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Parks and Recreation Advisory Board Agenda

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

May 6, 2021

12:00 PM

Call to Order

Approval of Minutes

Approve Minutes from April 1 Meeting

Regular Agenda Topics

Lowell Village (10 minute presentation, 10 minutes questions and action)

Burkey Park (10 minute presentation, 10 minutes question and action)

2A/2B Debrief

Ribbon Cuttings

Orchard Mesa Pool Update

For the Good of the Community

Future Agenda Topics

Adjournment

Next Meeting Date

June 3, 2021

Parks and Recreation Advisory Board Minutes

Regular Meeting – April 1, 2021

Meeting Location: Virtual – Via Go To Meeting

Roll Call

Board Members Present: William Findlay
Beau Flores
Phil Pe'a
Gary Schroen
Austin Solko
Nancy Strippel
Lisa Whalen
Byron Wiehe

Board Members Absent: Marc Litzen

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Allison Little, Administrative Specialist

Meeting called to order by William Findlay at 12:01 p.m.

Approve Minutes from the March 4, 2021 Parks and Recreation Advisory Board Meeting

Byron Wiehe made a motion to approve the minutes from the March 4 meeting. The motion was seconded by Austin Solko and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Parks and Recreation Advisory Board Vacancies

Ken Sherbenou advised the board that there are three vacancies on the Parks and Recreation Advisory Board for terms beginning in July. Two are for existing board members whose terms are ending (they are eligible to reapply) and one is for the seat vacated by Nick Allen in mid-2020. Gary Schroen advised the board that he has reapplied. Marc Litzen has advised staff that his schedule has changed and he will not be applying for another term.

Stadium Improvement Committee

Ken Sherbenou talked with the board about a committee that has been formed to work on execution of the Stadium Master Plan. The members are from entities (JUCO, CMU and the City) that have pledged additional funds with the refinancing of the COP. The committee is talking about adjusting some of the priorities that were initially laid out in the master plan. Reprioritization suggestions include delaying outfield replacement (considering conversion to artificial), the endzone electrical replacement, and the adjustments to the ticketing and entrance of the stadium. Perkins + Will was recommended to Council as the architect for the project.

Most of the 2 – 4 year priorities will be addressed. Some of the longer-term improvements are more specific to the Grand Junction Rockies, and it is the hope of the committee that the Rockies will be able to contribute funds in the future to fund some of those improvements.

Canyon View Light Replacement

The lights were installed with the original construction of the park in 1996. Staff have interviewed three firms and have three more firms to go. The Board inquired about the ability to add additional lighting to the park. Though there is demand, it was not part of the scope of this particular project.

American Rescue Plan Funding

The City will be receiving \$11.7M of funding from the American Rescue plan. Parks and Recreation is submitting ideas, mostly based on the PROS plan. Parks and Recreation also has ideas for projects that will cost more than \$11.7M but also have a great community impact. Gary Schroen suggested a spreadsheet be created with the projects outlined in the PROS plan, similar to the spreadsheet in use by the Stadium Improvement committee, that outlines near, mid and longer term projects so that the board can see the bigger picture when making recommendations to Council.

Dos Rios Park Update

The 58 acres that the City is selling is scheduled to close next month. The park will be constructed in the area of the bicycle playground and includes a new restroom shelter. The plan is to have the park amenities open by the fall of 2021. Board members inquired if there was room for expansion of the bicycle playground. Ken shared with that board that the original design includes a third more advanced line that can be built out. Board members asked if Jen Taylor could be invited to a future meeting of the board to talk more about Dos Rios.

Veterans Park

Ken Sherbenou shared with the board that the owner of the land known as Dixson park sold the property and the new owner preferred to sell the land either to the City or for redevelopment. The City has been working with the County to counterbalance the loss of that space on Orchard Mesa and has come to an agreement with the County for the operation of Veterans Park which is adjacent to the BMX track at the Fairgrounds. This park actually has two times the field space of Dixson, so in addition to the historical users of Dixson, the school district may also consider shifting some activity to this park. Board members would like a future meeting at Veterans park so they may become familiar with the area.

Future Meetings

Board members discussed a general sense of tiredness with virtual meetings. The Lowell Village agenda item for the May meeting will be a virtual presentation, board members suggested meeting in person in the Hospitality Suite with a virtual option available (for both the presenter and any board members who find this option more convenient). Board members also remarked on the benefit of having meetings at park sites and would like to meet at a park location in June.

For the Good of the Community

Ken Sherbenou shared with the board that 20% of the tree canopy are ash trees. Staff are treating ash trees above 20” in diameter to help protect the trees for up to 3 years. The forestry division received \$26,000 from the City insurance claim for mitigation of the storm damage to the tree canopy, and an additional \$4,000 grant from Xcel energy.

Future Agenda Topics

Jen Taylor

Update on Burkey Park

Item 7: Adjourn

The meeting adjourned by acclamation at 1:02 p.m.

The next regularly scheduled meeting will be May 6, 2021.

Respectfully Submitted,

Allison Little

Administrative Specialist

LOWELL VILLAGE TOWNHOMES PROJECT / OPEN SPACE SUMMARY

REGeneration LLC is in the process of developing the easterly vacant portion of the block on the southeast corner of 7th Street and Grand Avenue. The project is being developed in two phases: Phase 1 consisted of the first four units that have been constructed on the northwest corner of White Avenue and 8th Street. Phase 2 will consist of the remaining area of the block with the exception of the former R-5 School site on the western side of the block with a total of 32 more residential units.

Section 21.06.020 (a) of the Zoning and Development Code states:

(a) ***Open Space Dedication.***

(1) The owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. The decision as to whether to accept money or land as required by this section shall be made by the Director.

In this case, the project will ultimately consist of 36 dwelling units, thus is subject to the requirement for Open Space Dedication or the fee in lieu. As early as staff comments regarding the PreApplication submittal for the project dated April 13, 2017 the developer was informed that the City would likely accept money in lieu of land. This was confirmed in comments dated March 8, 2018 on the Preliminary Plan for the project that the decision had been made by the Director that money would be accepted in lieu of land dedication for the project. This same information has been consistently relayed to the developer numerous times since then.

The Code further states:

(2) For any residential development required to provide open space, the owner shall hire an MAI appraiser to appraise the property. For purposes of this requirement, the property shall be considered the total acreage notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases.

(3) The appraiser's report shall be submitted to the City for purposes of determining fair market value and otherwise determining compliance with this section.

Consequently, with the final applications for both Phase 1 and Phase 2, the developer submitted MAI appraisals accordingly. Both have been reviewed and determined to be in compliance with the Code. The Open Space Fee was paid by the developer for the four lots created in Phase 1 of the project.

The developer is now requesting that the City consider acceptance of areas within Phase 2 of the project in lieu of payment of the Open Space Fee.

The following subsection of Section 21.06.020 (a) of the Zoning and Development Code qualifies the type of open space and/or recreational area that may be acceptable to meet the required land dedication:

(8) Private open space and/or recreational area in any development, or outdoor living area required in a multifamily development, shall not be a substitute for the required land dedication.

Further, the Definitions contained within the Zoning and Development Code state:

Open space means any property or portion without any structure or impervious surface and not designated and used for a specific purpose.

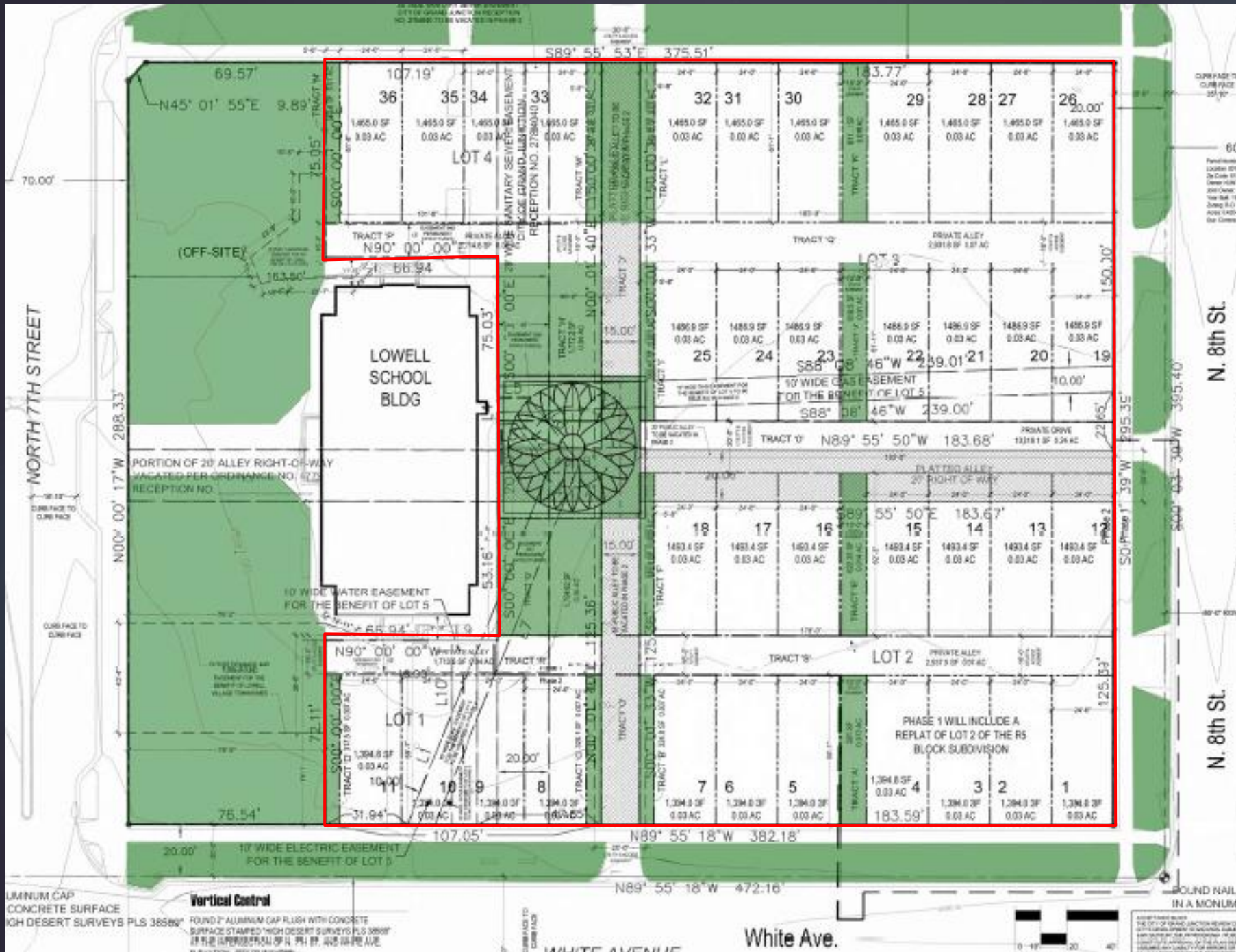
Of the areas remaining on the site within Phase 2 of the development, staff has identified the areas shown on the attached drawing as meeting this definition – not designated and used for a specific purpose. These areas are scattered throughout the Phase 2 site and total approximately 3,588.6 square feet. Other areas shown by the applicant do not meet this definition since they are either off-site on property not owned by the applicant, are within the existing City street right-of-way or are designated for other purposes such as for fire access and turnaround or utility easements.

Further, open space within a development that is owned in common by a homeowners' association or in this case a Metropolitan District, as defined by the Code should be designed and intended for the common use or enjoyment of the residents or occupants of the development. The design of the spaces (as shown on the attached map) appear to function more as small pathways or leftover spaces between buildings or are extra width needed along Groves Lane for the purpose of fire access and do not appear to be consistent with the intent of the code. Perhaps most importantly, as in (8) above, these spaces are private open space that cannot substitute for the required land dedication.

The purpose of this discussion with the Parks and Recreation Advisory Board is to further inform the Director's decision to accept money or the land dedication for this particular development.



- ▶ Total 36 units
- ▶ Phase 1 – 4 units completed
- ▶ Phase 2 appx. 1.7 acres or 74,052 square feet
- ▶ Appraised Value of Phase 2 - \$700,000

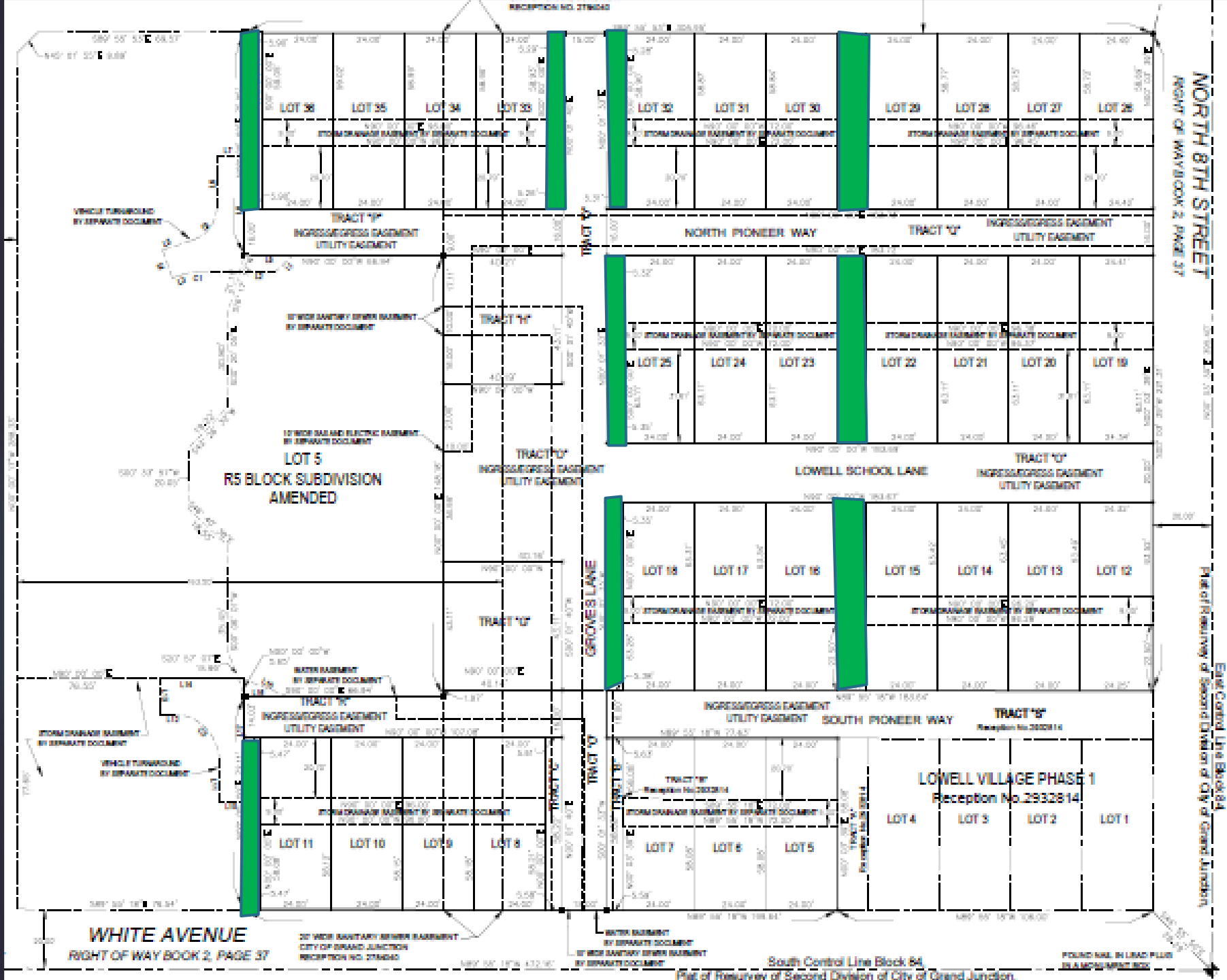


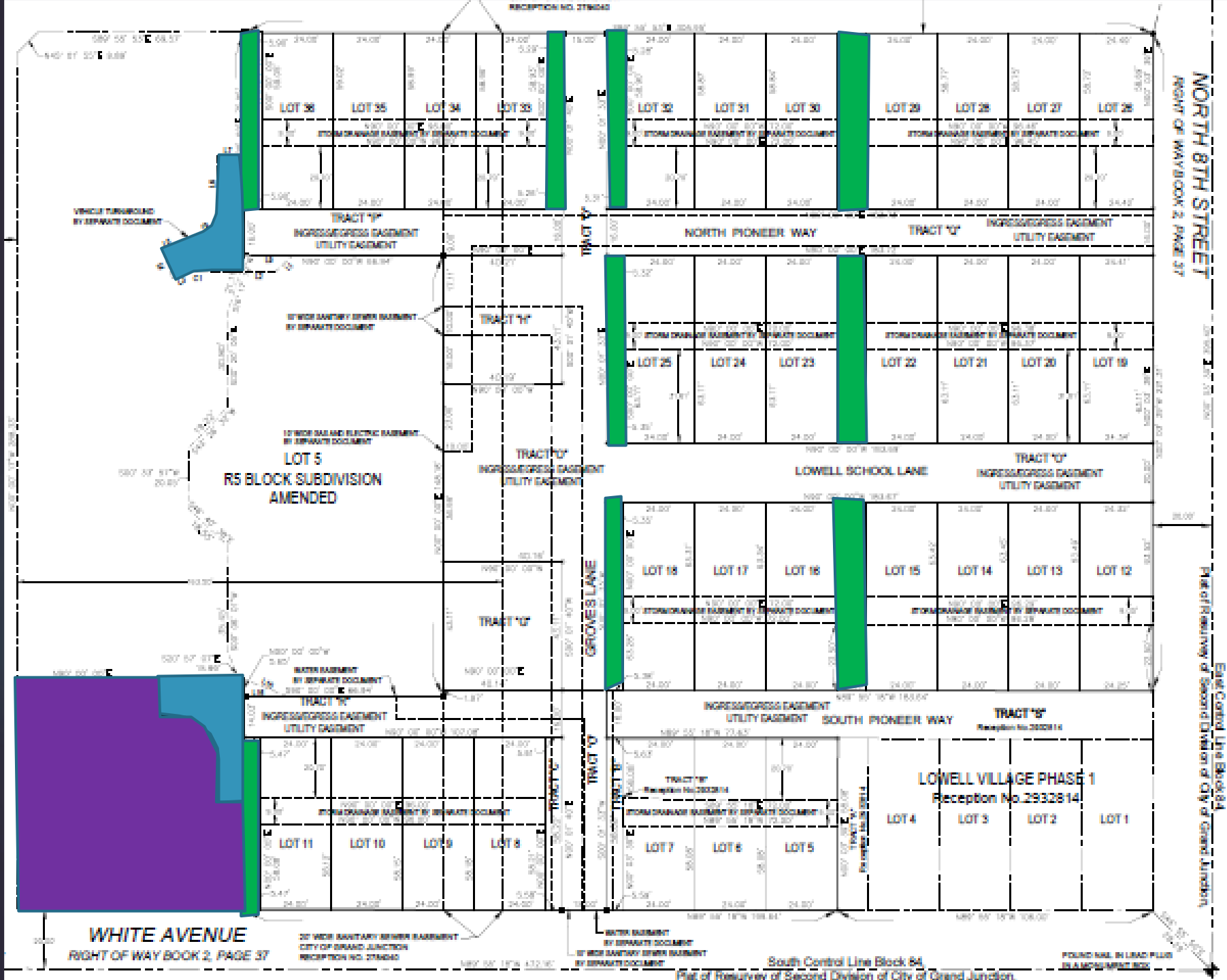
Developer's Proposal

Includes Front Lawn of R-5 School – Not Owned by Developer

Includes park strips between sidewalk and curbs on Grand and White Avenue and North 8th Street – Already within City public right-of-way

Includes areas encumbered for other use including fire access, fire turnaround and utility easements





Actual Green Areas

- Tract D – 317.5 sf
- Tract E – 622.3 sf
- Tract F – 349.9
- Tract I – 350.6 sf
- Tract J – 619.5 sf
- Tract K – 611.1 sf
- Tract L – 349.8 sf
- Tract M – 347.2 sf
- Tract N – 340.6 sf

TOTAL – 3,908 sf