation Plan. The proposed access driveway would be aligned with the access across Horizon Drive, in accordance with TEDS 4.1.1. The access driveway would be shared with the adjacent parcel to the north. This concept was discussed with the City Development engineer on several occasions during the design process. An access easement has been shown on the plans. It is our understanding that the adjacent parcel may be under consideration for development with a Hyatt hotel.

REQUEST #1

A. Description

*TEDS 3.2.2 – Request second access to a higher-order street. (See **ATTACHMENT #1**)*

The proposed access point would be located approximately 483 feet northeast of Hilaria Ave., which is an unsignalized intersection. The access is approximately 400 feet southwest of the new roundabout at Horizon Drive and H Road. This corner clearance is in excess of those required in TEDS Section 4.1.3.

The shared driveway will be aligned with the existing driveway on the opposite side of Horizon Drive per TEDS Section 4.1.1.

Storage Length will exceed that are required by TEDS Section 4.2.5.1.

Cross-access to the adjacent development will be provided as encouraged by TEDS Section 3.2.5.

This second point of access to the parking lot improves access and circulation for fire apparatus, as there is no need to turn around within the parking lot.



Photo #1: Horizon Drive access location (on immediate left) facing northeast..



Photo #2: Horizon Drive access location (on right, beyond lighted sign) facing southwest.



Photo #3: Horizon Drive access location (at white sign) and existing driveway on opposite side of street. Note sight distance.

B. Exception Considerations

1. How will the exception affect safety?

This proposed access to Horizon Drive would be located directly opposite of an existing office park driveway. Beyond this opposite access, the nearest access to Horizon Drive is in excess of 350 feet in either direction or side of Horizon Drive. This would give an adequate AASHTO design stopping sight distance for speeds up to 45 mph (the posted speed limit on Horizon Drive is 35 MPH). The required sight distance clear zones will be maintained free of landscaping or other items that would obstruct sight lines. The fact that Horizon Drive has a continuous two-way left turn lane at this location will help to minimize speed differentials between through and turning traffic. Given this, it is not anticipated that the construction of this access will present any significant hazards to traffic using Horizon Drive.

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

*An alternate site plan based on a similar building arrangement has been considered that would meet the TEDS criteria by eliminating the driveway access to Horizon Drive. (See **ATTACHMENT #2**) However this alternate plan would have required an exception from TEDS 4.2.5.1. The total number of spaces in the parking lot and garages is 251, and a 100' storage length would be required off Hilaria Ave. (approximately 40' has been provided along Hilaria Ave.).*

This alternate plan would not have included cross-access to the adjacent site, as is encouraged by TEDS 3.2.5. This may have resulted in an objectionable amount of unrelated cross traffic between different uses, and therefore would not have been favored for this project. Providing a joint access to Horizon Drive will allow cross-access between the sites for legitimate users but will tend to minimize objectionable cross-traffic through the parking lots.

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

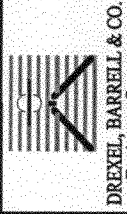
There are three existing driveways along the south side of Horizon Drive within this block. These uses are anticipated to generate similar types of traffic.

4. Will the exception require CDOT or FHWA coordination?

This exception will not require CDOT or FHWA coordination.

5. Is this a one-time exception or a request to change the TEDS manual?

This is a one-time exception.



DREXEL, BARRELL & CO.
 Engineers - Surveyors
 123 N. 7TH STREET, SUITE 300
 GRAND JUNCTION, CO 81501
 JAMES A. BRZDOWICZ, P.E.
 (970) 242-3300
 STEVEN J. SPRINGS, P.E.
 (970) 242-3300

CLIENT:
GREY WOLF
ARCHITECTURE
 1543 CHAMPA ST., SUITE 200
 DENVER, COLORADO 80202
 CONTACT: KENNETH HARSHMAN

CONSTRUCTION DOCUMENTS FOR:
CROSS POINT
BUSINESS CENTER
 GRAND JUNCTION, COLORADO
 7.00 ACRES

ISSUE	DATE
CITY SUBMITTAL	11/25/07
CITY COMMENTS	02/20/08

DESIGNED BY: JAB
 DRAWN BY: JTW
 CHECKED BY: JAB
 FILE NAME: 1050SP1

DRAWING SCALE:
 HORIZONTAL: 1" = 40'
 VERTICAL: NONE

SITE PLAN

PROJECT NO. J1050
 DRAWING NO. 1050-1
C3.0

SITE PLAN NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW THE HORIZONTAL LOCATION OF THE CROSS POINT BUSINESS CENTER.
- SIDEWALK AND CURB WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARDS.
- SIDEWALK AND PAVEMENT SECTION THICKNESSES ARE SUBJECT TO DESIGN BY PROJECT GEOTECHNICAL PROFESSIONAL.
- LONGITUDINAL AND TRANSVERSE JOINTS SHALL BE PROVIDED AS NEEDED IN CONCRETE PAVEMENTS FOR EXPANSION/CONTRACTION AND ISOLATION. THE LOCATION AND EXTENT OF JOINTS SHALL BE BASED ON PAVEMENT GEOMETRY. SAWED JOINTS SHALL BE CUT WITHIN 24 HOURS OF CONCRETE PLACEMENT. ALL JOINTS SHALL BE SEALED AND DOWELED WHERE NECESSARY FOR LOAD TRANSFER.
- WHERE CONTRACTOR DISTURBS EXISTING GROUND SURFACES FOR THE CONSTRUCTION OF IMPROVEMENTS, REPLACEMENT AND RESTORATION OF SITE TO ITS PREEXISTING CONDITION IS REQUIRED, UNLESS OTHERWISE SPECIFIED OR INDICATED.
- IN AREAS WHERE ASPHALT IS REMOVED, REPLACEMENT TO LINE AND GRADE OF EXISTING IS REQUIRED. JOINTS SHALL BE SAWCUT AND NEATLY TRIMMED TO MATCH EXISTING. COMPACTION, SECTION AND DEPTH REQUIREMENTS ARE PER CITY STANDARDS UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONCRETE WALLS SHALL BE REPLACED TO NEAREST FULL JOINT. COLOR AND TEXTURE TO MATCH EXISTING WALLS.
- TURF AREAS ARE TO BE RESTORED WITH SOO UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS. ANY DISTURBED IRRIGATION SYSTEMS SHALL BE REPLACED IN KIND. ALL IRRIGATION SYSTEMS SHALL BE RESTORED TO ORIGINAL CONDITION. ALL WORK TO BE CONDUCTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL AREAS SERVED BY THE IRRIGATION SYSTEM WHILE THE IRRIGATION SYSTEM IS OUT OF SERVICE.

PUBLIC FACILITIES

- SANITARY SEWER - 201 SAN DISTRICT
- DOMESTIC WATER - UTE WATER
- GAS - XCEL ENERGY
- ELECTRICITY - XCEL
- TELEPHONE - QWEST
- CABLE TV - BRESNAH COMMUNICATION
- DRAINAGE - GRAND JUNCTION DRAINAGE DISTRICT
- IRRIGATION - NONE AVAILABLE

NOTES

- CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OF PLANS FOR TRAFFIC CONTROL DEVICES/FEATURES (SIGNING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
- REFER TO SHEET C2.0 FOR LEGEND AND GENERAL NOTES.
- REFER TO CITY STANDARD DRAWINGS AND SPECIFICATIONS.

SITE DATA

- SITE AREA 7.003 ACRES (305,051 SF)
- BUILDING AREA
- BUILDING 1 78,768 SF
- BUILDING 2 78,683 SF
- OVERALL 155,500 SF
- PARKING REQUIRED
- OFFICE 153,000 SF @ 1:300 SF = 510 SPACES
- DELI 2,500 SF = 6 SPACES
- PARKING PROVIDED
- SURFACE PARKING = 493
- GARAGE PARKING = 82
- GARAGE HANDICAP STALLS = 2
- SURFACE HANDICAP STALLS = 8
- TOTAL PARKING SPACES = 516
- LANDSCAPE AREA 95,620 SF
- 31.3% OF SITE AREA

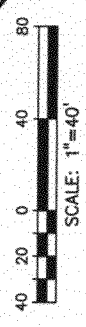
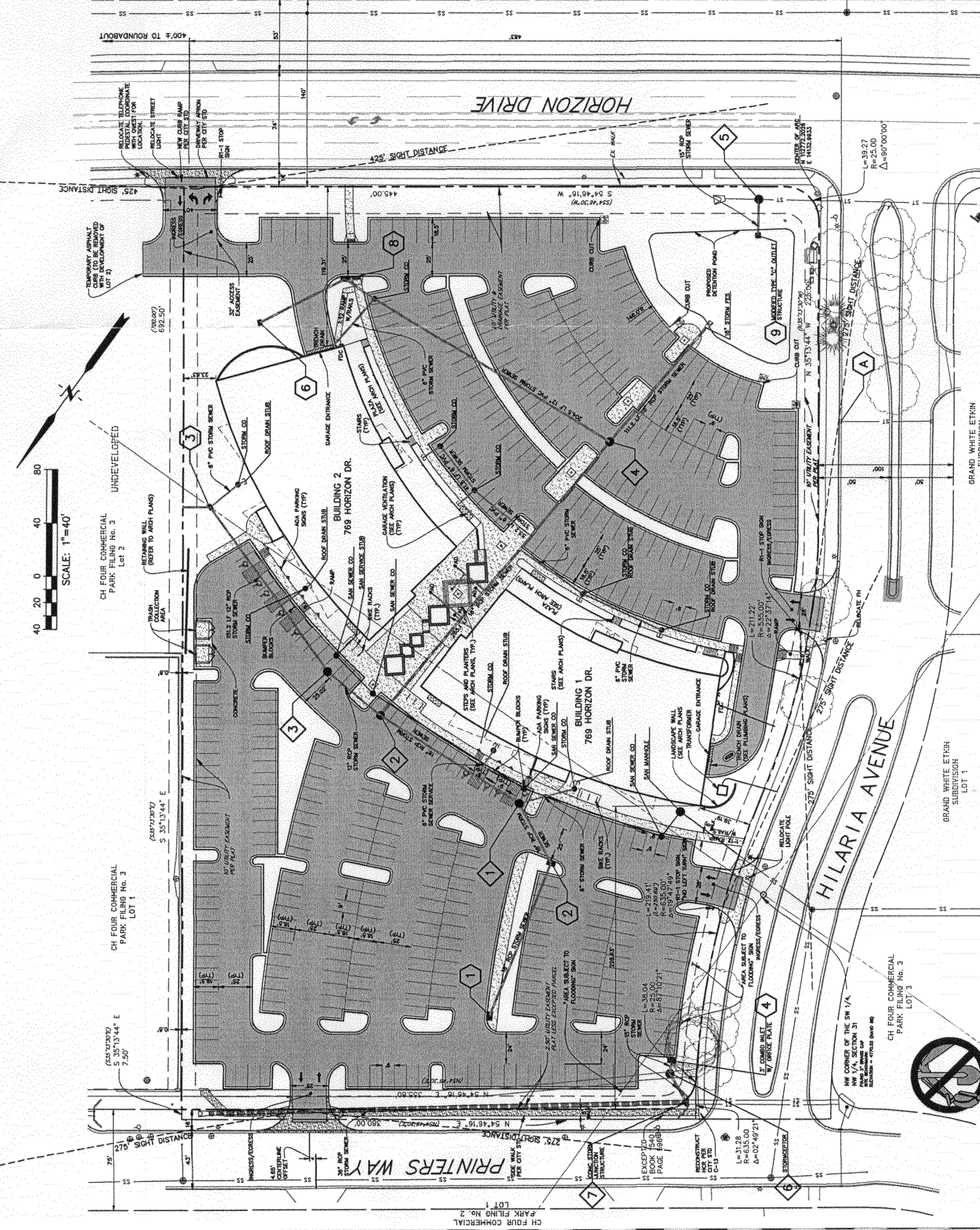
APPROVALS

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER	DATE
CITY OF GRAND JUNCTION DEVELOPMENT PLANNER	DATE

BENCHMARK

FOUND ALUMINUM CAP, NORTH 1/16 CORNER, SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN.
 N.C.S.M. #10629
 ELEV. = 4770.29 NAVD83

CROSS POINT BUSINESS PARK
 TIEDS EXCEPTION APPLICATION
 ATTACHMENT #1



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



CROSS POINT BUSINESS PARK
 ALTERNATE SITE PLAN
 TEDS EXCEPTION ATTACHMENT #2

APPLICATION

Transportation Engineering Design Standards (TEDS)

Exception Request

Submit five (5) copies of the application and associated drawings. Use the instructions provided to fill out this form. Additional sheets are recommended; it is important to provide complete information.

Project: Cross Point Business Center

Site Address: NW corner of Hilaria Ave. and Horizon Drive, GJ, 81506

City File Number
(If Applicable): SPR-2007-365

Applicant: Leadership Circle LLC

Representative: Drexel, Barrell & Co. – Jim Brzostowicz

Date: 3/18/08

1. Referenced section in TEDS and a brief description of the request(s)

Request #1 - TEDS 3.2.2 – Request second access to a higher-order street.

2. Site Description

The Cross Point Business Center property is approximately 7.00-acres. The existing BLM complex and vacant land abut the northeastern property line. Horizon Drive, Hilaria Avenue, and Printers Way abut the other three sides of the property. Land use in the general vicinity of the site is office and commercial. The Marriott hotel is located on the opposite side of Hilaria Ave. The property is zoned I-O, Industrial Office Park.



PUBLIC WORKS & PLANNING DEPARTMENT
PLANNING DIVISION

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: March 31, 2008

To: TEDS Review Committee

From: Kent Harbert, Development Engineer

Project Number: **TED-2008-085**

Primary Project: SPR-2007-365 – Cross Point Business Park

Planner: Ronnie Edwards

TEDS Exception Request #1: TEDS 3.2.2 – Request for an access to a higher-order street.

Comment: The proposed driveway onto Horizon Drive provides better internal circulation and will have a cross-access with the property to the north. Since the property to the north does not have access to a lower-order street a driveway will be needed somewhere along this side of Horizon Drive. The proposed location is probably the best since it aligns with the driveway on the opposite side.

Recommendation:

Approve as requested.

Approve with the following modification(s):

Deny.

Hold until the following additional information is submitted and reviewed:

**TEDS EXCEPTION SUBMITTAL
DISTRIBUTION LIST**

Site location: 769 Horizon Drive
NW Corner of Hilaria Ave & Horizon Dr

DATE of submittal Mar 19, 2008

File #: TED - 2008-085 SPR - 2007-365

Public Works & Planning Development Engineer Kent Harbert

Public Works & Planning Director Tim Moore

Public Works & Planning Manager Lisa Cox

Fire Department Chuck Mathis

Other: (Planner) Ronnie Edwards

Date and Time of Development Review Meeting: 4/1/08 9:00 AM

To be scheduled at least seven days after review packet distribution date.

Place: Conference Room 135, Planning Division, City Hall, 250 N. 5th Street

Committee Meeting: 4/1/08 10:30

Attendance is expected of all agencies involved with the TEDS Exception process

May 5, 2008

Jim Brzostowicz
Project Designer
Drexel, Barrell & Company
123 N. 7th Street
Grand Junction CO 81501

Re: TED-2008-085 – Cross Point Business Park


The TED's Exception Committee has approved your request as submitted.

If you have any questions, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,



Sue Mueller
Sr. Administrative Assistant

Cc: 
Ronnie Edwards, Associate Planner
File

Transportation Engineering Design Standards (TEDS) Exception Approval / Denial Form

Project Number: **TED- 2008-085**
Project: **Cross Point Business Park**
Site Address: **NW Corner of Hilaria Ave + Horizon Drive**
Applicant: **Leadership Circle LLC**
Representative: **Jim Brzostowicz, Drexel, Barrell & Co**
Development Engr.: **Kent Haubert**
Planner: **Ronnie Edwards**

TEDS Exception Request #1: **TEDS 3.2.2 - Allow driveway onto Horizon Drive**

Approved as requested.

Approved with the following modification(s):

Denied.

The following additional information is required before a decision can be made:

~~TEDS Exception Request #2:~~

~~Approved as requested.~~

~~Approved with the following modification(s):~~

~~Denied.~~

~~The following additional information is required before a decision can be made:~~

TEDS Review Committee:

Public Works:

Tom Moran

Date:

4-1-08

Planning Division:

Risa E Cox

Date:

4/1/08

Fire Department:

Charles Mathis

Date:

4/1/08