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Parks and Recreation Advisory Board Agenda

VIRTUAL MEETING ~ Call Allison Little – 970-254-3861 for details

February 25, 2021

12:00 PM

Call to Order

Approval of Minutes

Minutes from the February Meeting will be approved at the regular March meeting.

Regular Agenda Topics

Redlands 360 - Developer Presentation 12:05 p.m. - 12:50 p.m.

For the Good of the Community

Tabled until regular meeting

Future Agenda Topics

Adjournment

Next Meeting Date

Regular Meeting - March 4, 2021

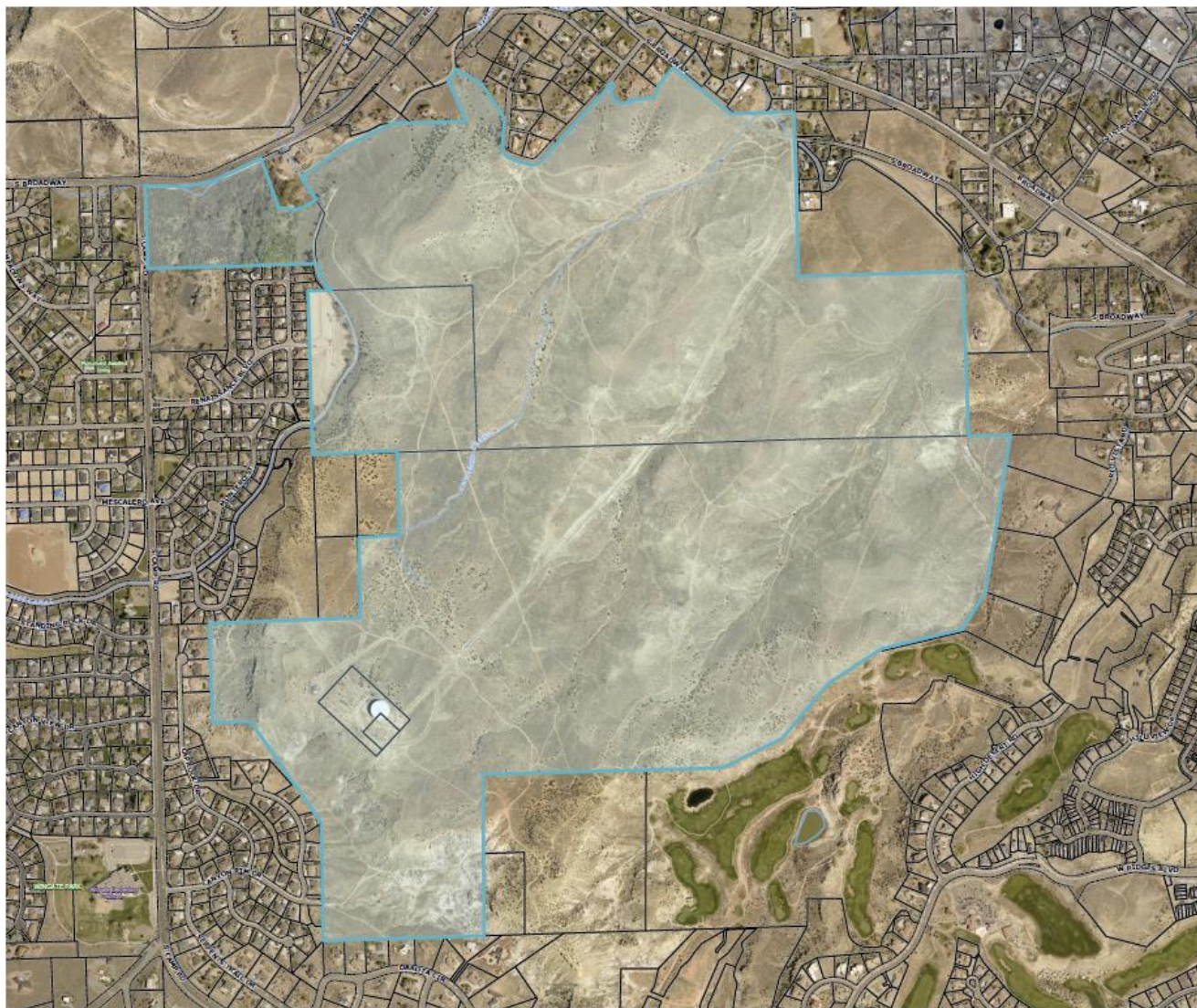
Redlands 360

Parks & Open Space Vision



Redlands 360

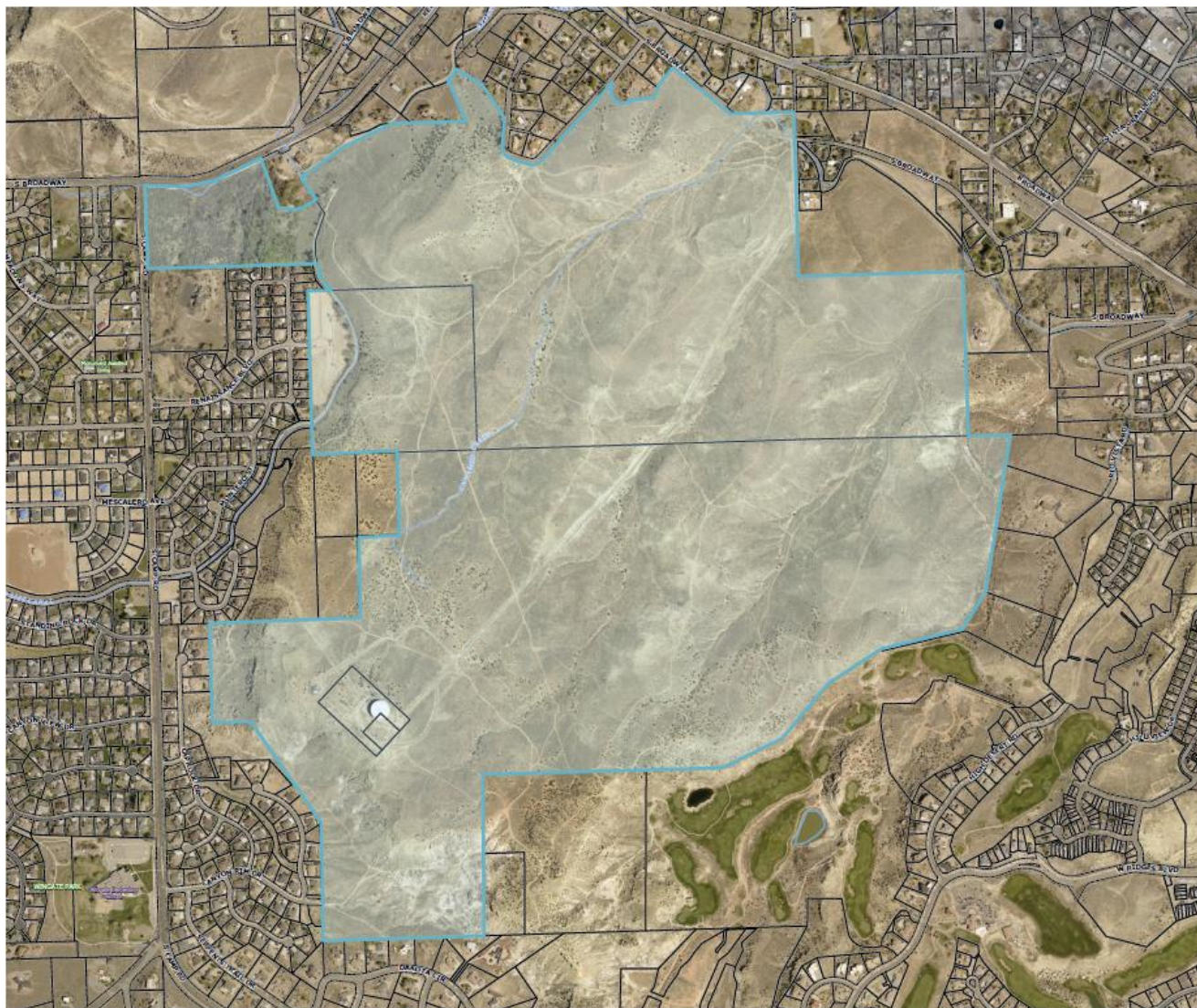
Project Overview



- The property, consisting of 624 acres, will be developed with a spectrum of residential products and a variety of active and passive recreational opportunities.
- A range of 1,300 to 1,850 residential units are planned for the community creating a density range of 2.16 to 3.08 dwelling units per acre.
- 5.5 acres of commercial property are also planned for the community.

Redlands 360

Project Overview



- 360 degree views can be captured from atop of the upper mesa including the Colorado National Monument to the south, Grand Mesa to the east and the Book Cliffs to the north.
- Redlands 360 upper mesa is directly adjacent to the Redlands Mesa Golf Course and is a five minute drive from the Lunch Loop trail system.
- Existing infrastructure is within the public right-of-way adjacent to the property.

Redlands 360

Design Drivers

- Create a master planned community that focuses on promoting a pedestrian-oriented atmosphere, an inclusive culture and an outdoor lifestyle unmatched by any community within Grand Junction
- Commit to putting the pedestrian first where uninterrupted open space and a variety of trails types offer a safe, alternative means of transportation for the residents throughout the entirety of the community
- Celebrate the amazing 360-degree vistas, unique landforms (“Four Brothers”) and social trail network found on the site through a conscious effort of preservation
- Offer a variety of amenities specifically geared toward getting residents and families to be outdoors and active within the community
- Provide a mix of housing product and architectural styles that establish a unique community character at a variety of price points
- Provide enhanced community landscaping that is water conserving, xeric in nature and appropriately fits the existing geography of the Colorado Plateau

South
Camp
Entry



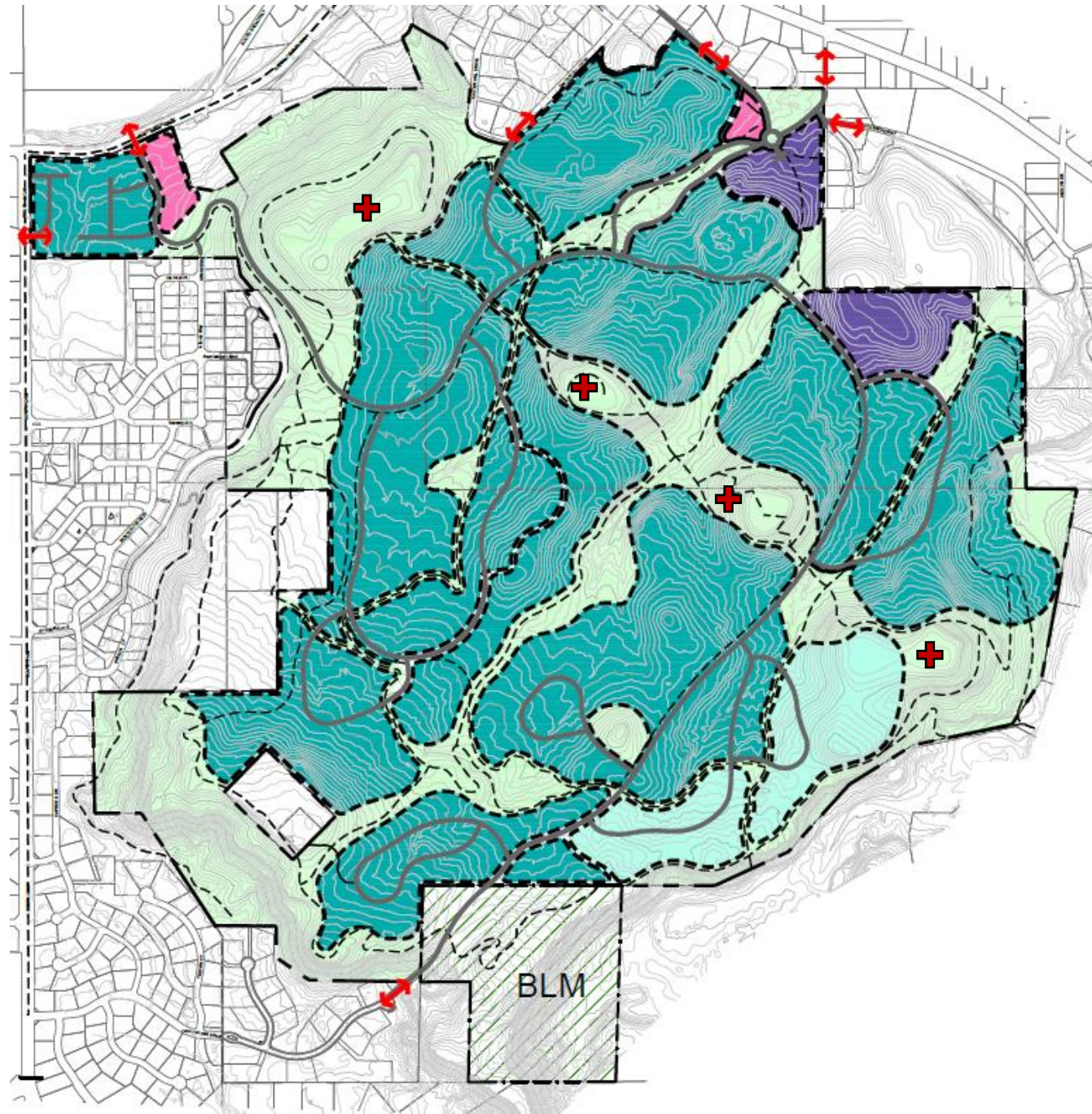
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Concept Diagram

- Preserve natural features such as the “Four Brothers”, existing vegetation and drainage ways that maintain the character of the land
- Design for large open space swaths with minimal interruptions from intersecting roads creating a safe and inviting experience for all users
- Create six defined neighborhoods, each with a set of unique attributes, interconnected through trails and open space
- Provide a simple but effective road system that allows for easy vehicular access throughout the community

Redlands 360

Conceptual Master Plan



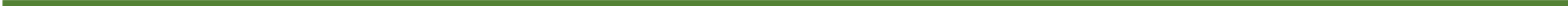
Legend:

- — — — — PROJECT BOUNDARY LINE
- RESIDENTIAL - Up to R-2
- RESIDENTIAL - Up to R-12
- RESIDENTIAL - Up to R-16
- COMMERCIAL / MIXED USE
- OPEN SPACE
- TRAILS
- ACCESS POINTS

Redlands 360

Community Vision

The Vision for Redlands 360 consists of four key elements, each playing a vital role in making this community a desirable place to live:

- The Land 
- The (Modern) History 
- The Views 
- The Amenities 

Redlands 360

The Land

A majority of the land sits on an elevated mesa that generally slopes to the north. The site has four major plateaus, which we have coined the “Four Brothers,” a play off the name of the Three Sisters Park. The Four Brothers, along with the existing natural features of the site, including the undulating topography, distinct drainage ways and scattered vegetation, inspire the community planning to not only preserve as much of the character of the land but enhance it every opportunity we get.

- The Overall Character
- The Topography
- The Drainage Patterns
- The Four Brothers

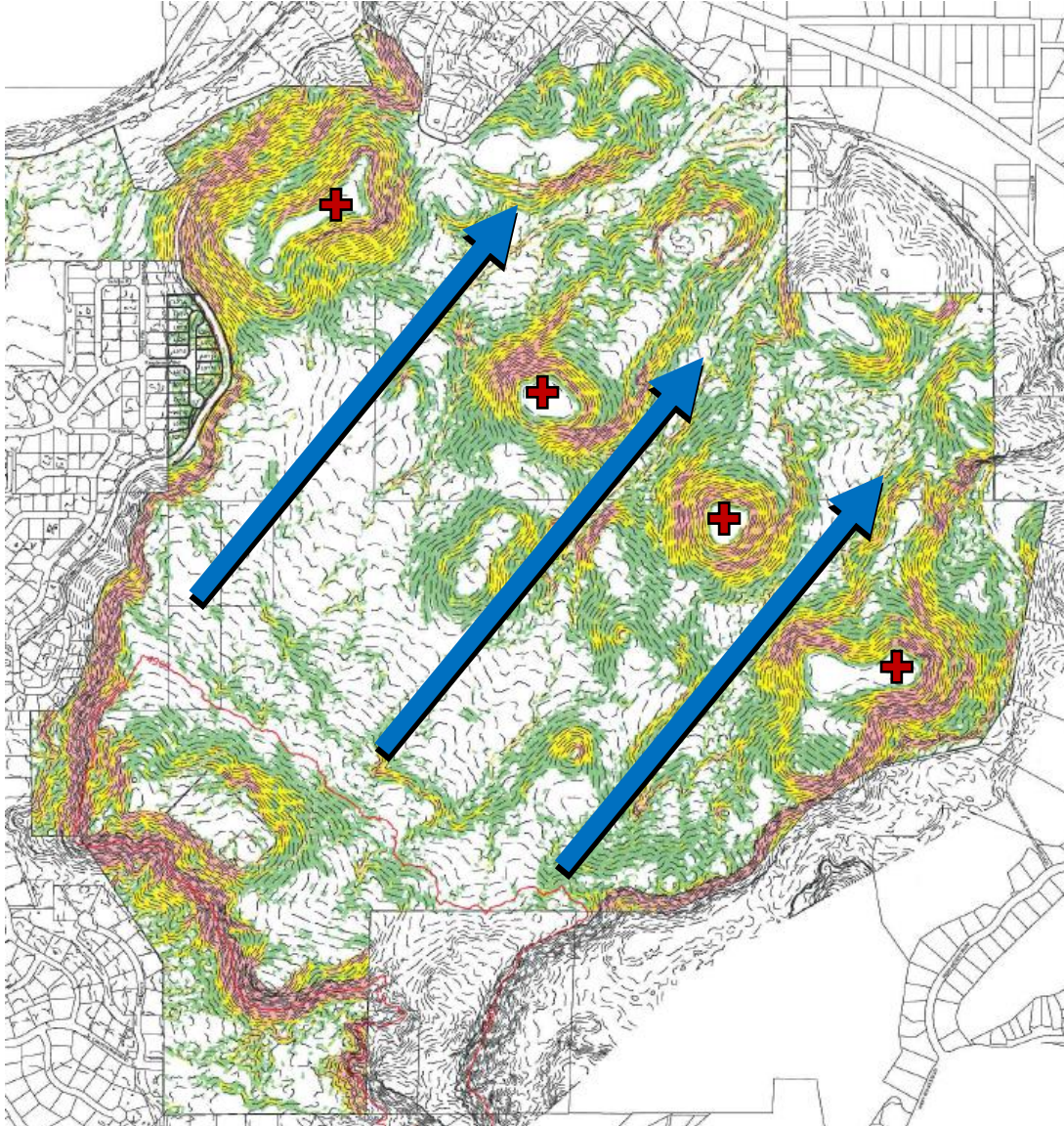
Redlands 360

The Land



Redlands 360

The Land



Slopes Table					
Number	Minimum Slope	Maximum Slope	Acres	Color	% of Total Land
1	0.00%	10.00%	256		41%
2	10.00%	20.00%	200		32%
3	20.00%	30.00%	100		16%
4	30.00%	100.00%	68		11%

Redlands 360

The Land

“The Four Brothers”



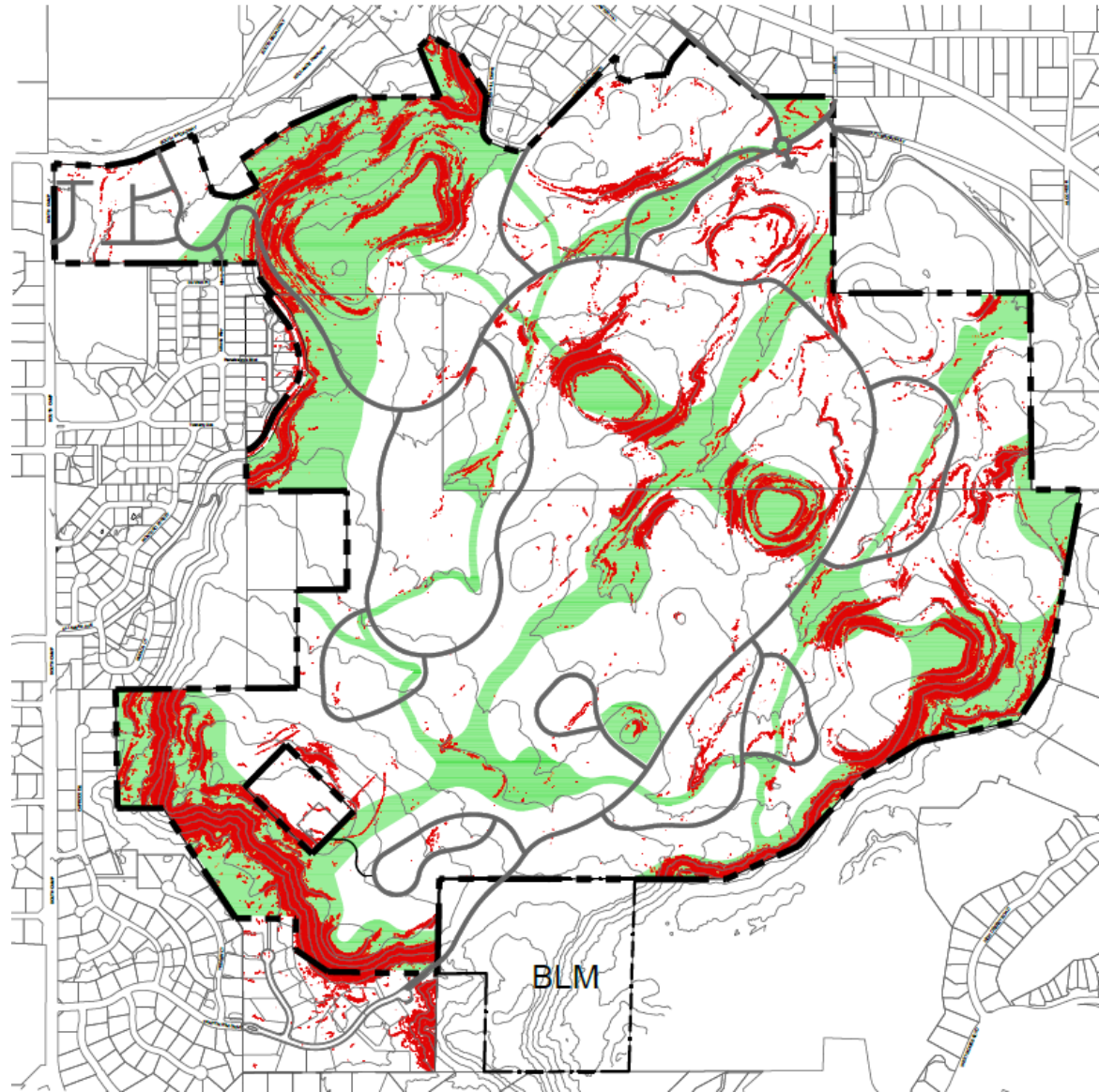
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The Land



Redlands 360

The Land



SLOPE MAP LEGEND

-  30% OR GREATER SLOPES
-  OPEN SPACE
-  25 FT CONTOURS
-  PROPOSED ROADS

South
Camp
Entry



Redlands 360

Concept
Diagram

Redlands 360

The (Modern) History

To many local residents, this property is known as the “Water Tower” parcel. Many miles of social trails have been created throughout the decades of use by area residents. The stewardship shown by users and trail advocates is evident when hiking or biking the trails that currently exist on the property. With as many daily users there are on the property, the land remains uncluttered and well maintained. We recognize the property’s value as an open space amenity to local residents and are aiming to preserve several of the more popular trails along with hundreds of acres of open space.

- Land Stewardship
- Hiking / Biking Trails
- Art & Fun

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The (Modern) History



Redlands 360

The Views

The views from the property are genuinely amazing. One can have a view of the Book Cliffs, Grand Mesa and Colorado National Monument from multiple locations on site. The majority of the property's upper mesa also provides enough elevation to overlook the City of Grand Junction to see the city lights at night. These 360 degree views are an important aspect that will drive much of the planning and community design.

- Colorado National Monument
- Bookcliffs (or Book Cliffs)
- Grand Mesa
- Uncompahgre Plateau

Redlands 360

The Views



Redlands 360

The Amenities

The community will offer a variety of outdoor-focused amenities, both active and passive in nature. A multitude of public parks, open spaces, multi-use trail systems, enhanced landscaping, unique fencing and signage, and possibly community art are all elements of the amenity package envisioned for Redlands 360.

- Community Landscaping
- Parks & Open Space
- Trails

Community Landscaping



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Parks & Open Space Amenities

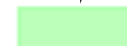
**EXISTING SLOPE BREAKDOWN OF
POTENTIAL PUBLIC PARKS (TRADITIONAL)**

0-10% SLOPE	18 ACRES	51%
10-20% SLOPE	13 ACRES	37%
20-30% SLOPE	3 ACRES	9%
>30% SLOPE	1 ACRES	3%
TOTAL	35 ACRES	100%

Legend:



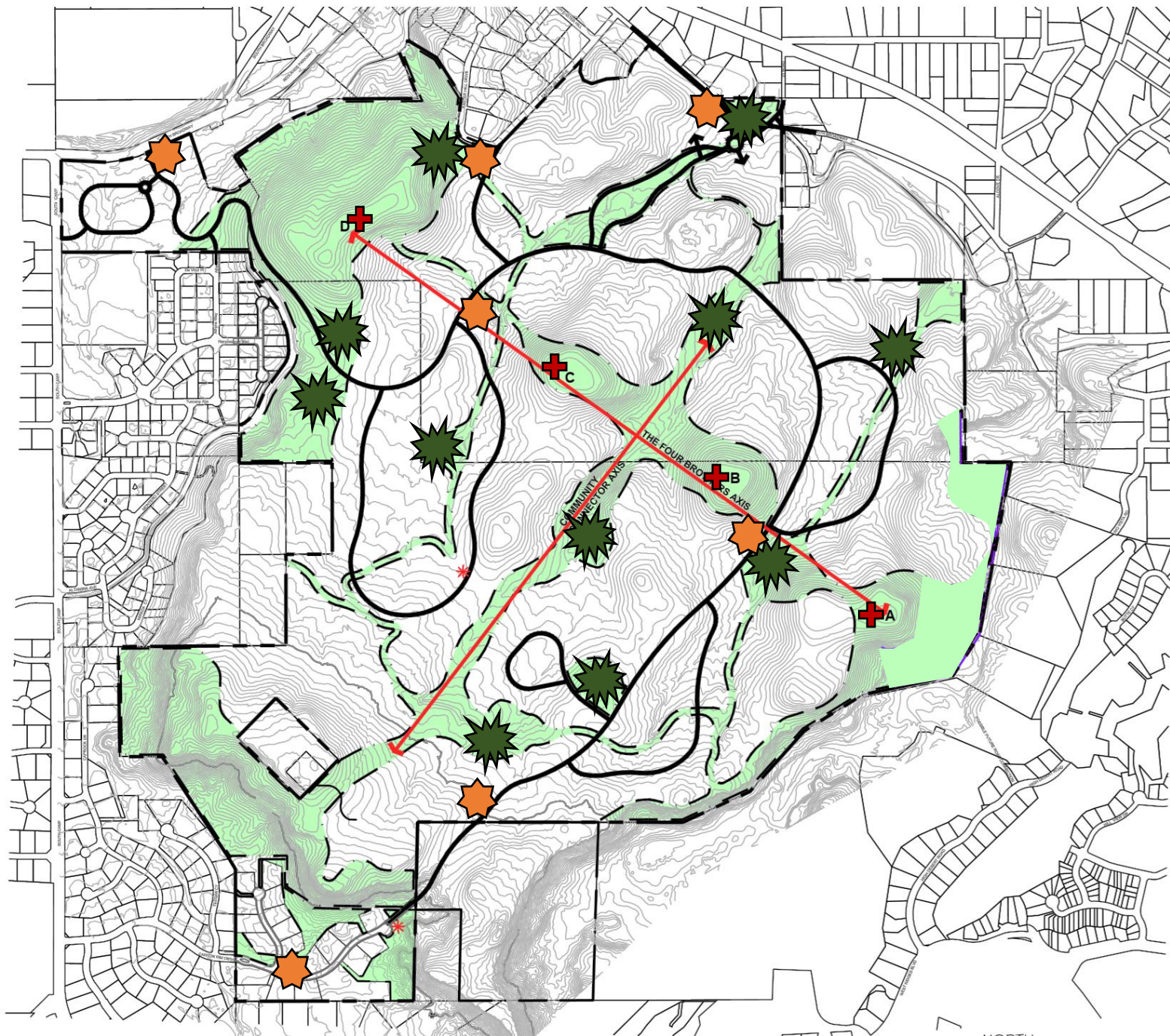
Parks



Open Space



Trailheads



Parks & Open Space Amenities

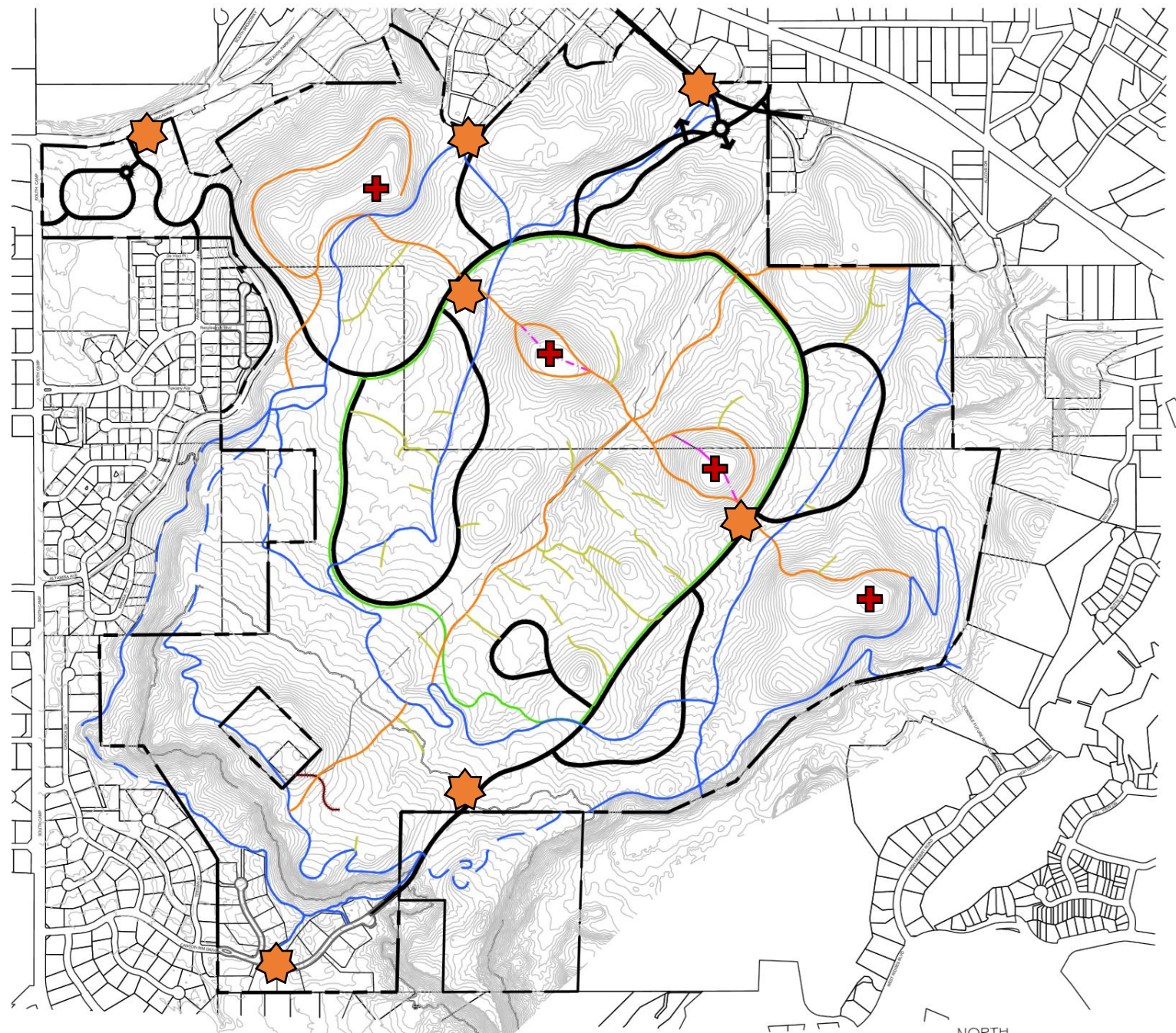


Parks & Open Space Amenities



Parks & Open Space Amenities





Redlands 360

Trail Amenities

Legend:

- 8 ft Detached
- Historical On-Site
- Historical Off-Site
- On-Site Amenity
- HOA Connector
- Special
- Trailheads

Trails & Streetscapes



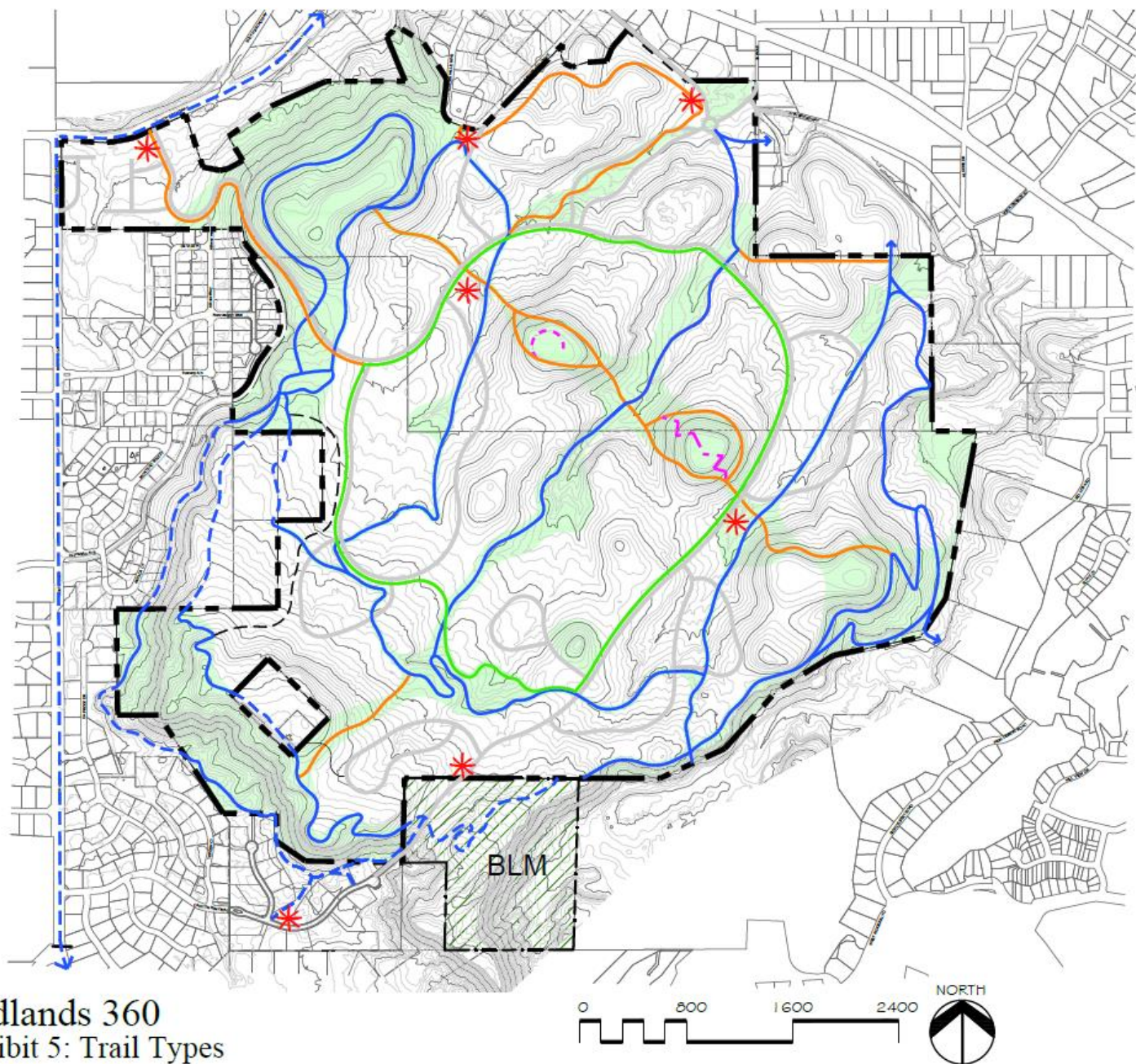
Trail Types



Redlands 360

Questions?





TRAILS LEGEND

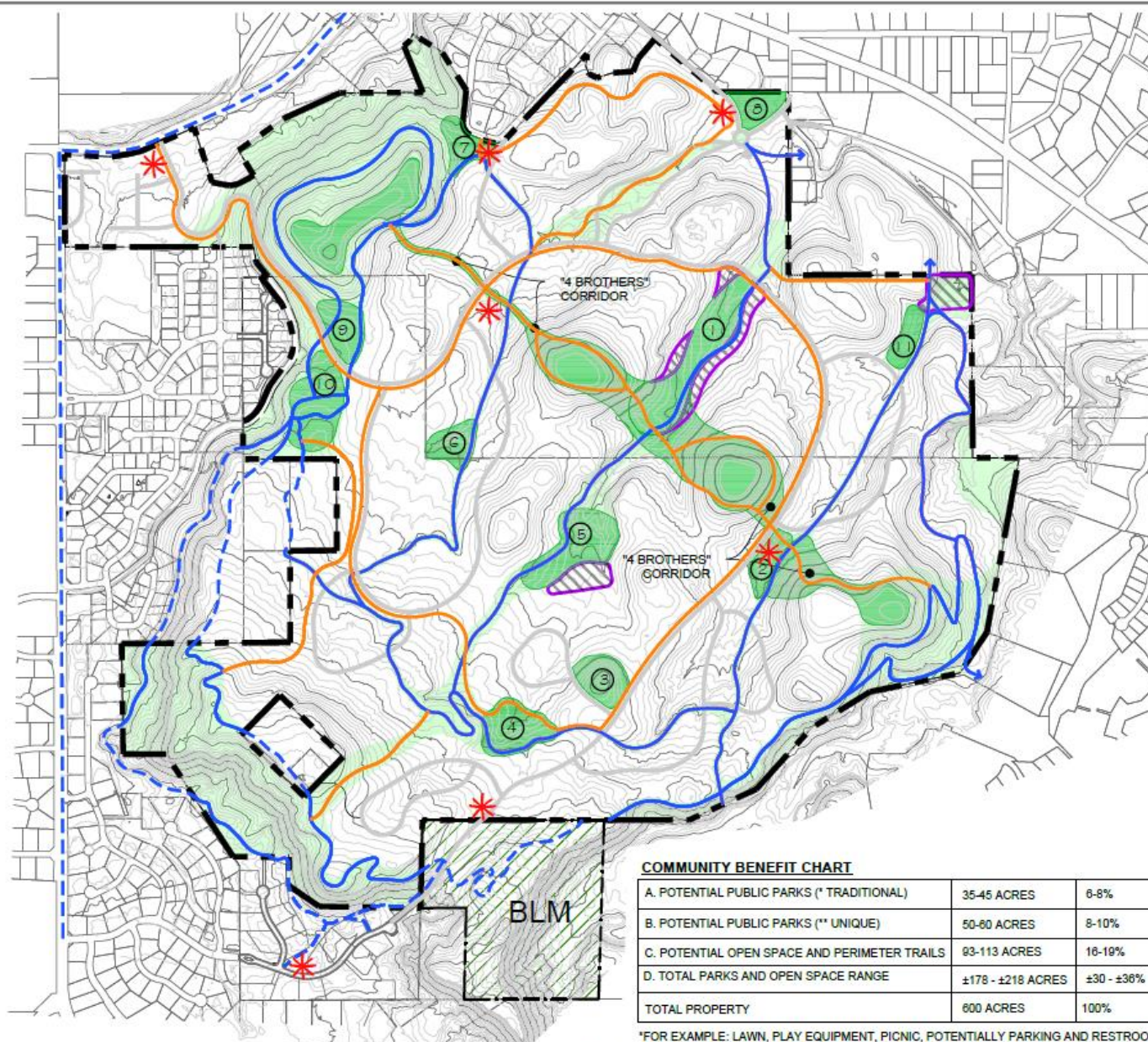
- 8 FT DETACHED, PAVED LOOP
MOSTLY FOLLOWING ROADS
- HISTORICAL ON-SITE
- - - HISTORICAL OFF-SITE
- NEW ON-SITE
- - - SPECIAL - INCLINE OR OTHERWISE
DIFFERENT FROM OTHERS
- - - BYPASS FOR HISTORICAL TRAIL
- SINGLE TRACK
- OPEN SPACE
- EXISTING BLM
- ✱ TRAILHEADS

NOTE: A NUMBER OF THE HISTORIC TRAILS ARE SHOWN AS 'REHABILITATED' ON THE PARK AREA PLAN.

Redlands 360
Exhibit 5: Trail Types



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**LEGEND**

	HISTORICAL ON-SITE TRAIL		EXISTING BLM
	HISTORICAL OFF-SITE TRAIL		TRAILHEADS
	NEW AND REHABILITATED TRAILS, WITHIN DEVELOPMENT AREA		POTENTIAL PARK AREA
	OPEN SPACE		POTENTIAL ADDITIONAL PARK AREA

A. POTENTIAL PUBLIC PARKS (TRADITIONAL)		POTENTIAL ADDITIONAL AREA
①	7.4 ACRES	7.2 ACRES
②	1.6 ACRES	-----
③	2.4 ACRES	-----
④	3.7 ACRES	-----
⑤	5.0 ACRES	1.5 ACRES
⑥	2.0 ACRES	-----
⑦	2.0 ACRES	-----
⑧	1.6 ACRES	-----
⑨	2.5 ACRES	-----
⑩	4.9 ACRES	-----
⑪	1.9 ACRES	1.3 ACRES
TOTALS	35 ACRES	10 ACRES (35-45 AC)

B. POTENTIAL PUBLIC PARKS (UNIQUE)

* THE 4 BROTHERS / 4 HIGH POINTS CORRIDOR 25-30 ACRES

* LINEAR PARKS WITHIN DEVELOPMENT AREA (NOT IN PERIMETER OR PARKS) 25-30 ACRES

TOTAL FOR UNIQUE PARKS 50-60 ACRES

C. REMAINING OPEN SPACE AND PRIMARY EXISTING RIM TRAILS 93-113 ACRES

D. TOTAL OPEN SPACE/PARKS RANGE (THE ODP PLAN USES THE MEDIAN OF THIS RANGE = 198 AC) 178 - 218 ACRES

NOTE: PARK AREAS ARE SUBJECT TO CHANGE; EXACT LOCATION TO BE DETERMINED WITH EACH SUBDIVISION.

EXISTING SLOPE BREAKDOWN OF POTENTIAL PUBLIC PARKS (TRADITIONAL)

0-10% SLOPE	18 ACRES	51%
10-20% SLOPE	13 ACRES	37%
20-30% SLOPE	3 ACRES	9%
>30% SLOPE	1 ACRES	3%
TOTAL	35 ACRES	100%

COMMUNITY BENEFIT CHART

A. POTENTIAL PUBLIC PARKS (* TRADITIONAL)	35-45 ACRES	0-8%
B. POTENTIAL PUBLIC PARKS (** UNIQUE)	50-60 ACRES	8-10%
C. POTENTIAL OPEN SPACE AND PERIMETER TRAILS	93-113 ACRES	16-19%
D. TOTAL PARKS AND OPEN SPACE RANGE	±178 - ±218 ACRES	±30 - ±36%
TOTAL PROPERTY	600 ACRES	100%

*FOR EXAMPLE: LAWN, PLAY EQUIPMENT, PICNIC, POTENTIALLY PARKING AND RESTROOMS.
 **FOR EXAMPLE: INCLINE/ADVANCED HIKING OR RUNNING, TRAIL CORRIDORS (ALL TYPES), CIRCUIT TRAINING/EVENTS, FRISBEE GOLF.

Redlands 360
Exhibit 6: Park Areas



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