

2022 GRAND JUNCTION COMMUNITY RECREATION CENTER (CRC) PLAN

ADOPTED BY CITY COUNCIL | NOVEMBER 16, 2022

CITY OF Grand Junction COLORADO

PARKS & RECREATION

DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

BARKER RINKER SEACAT
ARCHITECTURE

PROJECT INFORMATION

PROJECT LOCATION
GRAND JUNCTION, COLORADO

PROJECT SITE AREA
MATCHETT PARK - 205 ACRES

PRELIMINARY PROJECT PROGRAM AREA
83,000 GSF NEW RECREATION PROGRAM

SITE BUDGET
$ 4,600,000

BUILDING CONSTRUCTION BUDGET
$ 50,000,000

SOFT COSTS (PERMITS, FEES, FIXTURES, FINISHES & FURNITURE, CONTINGENCY)
$ 16,100,000

TOTAL PROJECT BUDGET
$ 70,700,000

PROJECT TEAM

ACKNOWLEDGMENTS

GRAND JUNCTION CITY COUNCIL
ANNA STOUT, COUNCIL PRESIDENT
ABE HERMAN, COUNCIL PRESIDENT PRO TERM
CHUCK MCDANIEL, DISTRICT AT-LARGE
PHILLIP PE'A, DISTRICT B
RANDALL REITZ, DISTRICT AT-LARGE
DENNIS SIMPSON, DISTRICT D
RICK TAGGART, DISTRICT A

PARKS AND RECREATION ADVISORY BOARD
LISA WHALIN, CHAIR
WILLIAM FINDLAY, CHAIR OF CRC SPECIAL COMMITTEE
PHILLIP PE'A, CITY COUNCIL REPRESENTATIVE
KYLE GARDNER
CINDY ENOS-MARTINEZ
GARY SCHROEN
AUSTIN SOLKO
NANCY STRIPPEL
LILLY GRISAFI
BYRON WIEHE

CITY CRC STAFF TEAM
GREG CATON, CITY MANAGER
EMILY KRAUSE, RECREATION SUPERINTENDENT
JAY VALENTINE, GENERAL SERVICES DIRECTOR
JODI WELCH, FINANCE DIRECTOR
JOHN SHAVER, CITY ATTORNEY
KEN SHERBENOU, PARKS AND REC DIRECTOR
TRICIA ROTHWELL, RECREATION COORDINATOR

DEPARTMENT DIRECTORS
GREG CATON, CITY MANAGER
AMY PHILLIPS, CITY CLERK
ELIZABETH FOGARTY , VISIT GJ DIRECTOR
JAY VALENTINE, GENERAL SERVICES DIRECTOR
JODI WELCH, FINANCE DIRECTOR
JOHN SHAVER, CITY ATTORNEY
KEN SHERBENOU, PARKS AND REC DIRECTOR
MATT SMITH, POLICE CHIEF
PAUL SCHULTZ, IT DIRECTOR
RANDI KIM, UTILITIES DIRECTOR
SHELLEY CASKEY, HUMAN RESOURCES DIRECTOR
TAMRA ALLEN, COMMUNITY PLANNING AND DEVELOPMENT DIRETOR
TRENT PRALL, PUBLIC WORKS DIRECTOR

TABLE OF CONTENTS

PROJECT TEAM	3
EXECUTIVE SUMMARY	4
PROCESS AND SCHEDULE	5
PREVIOUS EFFORTS	6
WORK SESSION #1 - DEMOGRAPHICS	7
WORK SESSION #1 - SITE SELECTION	10
WORK SESSION #2 - PROGRAM SELECTION	14
WORK SESSION #2 - FUNDING OPTIONS	16
WORK SESSION #3 - CONCEPT DESIGN	18
WORK SESSION #3 - OPERATIONAL PLAN	44

APPENDICES

WORK SESSION PRESENTATIONS	50
OPERATIONAL PLAN FROM BARKER RINKER SEACAT	69
RECORD OF PUBLIC COMMENTS*	75

*NOTE: THESE COMMENTS CAME FROM MEMBERS OF THE PUBLIC AND DOCUMENT THE PROCESS. THEY DO NOT NECESSARILY REFLECT THE FINAL CONTENT OF THE REST OF THE PLAN.

ARCHITECTURAL AND LANDSCAPE TEAM

BARKER RINKER SEACAT ARCHITECTURE
CRAIG BOUCK, PRINCIPAL-IN-CHARGE
JENNA KATSAROS, FACILITY PERFORMANCE ADVISOR
ANDY STEIN, PROJECT MANAGER

DHM DESIGN
JASON JAYNES, SITE PLANNING

EXECUTIVE SUMMARY

BACKGROUND

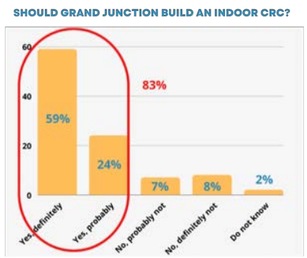
Why did the Community Recreation Center (CRC) process resume?
Adopted in January 2021, The Parks, Recreation and Open Space Masterplan (PROS) identified a Community Recreation Center as the highest priority. Following the adoption of the PROS master plan, in April 2021, voters approved a cannabis tax to help fund the indoor and outdoor parks and recreation facilities, trails and open space projects identified in the PROS plan. It was anticipated that the proceeds from this funding source would need to be augmented with additional funding sources. Cannabis revenue alone is not enough to fund construction of the CRC. A second funding source is required.

2022 CMU STUDY

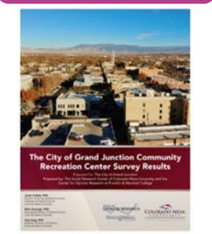
In order to further study the Community Recreation Center opportunity, the City of Grand Junction engaged professors at Colorado Mesa University (CMU) to develop a statistically valid survey to measure citizen attitudes towards a potential Community Recreation Center. A random sample of community members were polled through phone calls representing the broader Grand Junction community. The study validated a number of issues including support for the project, location of the project and funding of the project.

FEASIBILITY STUDY GOALS

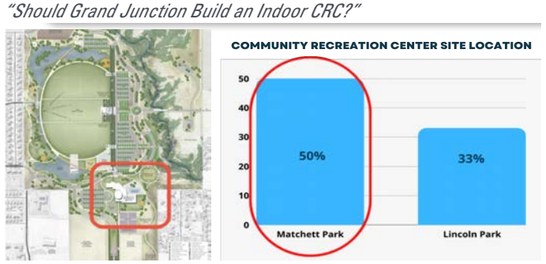
Using the CMU survey results as a guide, the goal of this study was to build further consensus through three work sessions. Each work session had a different focus. Work Session1 focused on finalizing a site. Work Session 2 focused on project size and a secondary funding option. Work Session 3 focused on an operational plan and the conceptual design of the building and site. Each session included focus group meetings and a public community meeting to present each topic and gather feedback. At the completion of each session, the Parks and Recreation Advisory Board (PRAB) was asked to make a final recommendation to City Council on each of the session topics. Each work session focused on listening to community input and letting it guide the final recommendations. The recommendations were as follows:



CRC February 2022 Survey



Broad support for the construction of a new indoor CRC - 83% of those polled answered, Yes, definitely or yes, probably, to the question, *"Should Grand Junction Build an Indoor CRC?"*



SITE PREFERENCE

The 2022 CMU survey also revealed a clear preference for Matchett Park as the site, with 50% supporting Matchett Park versus 33% supporting Lincoln Park. The Parks and Recreation Advisory Board, charged by City Council on making recommendations on the CRC plan, unanimously selected Matchett Park because:

1. Opportunities for future expansion
2. Catalyst for Master Plan amenities including outdoor facilities.
3. Desire for a simple to understand, single issue ballot proposal.

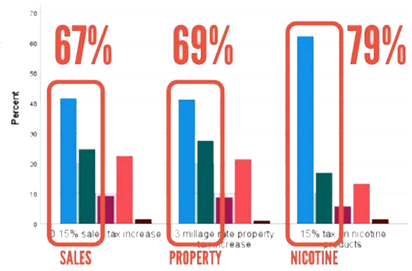
City Council approved the selection of Matchett Park on July 6, 2022

FUNDING & PROGRAMING

The 2022 CMU Survey also polled citizen's support for a second funding source. The survey results showed overwhelming support for any of the three options; a 0.15% sales tax, a 3 mill property tax or a 15% tax on nicotine/tobacco products. All three of the secondary funding sources are projected to bridge the funding gap. The Parks and Recreation Advisory Board charged by City Council on making recommendations on the CRC plan, unanimously selected a 0.15% increase to sales taxes because:

1. Most common CRC funding method, especially on the western slope.
2. City residents pay only about 30% of the total sales tax.
3. Survey indicated 67% very likely or somewhat likely to support.
4. Sales tax revenue can be measured with a high degree of confidence.

Likelihood of Support for Indoor CRC Construction Conditional on Funding Source



The Parks and Recreation Advisory Board also voted unanimously to support the larger $70M/83,000 sq. ft. size option citing the public's support for a larger building and a general concern from the public that even the larger facility may still be too small to serve the needs of the community.

On August 17, 2022, City Council voted 5-1 to approve PRAB's recommendation on the supplemental funding source (0.15% sales tax increase), to be combined with cannabis revenue already devoted to parks and recreation to build an 83,000 square foot facility.

CONCEPT DESIGN & OPERATIONAL PLAN

The third phase of the study was to present and gather feedback on a conceptual operational plan and design of the proposed facility. A detailed operational plan was developed by BRS and included suggested hours of operations, fees, expenses, revenues and full and part time staff requirements. The conceptual design linked overarching concepts that make Grand Junction unique to the design of the building and site.

Feedback from the public was favorable and positive of the overall concept design and operations plan. The Parks and Recreation Advisory Board reviewed all data regarding the operational plan and feel confident the numbers are conservative. After reviewing the public input comments and discussion among the Board, the Parks & Recreation Advisory Board unanimously voted to recommend to City Council the operational plan, the budget/financing plan and concept design.

WHAT'S DIFFERENT THIS TIME

Since 2019, other needs have been met, including passing a First Responder Tax of 0.5% for Police and Fire, road improvement projects of $70M in debt funding approved (no new taxes), and voters approved bond funding to build a new GJ High School. For many, these needs had to be met before supporting a CRC. This CRC planning effort as a whole is building off of decades of previous studies and applying lessons learned. The central goal of this study is to retain the best parts of previous plans and fix the weakest parts in order to bring forth the strongest possible plan.

2019 BALLOT QUESTION:
45% YES, 55% YES

0.39% sales tax increase - Would have raised City Rate to 3.64% No sunset
$79 million Project Budget
2 Sites - Matchett + Orchard Mesa
3 Projects Included: CRC / 75 Acre Park / Orchard Mesa Pool
3 Separate City ballot questions on April 2019 ballot
Fire & Police, Roads, and a CRC

2023 CONCEPT:

Cannabis revenue + 0.15% sales tax
Raise City Rate to 3.40% with a sunset
$70 million
1 Site - Matchett
1 Project: CRC
1 City ballot question on the April 2023 ballot

PROCESS AND SCHEDULE

SCHEDULE

The study schedule was just over five months and included three work sessions, with 3 public open houses, numerous presentations to the Parks & Recreation Advisory Board (PRAB), and multiple follow up meetings and engagement sessions with PRAB and numerous focus group meetings.

COMMUNITY INPUT

Each Work Session consisted of multiple stakeholder meetings and a community meeting.

- Work Session 1 was to determine a Site Preference for the Community Recreation Center (CRC). 127 community members provided input and over 400 comments were collected.
- Work Session 2 gathered public input and preferences regarding a second funding source needed to fund construction and for an operational subsidy, as well as the desired building program size. 143 community members provided input and 229 comments were collected.
- Work Session 3 provided an opportunity to present a summary of decisions made at Work Sessions 1 & 2 and to gather public input regarding an operational plan for the CRC and an initial conceptual design for the site and building. 135 community members provided input and 94 comments were collected.

SITE SELECTION

The CMU survey revealed a clear preference for Matchett Park as the site, which was reinforced by additional public input in Work Session 1. The Parks and Recreation Advisory Board unanimously recommended this site for CRC development. On July 6, 2022, City Council unanimously approved PRAB's recommendation on site.

PROGRAM/SIZE

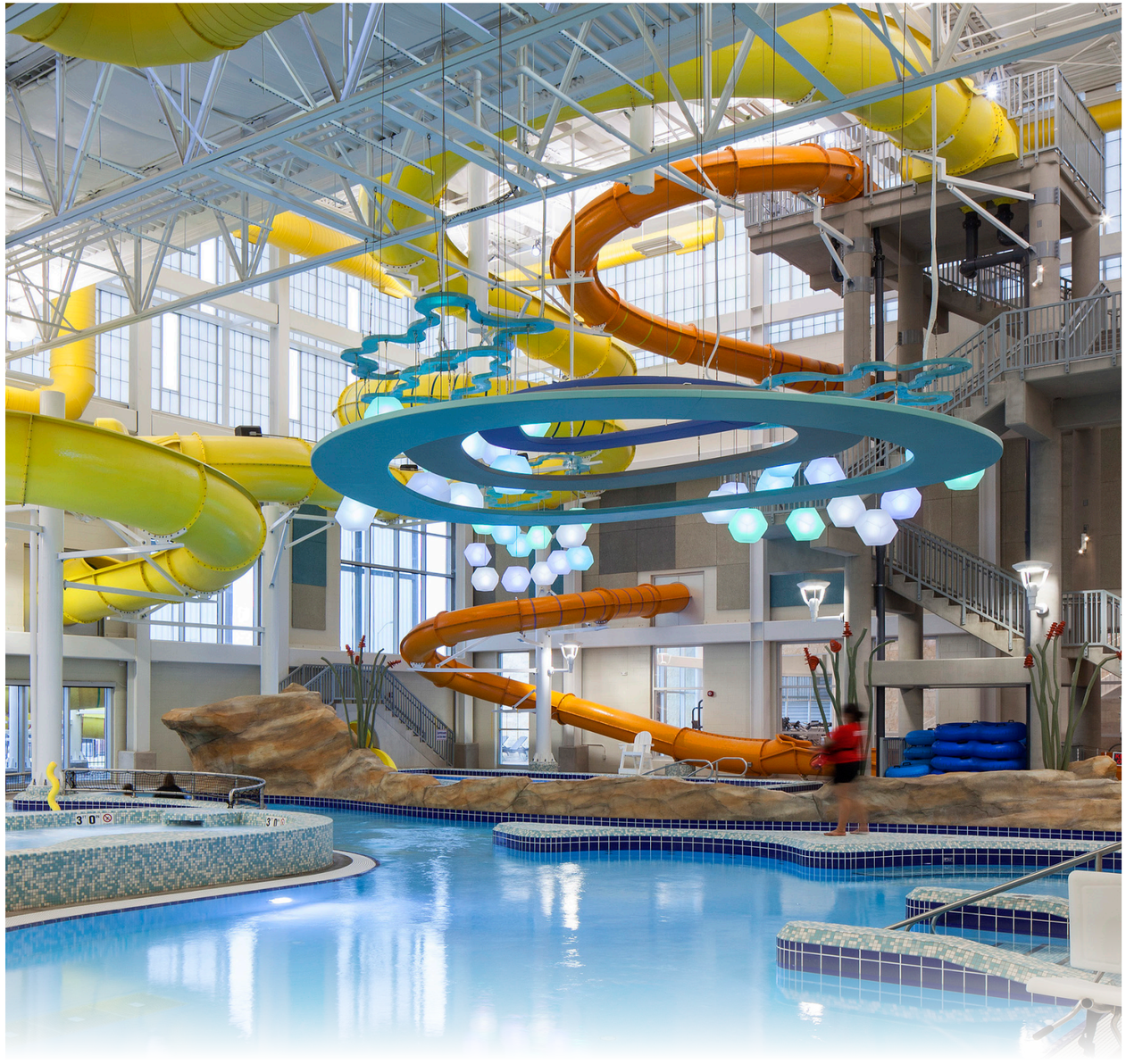
Determining the building program size was the first step in identifying and refining the conceptual design. The 83,000 square foot program received 94% of total votes cast during Work Session 2 and PRAB unanimously recommended this program size. On August 17, 2022, City Council voted 5-1 to approve PRAB's recommendation on building program and size.

SUPPLEMENTAL FUNDING

In addition to the cannabis revenue already devoted to parks and recreation secured in April 2021, Work Session 2 focused on the supplemental funding source needed to build and support a $70M project. The cost includes estimated cost for construction, site improvements, soft costs including design, engineering, permits and fees, project contingency and an allowance for cost escalation. From all public input gathered, the 0.15% sales tax increase received the most votes for 1st choice. PRAB provided a unanimous recommendation to pursue a 0.15% sales tax. On August 17, 2022 City Council voted 5-1 to approve PRAB's recommendation on this supplemental funding source.

OPERATIONAL PLAN

Working with City staff leadership and Parks and Recreation Department staff, a business model of operation expenses and revenue potential was developed based on educated financial assumptions and projections. This gives insight and performance information that reflects the manner in which the City of Grand Junction expects to operate the facility from a financial perspective. On September 26, 2022, the PRAB unanimously passed a recommendation to council regarding the adoption of the conceptual operational plan, the budget/financing plan and concept design.



CENTER OF RECREATIONAL EXCELLENCE (CORE), BRS ARCHITECTURE 2017





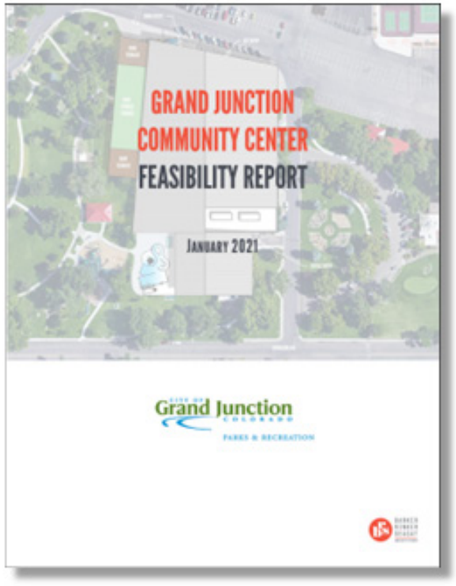
2014 | MATCHETT PARK MASTER PLAN



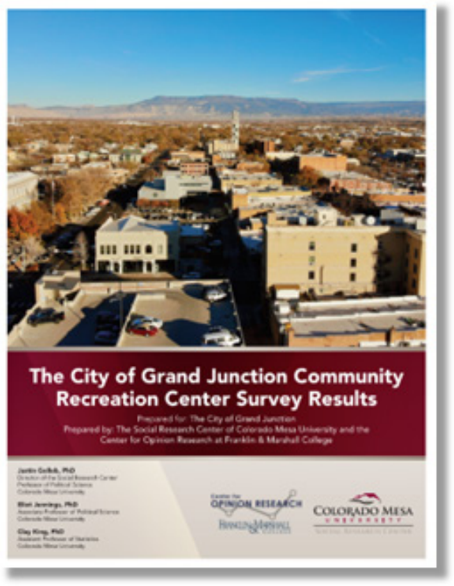
2018 | MATCHETT PARK COMMUNITY CENTER STUDY



2021 | THE PARKS, RECREATION & OPEN SPACE MASTER PLAN



2021 | LINCOLN PARK COMMUNITY CENTER STUDY



2022 | CMU COMMUNITY RECREATION CENTER SURVEY

PREVIOUS EFFORTS

RECREATION CENTER PRIORITY SINCE 2001

The desire for an indoor recreation center in Grand Junction has a long and storied history. In 2001, the Parks, Recreation and Open Space Master Plan identified a Community Center as a a top priority. A subsequent vote to increase sales tax to build a multi-purpose Community Center a Matchett Park in 2001 was unsuccessful marking the first failed attempt.

2014 MATCHETT PARK MASTER PLAN & 2018 COMMUNITY CENTER STUDY

In 2014, the City of Grand Junction went back to drawing board to analyze and plan for the development of a new Community Center and the full build-out of 205 acres of undeveloped parkland at Matchett Park. The City supplemented this plan with a 2018 Feasibility Study which further defined a Community Center at Matchett Park AND a renovation of Orchard Mesa Pool. With the information of consensus built from the two studies, the citizen group, PLACE, campaigned for the passing of the 2019 Community Center 2C ballot measure. This asked voters to approve $79 million in funding through an increase in sales tax of 0.39 percent. The ballot initiative failed (45% yes to 55% no).

2021 THE PARKS, RECREATION & OPEN SPACE MASTER PLAN

A Community Center was again identified as the most needed new or additional facility in the 2021 PROS Master Plan. About 80% of invited respondents rated it “important” or “very important”. Grand Junction residents indicated that the indoor amenity most “needed” was an indoor, warm water leisure pool, followed closely by a fitness center, indoor walk/jog track and indoor multi-use gymnasiums.

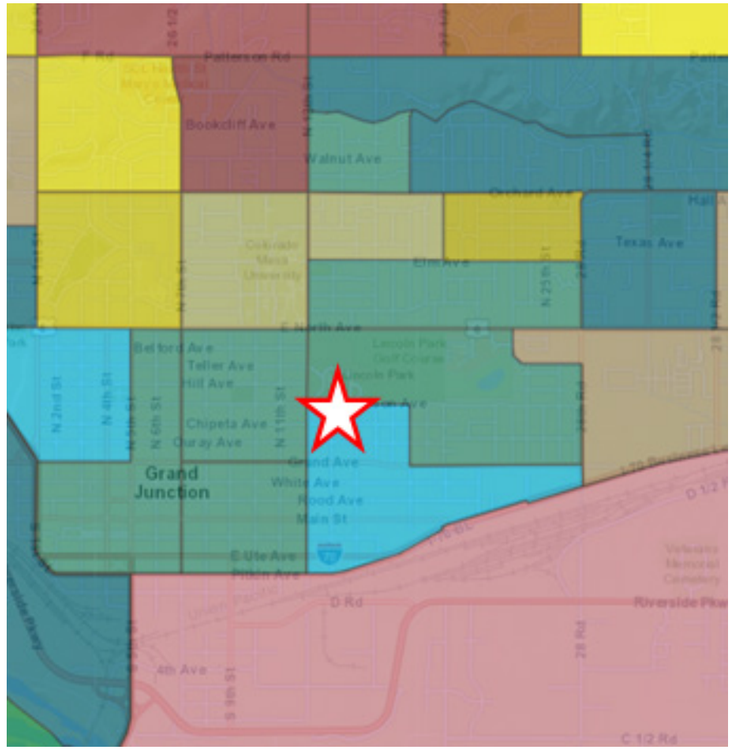
2021 LINCOLN PARK COMMUNITY CENTER STUDY

In response to the 2019 failed ballot initiative, the City again went back to the drawing board to determine why the initiative failed. This led to the 2021 Lincoln Park Community Center Study that analyzed a new potential site for the development of a new Community Recreation Center.

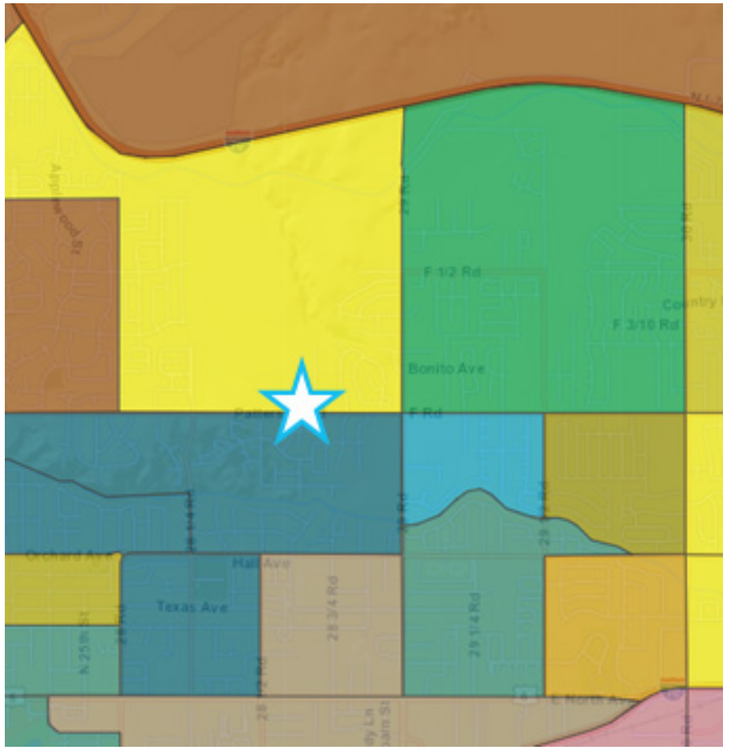
2022 CMU COMMUNITY CENTER SURVEY

The City of Grand Junction engaged professors from Colorado Mesa University to conduct a survey measuring citizen attitudes towards a potential indoor Community Recreation Survey. The survey was conducted in February of 2022. The purpose of this survey was to facilitate an understanding of opinions and needs related to a potential indoor Community Recreation Center and collect statistically valid responses from City of Grand Junction registered voters. Mailed to 8,040 randomly selected registered voters, the survey was completed by 1,286 recipients. CMU’s Professors conducting the study, determined this was an unexpectedly high rate of response. This indicated strong community interest. The data collected was used in the analysis of this study. The survey asked about support for a new center, funding mechanisms, and the preferred location and program amenities.

LINCOLN PARK SITE



MATCHETT PARK SITE





GEN X URBAN

- Gen X in middle age; fewer kids
- Enjoy local parks/recreation activities
- Physically active, taking advantage of the great outdoors surrounding Grand Junction



MIDDLE GROUND

- Thirty Somethings on a budget
- Mainly singles or married without children
- Balance long hours on the internet with time spent recreating

WORK SESSION 1: SITE SELECTION

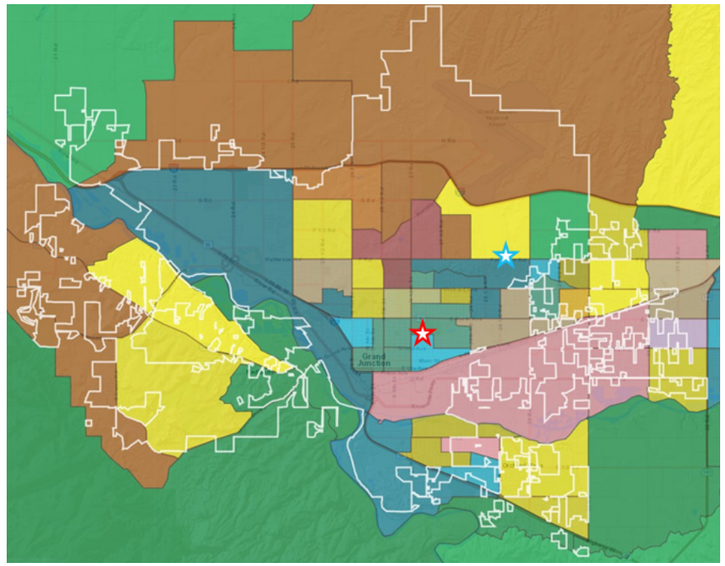
DEMOGRAPHICS

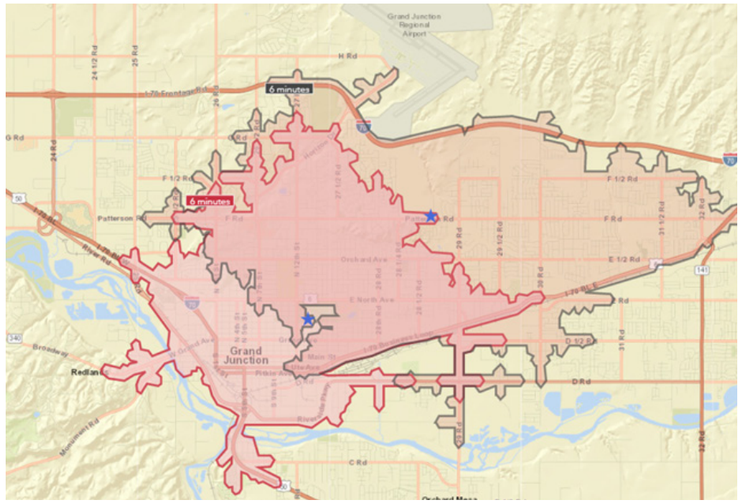
In analyzing the two potential locations, demographic data was reviewed to better understand social characteristics of the people living in and around the sites.

Tapestry segments are an analysis tool based on demographics and socioeconomic data and help paint a picture of who lives where, describing their lifestyle choices and highlighting how they spend their money and their free time.

Two predominate tapestries in Grand Junction are the navy-blue segment, Middle Ground, and the yellow segment, Gen X Urban. Both of these tapestries are reflected at each site.

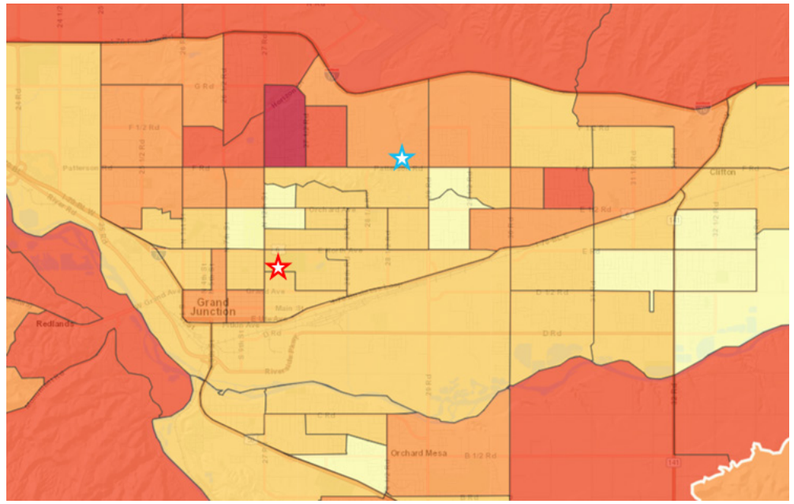
In addition to Gen X Urban and Middle Ground, the denser downtown area at Lincoln Park reflects tapestries of a younger demographic, including students enrolled in college, who enjoy walking and biking to local destinations, while Matchett Park reflects an older market, many empty-nesters, as well as couples and single-parent households.





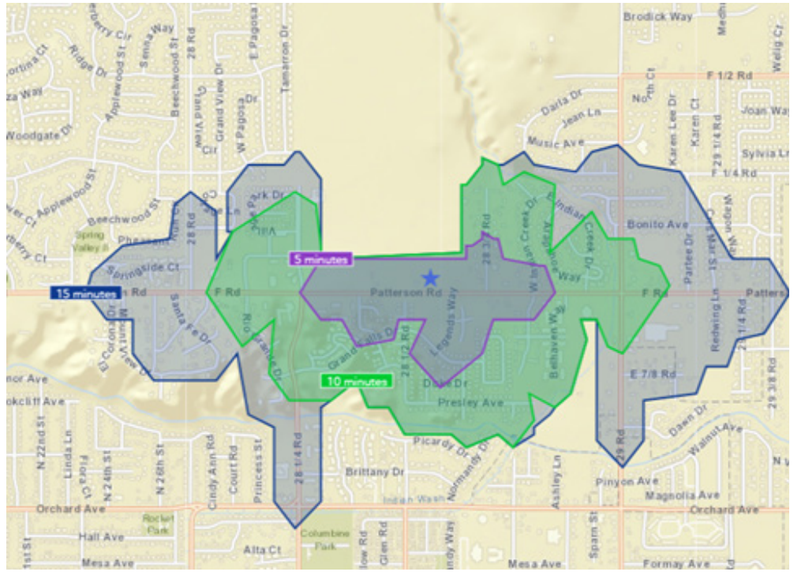
2026 POPULATION WITHIN A 6 MINUTE DRIVE

MATCHETT PARK: 50,400
LINCOLN PARK: 32,350



2026 MEDIAN AGE

68-75	42-49	19-32
50-67	32-41	



2026 POPULATION WITHIN 5 / 10/ 15 MINUTE WALK
MATCHETT PARK: 580 / 2,500 / 6,400
SOURCE: ESRI

WORK SESSION 1: SITE SELECTION

PROXIMITY

Lincoln Park and Matchett Park are within 3 miles of each other, approximately a 7-15 minute drive depending on traffic and the route. Environmental Systems Research Institute (ESRI) 2026 population projections show over 50,000 people within a 6-minute drive of the CRC site at Matchett Park. Projections for the same distance at Lincoln Park reveal a lower population of 32,350.

2026 Population within 6-minute drive
Matchett Park / 50,400
Lincoln Park / 32,350

The higher population density around Matchett Park was an additional consideration in site selection.

2026 Population within a 5 / 10 / 15 minute walk
Matchett Park 90 / 1,400 / 2,440
Lincoln Park 580 / 2,500 / 6,400

MEDIAN AGE

The median age in Grand Junction is 39. A younger population, driven by Colorado Mesa University, is found downtown near Lincoln Park but also in areas to the east.

WORK SESSION 1 : SITE SELETION

WHY?

Multiple planning efforts have been conducted to determine the desire for a CRC and the program elements within it. A site location for the CRC has also been discussed at length.

A 2018 study determined Matchett Park was preferred. In 2021, the study determined that Lincoln Park was preferred. This was influenced in part by the failed bond election for a Matchett Park facility in 2019 and a chance to strengthen the plan. The 2022 statistically valid survey conducted by CMU identified the majority (50%) of respondents preferred Matchett Park for development of a large CRC.

The task of Work Session 1 was to determine a Site Preference. Three options were considered.

OPTION 1: MATCHETT PARK

The Matchett Park Master Plan was approved in 2014. The Plan prioritized the location of a recreation center serving as a core anchor of the 205 acre park.

A 2018 Feasibility Study determined that Matchett Park was the preferred location of the community recreation center.

Strengths of the site include:

- Opportunities for future expansion
- Catalyst to activating other Master Plan amenities and potential associated matching grant funding.
- Views to the Book Cliffs, Mt. Garfield and Grand Mesa

Weakness include:

- Undeveloped site that will require infrastructure



CITY OF GRAND JUNCTION



MATCHETT PARK



2014 MASTER PLAN CRC SITE



2018 CONCEPT FOR CRC AT MATCHETT PARK

WORK SESSION 1 : SITE SELETION

OPTION 2: LINCOLN PARK

Originally built in 1922
Two major renovations in 1955 and 1986

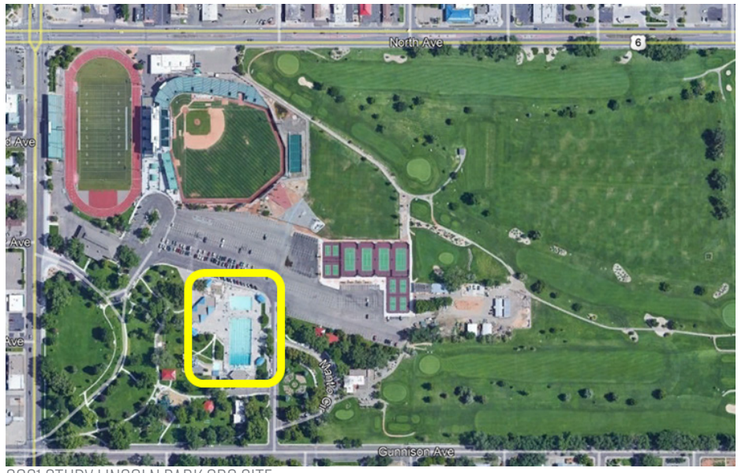
Lincoln Park was identified as the other top site in the 2018 feasibility study. The outdoor pool (Moyer Pool) at Lincoln Park is at the end of its useful lifespan. It was identified as a possible location for the development of a new city-wide community center and an alternative to the previously studied Matchett Park location. The existing outdoor facility would be redeveloped into a community center with new and expanded pools providing more versatile year-round aquatic, fitness and wellness programming, as well as recreation and leisure activities. In addition to its central location, Lincoln Park offers cost saving advantages over Matchett Park including the proximity to existing infrastructure such as access roads, parking, storm drainage, utility connections and outdoor recreation amenities such as pickle-ball courts, a playgrounds, and paths.

Strengths of the site include:

- Central location
- Existing Infrastructure is already in place. Roughly $3M in savings when compared to infrastructure required at Matchett.
- Existing park is multi-use with mature trees and park synergy

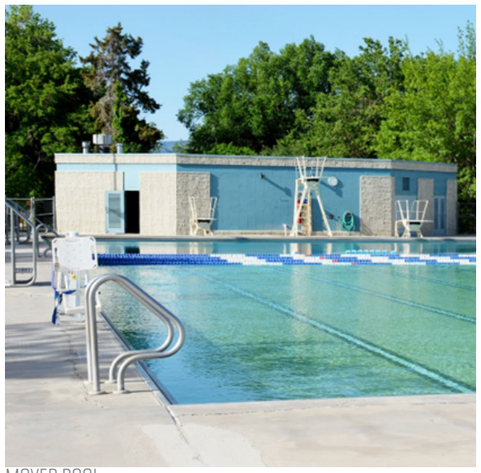
Weakness include:

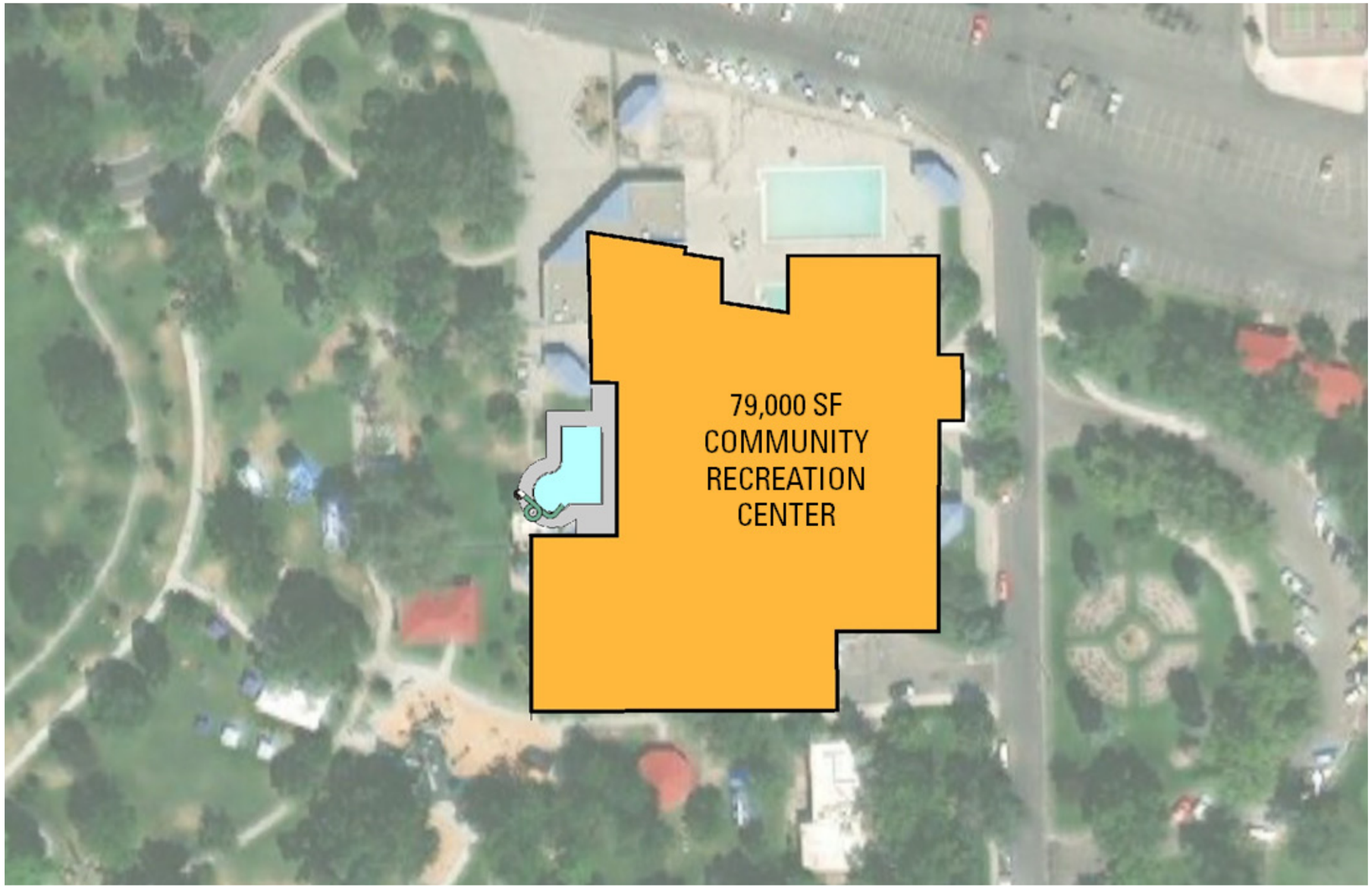
- Lack of parking - parking is already fully utilized
- Limited space for future expansion
- This area of the city already has a high density of community amenities. A CRC located elsewhere could help provide access and services more equitably.



2021 STUDY LINCOLN PARK CRC SITE


MOYER POOL SITE


MOYER POOL



2021 CONCEPT FOR CRC AT LINCOLN PARK AS A POTENTIAL ALTERNATIVE SITE TO MATCHETT PARK

WORK SESSION 1 : SITE SELETION

OPTION 3: HYBRID OPTION AT BOTH PARKS

The third option presented for feedback was a hybrid option that proposed a new community recreation center at Matchett Park AND a renovation of the Moyer Pool at Lincoln Park.

Strengths of this option include:

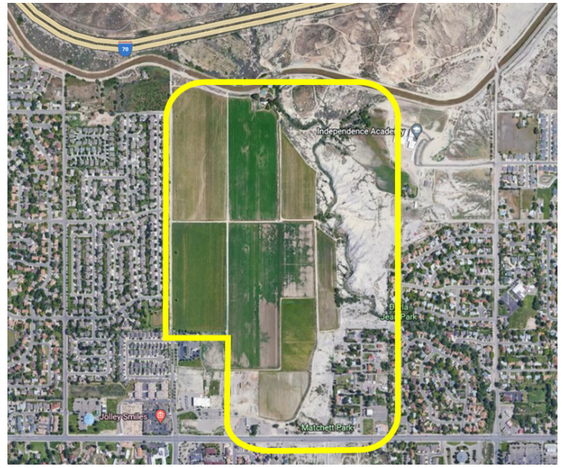
- Addresses the concern of “taking care of what we already have” in addition to providing an additional facility.
- Provides improvements to both areas identified as important recreation assets by residents.

Weakness include:

- Higher cost
- A more complex bond question involving two facilities and two locations



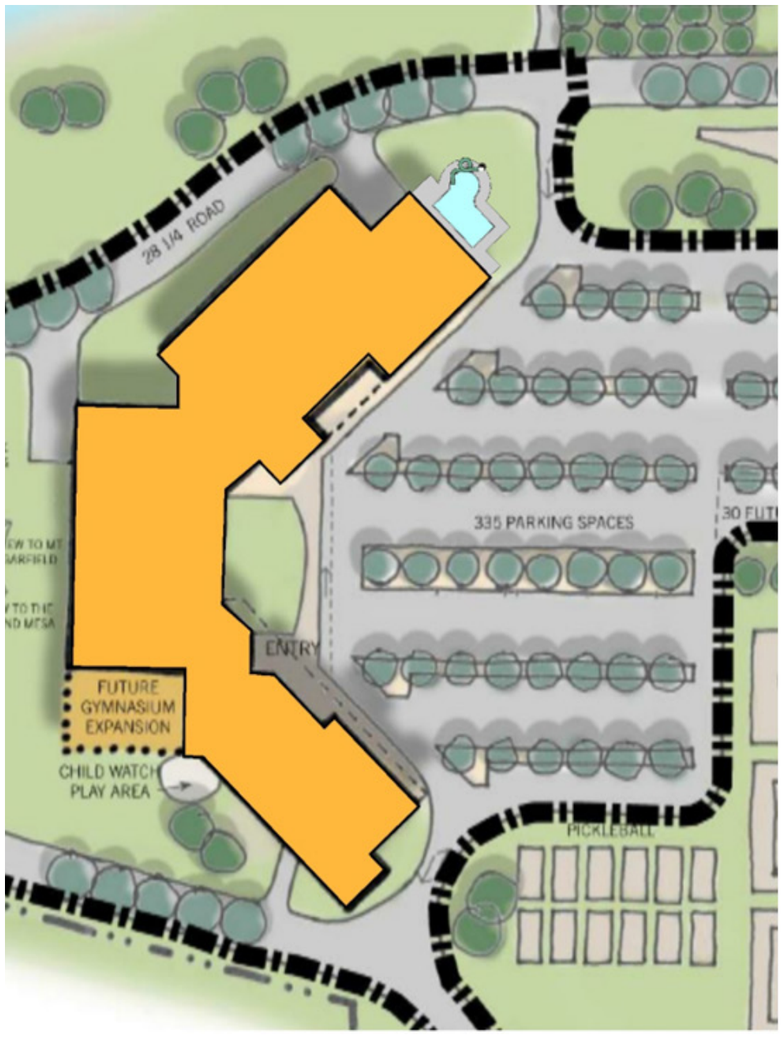
CITY OF GRAND JUNCTION



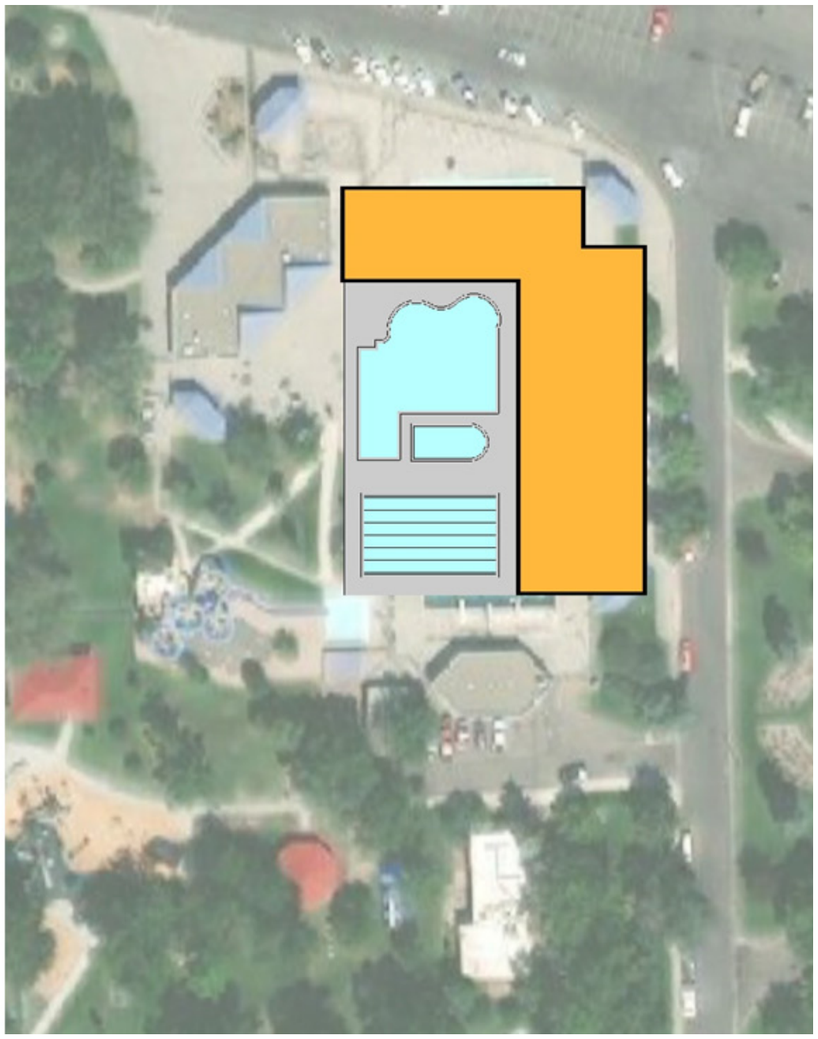
MATCHETT PARK



MOYER POOL SITE AT LINCOLN PARK



NEW COMMUNITY RECREATION CENTER - MATCHETT PARK



MOYER POOL RENOVATION - LINCOLN PARK

WORK SESSION 1 : RECOMMENDATION

PUBLIC INPUT RESULTS

During Work Session 1, the design team held 6 focus groups, 1 community meeting with 127 community members and collected 400 comments.

- Option 1: Community Recreation Center at Matchett Park: 1st Choice: 37% 2nd Choice 51% 3rd Choice 15%
- Option 2: Community Recreation Center at Lincoln Park on existing footprint of Moyer Pool: 1st Choice: 11% 2nd Choice 11% 3rd Choice 77%
- Option 3: Hybrid - Smaller Community Recreation Center at Matchett Park with modernization and renovation of the Lincoln Park-Moyer Pool: 1st Choice: 52% 2nd Choice 37% 3rd Choice 8%

RECOMMENDATION

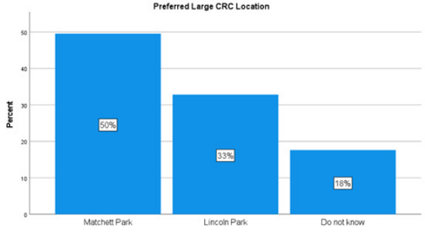
On June 22nd, the Parks and Recreation Advisory Board (PRAB) voted unanimously to support the selection of Matchett Park for the future development of the recreation center. The board identified the following reasons for supporting Matchett Park:

- Matchett offers more opportunities for future expansion than Lincoln Park.
- A CRC at Matchett will be a catalyst to encourage development of other recreational amenities in the Matchett Park Master Plan and associated matching grant funding.
- The other site option, Lincoln Park, had many limitations compared to Matchett: limited parking and limited expansion options were of particular concern.
- There was also concern that a CRC at Lincoln Park would negatively impact existing and future activities at existing Lincoln Park facilities.
- Broad support for Matchett based on the 2022 CMU Survey. See below.
- Higher cost requiring a higher tax increase

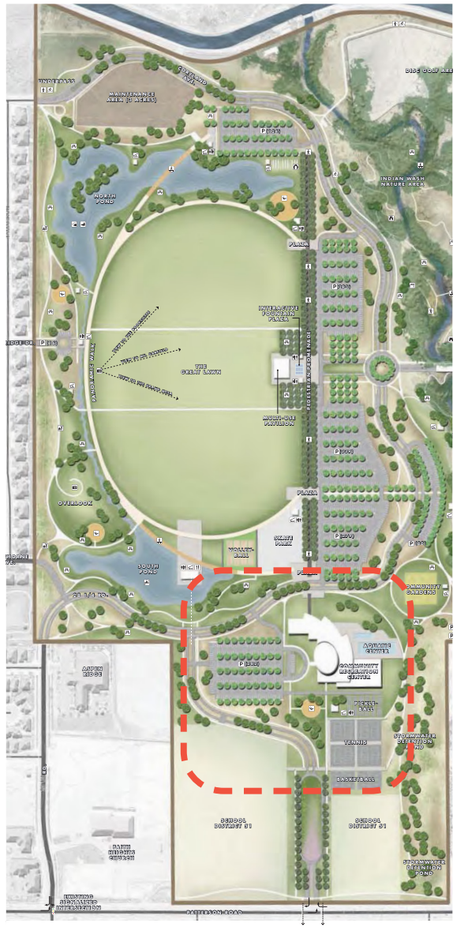
City Council approved the selection of Matchett Park on July 6, 2022

QUESTION CC6 2022 CMU COMMUNITY CENTER SURVEY

Regardless of your answer to the last question. If a large indoor Community Recreation Center was built including both indoor and outdoor pools, would you prefer that it be built on the footprint of the existing Lincoln Park-Moyer Outdoor Pool (the rest of the park and the golf course would be unaffected) or in Matchett Park at the center of the undeveloped site?



2014 MASTER PLAN CRC SITE



June 23, 2022

Grand Junction City Council
250 North 5th Street
Grand Junction CO, 81501

Dear Grand Junction City Council,

The Park and Rec Advisory Board (PRAB) held a special meeting yesterday with the express purpose of deciding upon a recommendation related to the best location for a Community Recreation Center (CRC) in Grand Junction. PRAB had met 6/14/22 and heard a presentation from the Barker Rinker Seacat (BRS) architectural firm. Some of us also attended an Open House at Lincoln Park Barn that evening. BRS sent us voluminous feedback from a range of Focus Groups and meetings from 6/13 and 6/14 for our review following the conclusion of the first of three workshops (workshop #1).

I was pleased that we had a strong quorum of 8 of 9 despite the short notice of this special meeting on 6/22. This does not include our Council Liaison Phil Pe'a and the alternate, Mayor Pro Tem Abe Herman, who were also both in attendance and actively engaged in the discussion. We first decided to narrow our choices from 3 down to 2, from (#1 Matchett Park only, #2 Lincoln Park only, and #3 Hybrid – a scaled down Matchett CRC and upgraded and enhanced Moyer Pool at Lincoln Park.) After robust discussion from committee and staff, we voted to eliminate #3, the Hybrid Option (although there was much support for still doing the Moyer Pool upgrade and enhancement in the next several years but not funded through the CRC ballot issue).

We then worked to choose between option #1 Matchett and option #2 Lincoln Park. And again, with robust discussion of many variables, including scale, access, expansion room, grant opportunities, future Matchett Park growth, electability, and public survey results, we ultimately moved and voted unanimously 8-0 to throw our support behind Matchett Park, option #1.

We realize that our role is advisory and the final decision resides with City Council. We are grateful for delegation of analyzing these critical junctions in the CRC planning and making direct recommendations to City Council. All members have taken our role as carved out by City Council with seriousness and commitment. We hope our toil in considering all input and available data points to reach a conclusion and consensus will give City Council confidence in our recommendations. As you make the final site decision, we believe our unanimous recommendation is well reasoned and reflective of supporting an outcome of eventual success. After making this important decision, we can all move onto the next phases of our work with Workshop #2 and #3 planned. We all look forward to the next steps in moving this CRC project forward.

Sincerely,

William Findlay, M.D. (retired)
PRAB Chairman



Montrose CRC
Passed in 2014



Durango CRC
Passed in 2001



Delta CRC
Passed in 1992

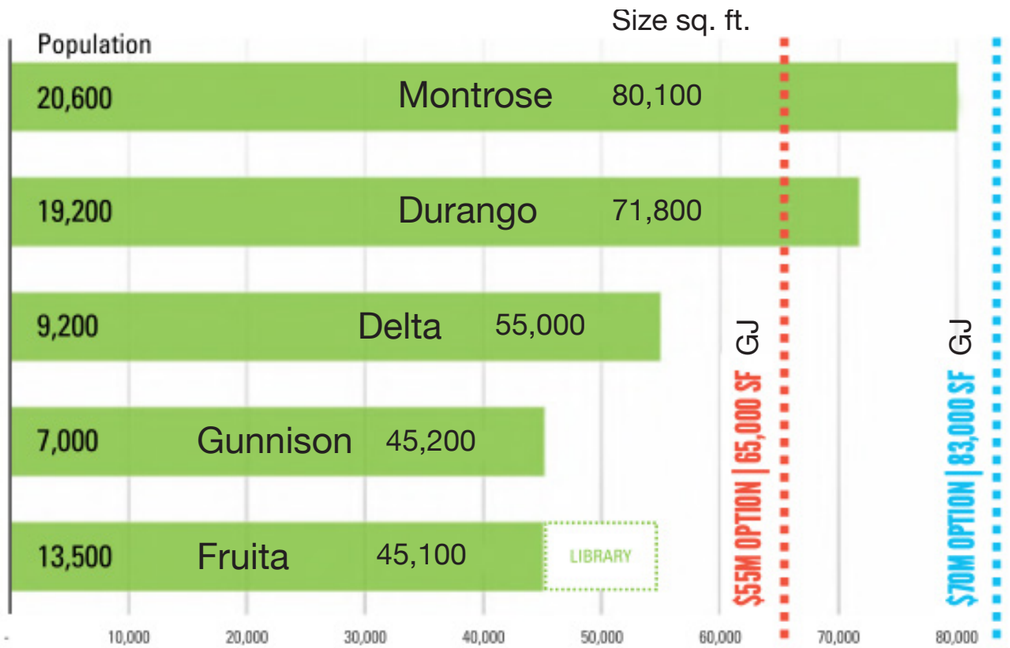


Fruita CRC
Passed in 2008



Gunnison CRC
Passed in 2006

REGIONAL RECREATION FACILITY SIZE



$55M | 65,000 SF CRC

$4.5M REVENUE REQUIRE

CANNABIS TAX REVENUE | $2.5 M

NICOTINE OR SALES OR PROPERTY TAX | $2M

$3M USED TO FINANCE $55M

$1.3 - 1.5M USED FOR OPERATIONS*

$70M | 83,000 SF CRC

$5.8M REVENUE REQUIRED

CANNABIS TAX REVENUE | $2.5 M

NICOTINE OR SALES OR PROPERTY TAX | $3.3M

$4.3M USED TO FINANCE $70M

$1 - 1.5M USED FOR OPERATIONS*

WORK SESSION 2: BUILDING SIZE AND FUNDING OPTIONS

OVERVIEW

The purpose of Work Session #2 was to gather public input and preferences regarding a second funding mechanism, and the desired building program size for the Community Recreation Center. These two decisions are directly related to each other as the bigger the facility, the larger the needed increase from the secondary funding mechanism.

Two CRC building program sizes were presented based on previous surveys and public input sessions. The smaller option required a total project budget of $55M and included a 65,000 sq ft building. The larger option required a total project budget of $70M and included a 83,000 sq ft building. Three funding options were developed to support the project delivery of both the small and large options. More information on program/amenities is on the next page.

Attendees reviewed regional recreation facility sizes in other communities, all of which have a significantly smaller population than Grand Junction. A 65,000 sq ft center would be larger than Delta, Gunnison, and Fruita but smaller than Montrose and Durango.

The Project Team met with 143 community members over two days and collected 229 comments and tallied 359 votes for a funding option.

Notes:
The larger facility has the potential for higher cost recovery due to larger capacities in the gymnasium (30%), aquatics (50%) and fitness (60%).

For cost estimates, BRS uses proprietary spreadsheets with square footage cost densities for each type of space. These are based on historical data and reviewed annually with over 10 contractors experienced in building recreation centers. BRS built in adjustments for location, inflation and schedule. Project costs are escalated to the expected mid-point of construction. The total project cost includes allowances for site, soft costs and contingencies. To determine inflation amounts, input from local contractors is averaged.

**Operational costs are conservatively approximated and will be refined further when a funding method and building size are selected. The subsidy required, projected at $1,329,000, will be covered by the cannabis revenue.*

GRAND JUNCTION POPULATION: 67,000 (2021 CENSUS)

WORK SESSION 2 : PROGRAM OPTIONS

PROGRAMMING

Program spaces included in this study were priorities identified in the 2021 PROS Master Plan and were further verified by the 2022 CMU survey which dedicated a section to program.

Using the results of the survey as a guide, the executive team put together a list of program activities for both the $55M option and the $70M option that were informed by both the 2021 Master Plan and the 2022 CMU survey.

The key differences in the 65,000SF plan and 83,000SF plan are larger aquatics, larger fitness areas and a larger gymnasium (three courts instead of two).

COMMUNITY INPUT PROCESS

Attendees were given three “dots” to vote for their 1st, 2nd, and 3rd choice of funding to generate required revenue for their preferred CRC building size. In addition, sticky notes and comment cards were available to capture general comments as well as feedback on five questions:

- How can these plans be enhanced?
- What are lessons learned from 2019?
- What is missing from this evolving plan?
- What outdoor features should be prioritized at Matchett Park?
- What indoor features should be prioritized for future expansion?

VOTING RESULTS

A total of 359 votes were tallied. Note: not everyone used all 3 dots or choices, rather some people only voted their 1st choice.

- *$55M option received 6% of total votes cast*
- *$70M option received 94% of total votes cast*

The data demonstrates overwhelming support for the larger building program, although a theme echoed in the written comments was that the larger size may still be too small to serve the needs of Grand Junction.

These funding options do not include additional potential contributions from potential partners and grants. See page 46 for more information.

65,000 SF	83,000 SF	
$55M	$70M	
X	X	Administration
X	X	Lobby and Support Spaces
X	X	Locker Spaces
X	X	Universal Changing Rooms
X	X	Child Watch - Short Term Babysitting
	X	Teen / Game Lounge
	X	Multi-Purpose Room
X	X	Party / Activity Rooms
X		Gym - 2 Middle or 1 High School Courts
	X	Gym - 3 Middle or 1 High School Courts
X	X	Elevated Walk / Jog Track
X		13 laps/mile
	X	11 laps/mile
X		5,000 Fitness & Weights
	X	8,000 Fitness & Weights
X	X	30-35 Person Group Fitness / Dance Studio
X	X	30-35 Person Group Fitness / Dance Studio
X	X	10-12 Person Climbing Wall
X	X	Aquatics Support
X	X	4-Lane x 25-Yard Lap Pool
X		4,500 Recreation Activity Pool
	X	6,000 Recreation Activity Pool
X	X	Water Slide
X		800 SF Therapy Pool / Spa
	X	2,000 SF Therapy Pool / Spa
		Potential Partner / Hospital Wellness Center

WORK SESSION 2: FUNDING OPTIONS

FUNDING OPTIONS

Grand Junction voters approved a cannabis tax dedicated to parks and recreation projects in April 2021. This funding stream creates the "base" of the revenue required for the CRC. This new funding source is conservatively projected to generate $2.5M annually. In addition to cannabis revenue, a 2nd funding source is needed to make the CRC a reality. Three additional funding options were developed to supplement the cannabis tax. The three funding source options include a new nicotine tax, a new sales tax and a new property tax, each of which were supported in the 2022 CMU Survey. The three options are defined below based on the requirements to support the two different project options.

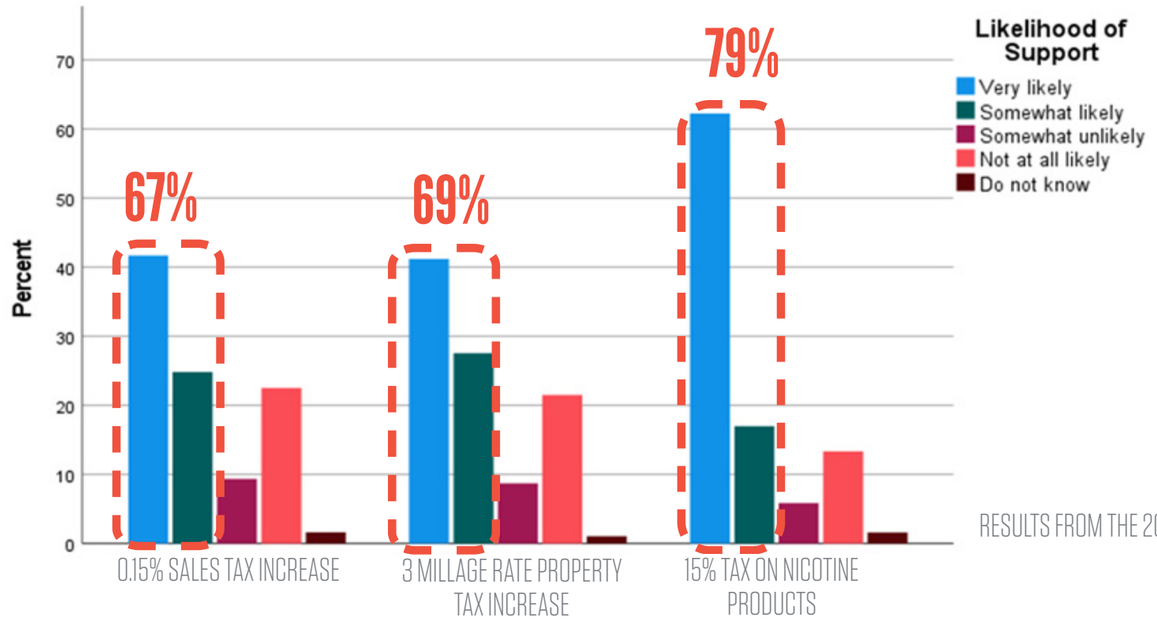
$55M | 4.5M DEBT SERVICE & SUBSIDY

1. CANNABIS TAX + 2 MILL PROPERTY TAX
2. CANNABIS TAX + NICOTINE TAX ($2/PACK)
3. CANNABIS TAX + 0.10% SALES TAX

$70M | 5.8M DEBT SERVICE & SUBSIDY

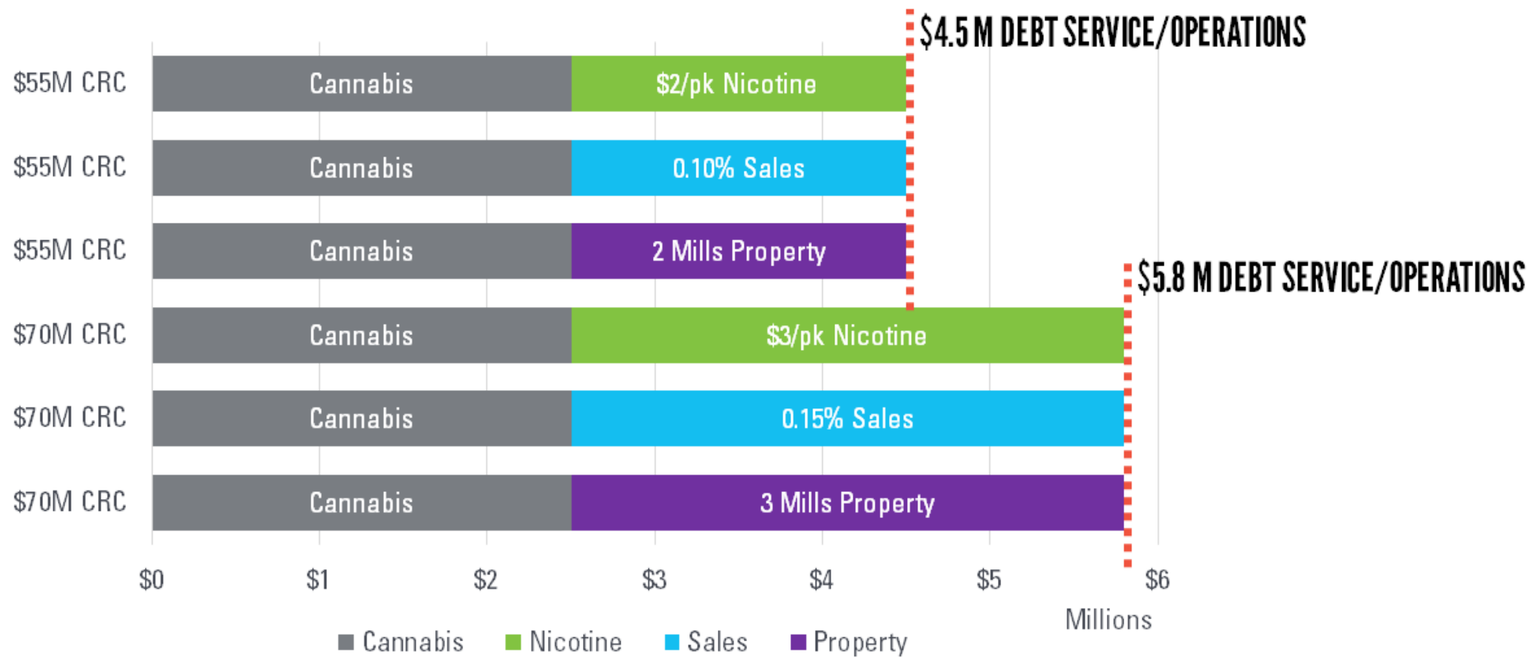
1. CANNABIS TAX + 3 MILL PROPERTY TAX
2. CANNABIS TAX + NICOTINE TAX ($3/PACK)
3. CANNABIS TAX + 0.15% SALES TAX

LIKELIHOOD OF SUPPORT FOR INDOOR CRC CONSTRUCTION CONDITIONAL AON FUNDING SOURCE

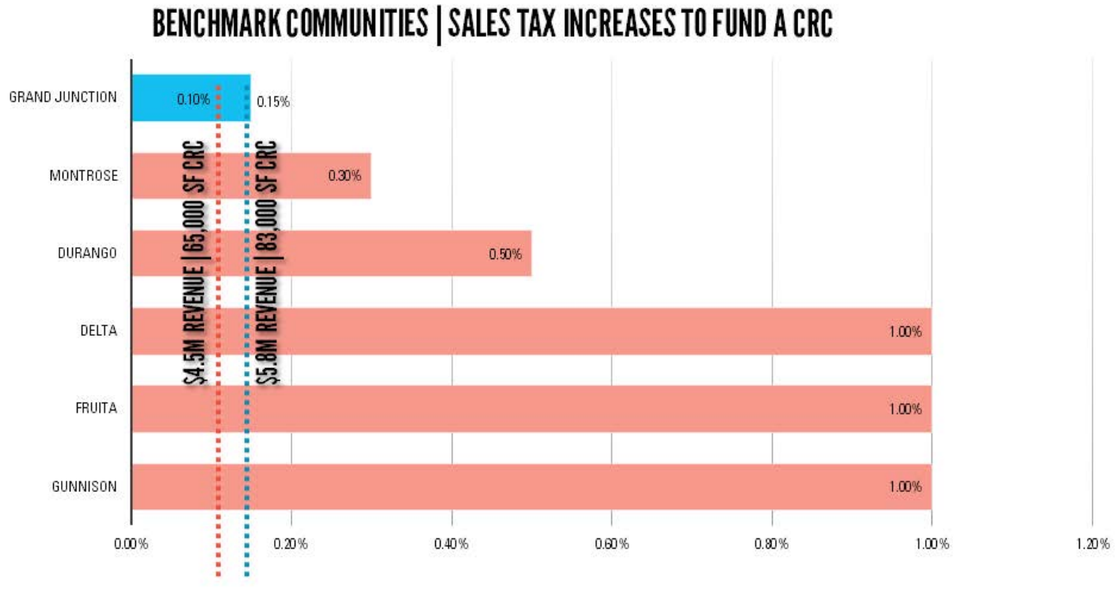


RESULTS FROM THE 2022 CMU SURVEY

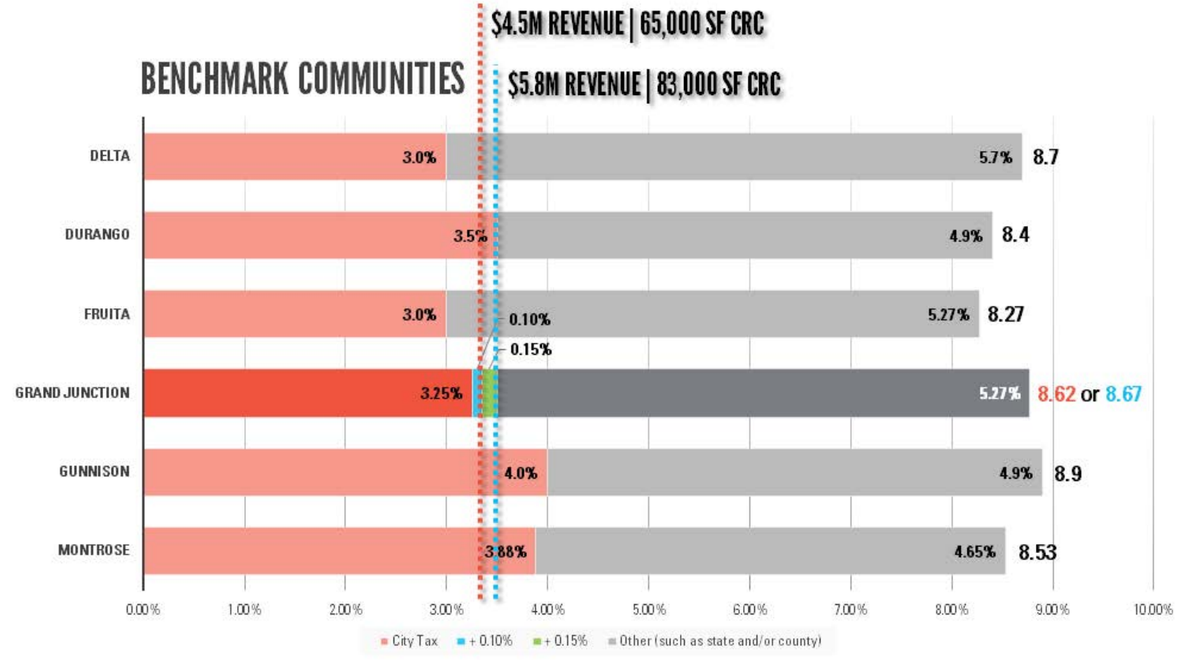
FUNDING OPTIONS (IN ADDITION TO CANNABIS REVENUE A 2ND FUNDING SOURCE IS NEEDED TO MAKE THE CRC A REALITY



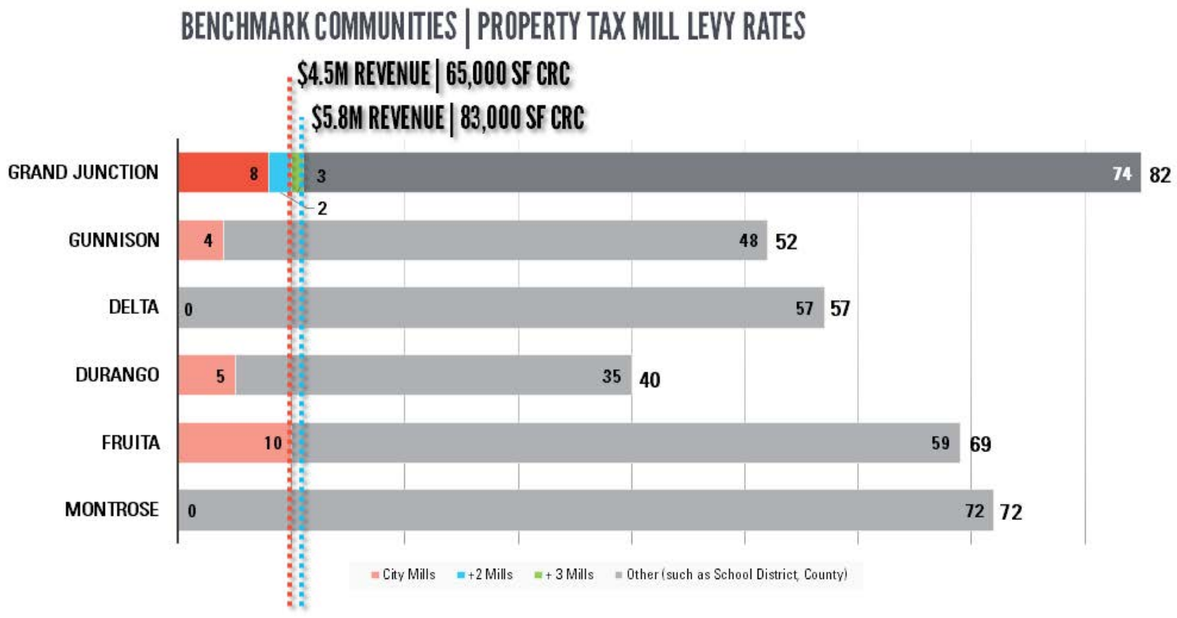
SALES TAX AS A FUNDING SOURCE



SALES TAX RATE COMPARISON



PROPERTY TAX AS A FUNDING SOURCE



NICOTINE TAX AS A FUNDING SOURCE

COMMUNITY	CIGARETTE TAX/ PER PACK	TAX ON OTHER TOBACCO PRODUCTS AND VAPING	PRICE PER PACK
Grand Junction	$2.00-$3.00	30%-40%	$9.00-$10.00
Glenwood Springs, Pitkin County, Carbondale, Eagle	$4.00	40%	$11.00
Summit County	$4.00	50%	$11.00
New Castle	$3.50	40%	$10.50
Vail, Aspen, Avon	$3.00	40%	$10.00
Basalt	$2.00	40%	$9.00



STRENGTHS AND WEAKNESSES OF A NEEDED 2ND FUNDING SOURCE

(CANNABIS TAX REVENUE PASSED IN 2021 MUST BE SUPPLEMENTED BY A 2ND FUNDING SOURCE TO FULLY PAY FOR A NEW CRC)

0.10% OR 0.15% SALES TAX

STRENGTHS

- Most common CRC funding method, especially on the western slope
- City residents pay only about 30% of the total sales tax
- Survey indicated 67% very likely or somewhat likely to support

WEAKNESSES

- Revenue are more susceptible to economic fluctuations
- Potential sensitivity to sales tax increase

2 OR 3 MILL PROPERTY TAX

STRENGTHS

- Common CRC funding method
- Stable funding source
- Survey indicated 69% very likely or somewhat likely to support

WEAKNESSES

- Due to Gallagher Amendment, businesses pay significantly more tax than residents
- Property tax has the financial burden fall on City residents while County residents free-ride

$2 OR $3 PER PACK CIGARETTE TAX + VAPING TAX

STRENGTHS

- Survey indicated 79% very likely or somewhat likely to support
- Consumption taxes discourage unhealthy behavior and provide resources to benefit healthy lifestyles
- Reduces tax burden on typical public funding sources: property and sales taxes

WEAKNESSES

- Demand is much more elastic than typical purchases and users may opt to purchase products outside the City limits.
- More difficult to predict revenue than property or sales tax and financing interest rate may be higher

2ND FUNDING SOURCE THEMES FROM WRITTEN COMMENTS FROM WORK SESSION 2

SALES TAX - PREFERRED

STRENGTHS

- Favor because it taps funding from non-city residents, e.g. County residents, visitors, anyone purchasing goods or services in GJ. 30% of sales tax comes from City residents.
- Emphasize how little RESIDENTS pay sales tax
- Recognition how all other CRC's funded on Western slope (with a sales tax increase)

WEAKNESSES

- Concern over tax approaching 10%. Current rate 8.52% increasing to 8.67% with 0.15% sales tax increase. Still perceived as high.

PROPERTY TAX

WEAKNESSES

- Property values are increasing, higher property tax rates for homeowners
- Property taxes impact commercial business owners disproportionately

WEAKNESSES

- Property taxes as a funding mechanism for local schools should be respected
- Existing property tax already high

NICOTINE TAX

WEAKNESSES

- Question stability of the tax; smoking seems to be on the decline
- Easily avoided by buying products outside the City

WEAKNESSES

- Impacts lower income residents who smoke disproportionately more
- What if nicotine tax does not generate enough revenue, now or in the future? How is the gap filled?

WORK SESSION 2: FUNDING OPTIONS

CRC COMPARISONS

In 2019, funding for a CRC was included on the ballot.
The ballot initiative failed: 45% Yes | 55% No
It include the following:

- 0.39% Sales tax increase
- Would have raised City Sales Tax Rate to 3.89%
- $79 M Total Project Cost
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects
  - A new CRC
  - A new 75 Acre Park
  - Orchard Mesa Pool Renovation
- 3 City ballot questions on the April 20198 ballot
  - Fire and Police
  - Roads
  - CRC

2023 Concept for comparison:

- Cannabis revenue + 0.15% sales tax (with sunset provision when facility is paid off)
- $70 M Total Project Cost
- 1 Site - Matchett Park
- 1 Project - A new CRC
- 1 City ballot question on the April 2023 ballot

Since the 2019 ballot initiative, a number of ballot initiatives have passed:

- First Responder Tax: 0.5% for Fire and Police
- Road Improvements: $70M in debt funding approved (no new taxes)
- New GJ High School: $115M bond funding approved

Many community members expressed that these important community investments needed to be funded before they could consider investing in a CRC.

WORK SESSION 2: RECOMMENDATION

FUNDING PREFERENCE

The feedback from Work Session 2 indicated a clear preference for a 0.15% sales tax increase as the preferred second funding source for the CRC in lieu of a property tax increase or a tax on tobacco products. Input collected included:

- 6 focus groups / 1 community meeting
- 143 community members / 229 comments collected

Additional themes gathered from public input

- Critical importance of sunset provision for 2nd funding source tied to capital
- Concern that even the larger facility option will not be adequate to serve the Grand Junction population.
- Larger pool, larger gym, larger track, more community spaces desired
- A strong marketing effort to educate voters is critical.

FUNDING RECOMMENDATION

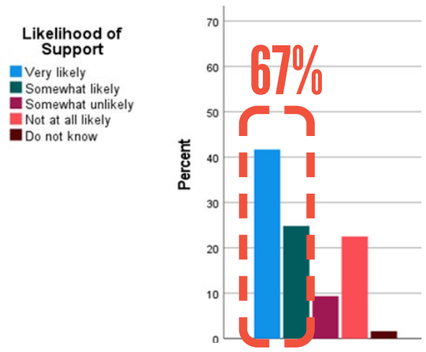
The Parks and Recreation Advisory Board held a special meeting on July 28 to review all data regarding the size and funding choice collected during Work Session 2. This included comparative data from nearby cities and their recreation centers including square footage, population, charges and sales tax funding rates. PRAB reviewed the two size and price options, and then reviewed the three funding options in addition to the cannabis tax – sales tax, property tax and nicotine tax. After analysis of the pros and cons of each, PRAB unanimously voted:

- 1. To support the larger $70M / 83,000SF size option
- 2. To support an additional 0.15% sales tax with a 30-year sunset provision as the second funding source.

Guiding this recommendation was recognition that the sales tax increase has the advantage of largely (70%) being paid by non-residents, while a property tax would be fully paid by Grand Junction residents, including a much larger share by businesses and potentially competing with School District funding needs. Nicotine tax would be hard to predict, be less stable and fall unduly on a lower income population. PRAB felt these considerations were not known or described in the CRC survey conducted by CMU professors. In addition, the needed sales tax increase is less than half the 2019 proposal because of the new funding mechanism revenue from cannabis.

At the August 17th City Council meeting, Council was presented with PRAB's recommendation to pursue building an 83,000 square foot CRC using existing cannabis revenues and a 0.15% sales tax increase with a sunset provision on the sales tax. Council evaluated PRAB's recommendation on site and approved 5 yes to 1 no supporting PRAB's recommendation on funding and size of a potential CRC.

2022 CMU SURVEY RESULTS - 0.15% SALES TAX INCREASE



July 28, 2022

Grand Junction City Council
250 North 5th Street
Grand Junction CO, 81501

Dear Grand Junction City Council,

The Park and Recreation Advisory Board (PRAB) held its second special meeting today in order to come up with recommendations for council regarding the size and funding choice for the CRC (Community Recreation Center). This followed our last CRC PRAB meeting on 7/19/22 and allowed us to combine the information from that meeting with the input from all the focus groups and community open house that same day.

We again had a quorum and opened the meeting with an excellent and concise summary of all the key information to date from our consulting firm BRS. This included comparative data from other nearby cities and their rec centers including their square footage, population, charges, and sales tax funding rates. We reviewed the two size and price options: $55m/65,000sf vs $70m/83,000sf including the gains the larger choice would provide (an additional gym, enlarged recreation activity and therapy pools, and additional fitness and weights space). We then reviewed the three funding options in addition to the cannabis tax - sales tax, property tax, and nicotine tax including comparisons of our local tax rates with those of other CRC cities both before and after the CRC element was added. We discussed the pros and cons of each option.

After an extensive question and answer session, we unanimously voted 1. To support the larger $70m/83,000 sf size option and 2. To support an additional 0.15% sales with a 30-year sunset provision as the second finance source. We recognize that the sales tax increase has the advantage of largely (70%) being paid by non-city residents. This compares with the fact that the property tax would be fully paid by GJ residents, with a much larger share by businesses and perhaps compete with D51 and its future school needs. This also compares with the fact the nicotine tax would be very hard to predict, be less stable and fall unduly on a lower income population. We felt these were critical considerations that were not known or described in the CRC survey conducted by CMU's professors.

We believe this evolving plan is a dramatic and meaningful improvement from the last ballot initiative. The needed sales tax increase is less than half the 2019 proposal. It is less expensive even with the inflation that has happened. The project is simpler with being focused on one site and on the top priority, the CRC. This contrasts to the 2019 proposal that included 3 projects at two different sites. Lastly, it employs a new funding mechanism, revenue from cannabis, which we believe has moved the CRC closer to coming to fruition than ever before.

We hope the city council will look favorably on our recommendations. We look forward to the next phase of this project, with the ultimate goal of a successful ballot issue and seeing an actual CRC arise from the ground at Matchett Park.

Sincerely

William Findlay MD (retired)
PRAB Chairman

WORK SESSION 3: OPERATIONAL PLAN AND CONCEPT DESIGN

OVERVIEW / 5 QUESTIONS	19
DESIGN THREADS	20
BUILDING PLANS	23
PROGRAM EXAMPLES	24
AXONOMETRICS	28
CONCEPT RENDERINGS	30
SITE DESIGN	38
SUSTAINABILITY	43
OPERATIONS	44

HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE AWAY FROM HOME?

- WONDERFUL ACCESS TO OUTDOOR RECREATION
- GREAT PLACE TO RAISE A FAMILY
- RURAL AND URBAN
- BEAUTIFUL WEATHER YEAR ROUND
- STRONG ARTS AND CULTURE COMMUNITY
- WHERE THE MOUNTAINS MEET THE DESERT
- REGIONAL AGRICULTURAL DRAW - WINE AND PEACHES
- VIBRANT SMALLISH TOWN THAT IS GROWING

WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE HERE?

- DOWNTOWN AND MAIN STREET
- GRAND MESA
- LOCAL HIKING AND MOUNTAIN BIKE TRAILS
- THE COLORADO RIVER
- COLORADO NATIONAL MONUMENT
- BREWERIES AND WINERIES
- FRUITA
- PALISADE

WHY DO YOU LIVE IN GRAND JUNCTION?

- OUTDOOR RECREATIONAL OPPORTUNITIES
- OPEN SPACE
- COMMUNITY
- WEATHER
- SMALL TOWN FEEL FOR A BIGGER CITY, ITS NOT DENVER
- ACCESS TO THE OUTDOORS
- AFFORDABLE
- GREAT PLACE TO RAISE A FAMILY

HOW DO YOU WANT TO BE PERCIEVED AS A COMMUNITY?

- OUTDOOR AND RECREATION FOCUSED
- UP AND COMING
- A GREAT PLACE TO RAISE A FAMILY
- INCLUSIVE, WELCOMING, FRIENDLY, & ACCEPTING OF DIVERSITY
- PROGRESSIVE AND FORWARD THINKING
- FUN-JUNCTION!
- A COMMUNITY THAT IS ENGAGED & INVESTED IN A BETTER FUTURE
- A COMMUNITY THAT VALUES OPEN SPACE AND NATURE
- MODERN MEETS WESTERN
- ACTIVE AND HEALTHY LIFESTYLE

HOW DO YOU NOT WANT GJ TO BE PERCIEVED AS A COMMUNITY?

- SHORT SIGHTED, UNWILLING TO INVEST IN COMMUNITY
- JUNKTOWN
- RACIST AND HATEFUL
- STAGNANT, BEHIND, BACKWARD
- UNSAFE, HOMELESSNESS AND DRUG ABUSE PROBLEMS
- UNWELCOMING, CLOSED-MINDED, UNWELCOMING OF DIVERSITY
- UNSUSTAINABLE GROWTH, UNPLANNDED GROWTH

WORK SESSION 3: CONCEPT DESIGN

OVERVIEW

The purpose of Work Session 3 was to present and gather feedback on the conceptual operational plan and conceptual design of the proposed facility. The operational plan included suggested hours of operations, fees, expenses, revenues and full and part time staff requirements. Beginning with the 5 questions, the conceptual design linked overarching concepts that make Grand Junction unique to the concept design. The presentation included site design, building design, conceptual plans and conceptual renderings.

The Project Team met with 135 community members over two days and collected 94 comments.

THE 5 QUESTIONS

From the outset of any project, we seek to get to know our clients and their constituents. Understanding the people we serve helps guide our thinking around both the programming efforts and future design of the recreation facility. To begin this process, we have developed a series of five questions. We asked these five questions of the Members of Grand Junction City Council, City Manager's office, Grand Junction Recreation and Parks staff, the Parks and Recreation Advisory Board, and the members of the community at the earlier work sessions. A summary of the responses to these questions is to the left.

DESIGN THREADS

A Design Thread is a big idea or concept represented by images, words and experiences. They are used to identify aesthetic, organizational and conceptual themes unique to a project and place. These concepts could potentially be incorporated into the project at various levels of discernment. The Grand Junction Feasibility Study design threads emerged from discussions with the community, research, and an evolving understanding of a sense of place. They will continue to evolve throughout the design process and help inform and give structure to design, programming and operations.

The community overwhelmingly identified two central themes when describing the Grand Junction area:

- "Ease of access to the outdoors."
- Grand Junction is unique. It does not fit into the mold of Colorado cities.

ADAPTION

A community continually changing to better suit the environment

5 QUESTIONS | PACE

Four seasons of beautiful weather
Small town feel for a bigger city
Easy access to outdoor recreation
Fun-Junction
Active and healthy lifestyle
Surrounded by beauty and open space
A region transformed by weather and time

DESIGN:

is guided by views, high heat and strong winds

MATERIAL:

must patina well and stand the test of time

SEASONS:

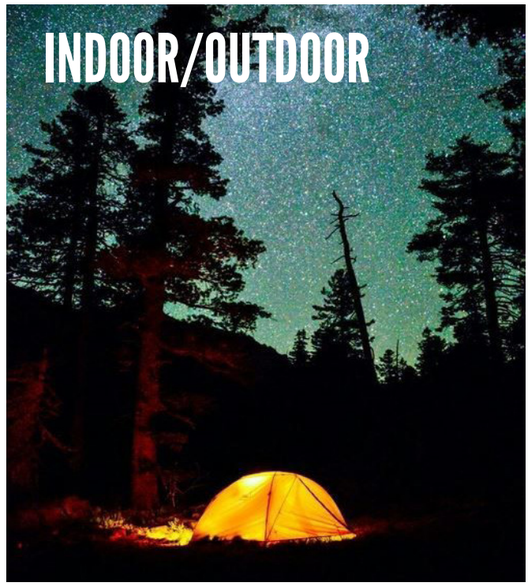
should be celebrated

PROGRAMS:

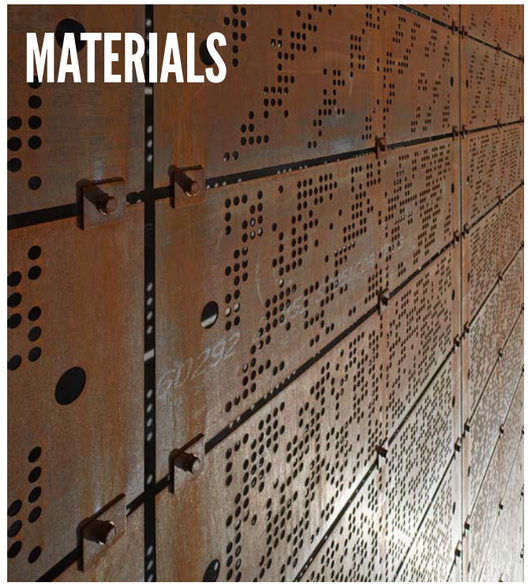
continually adapting to community needs

Like Grand Junction itself, how you experience the Community Recreation Center will vary depending on the time of day, changes in light, the position of the sun in the sky the time of year you visit. Ever changing and ever shifting.









FACETED

Embracing many different aspects or features. Having many abilities or a personality with many sides.

5 QUESTIONS | PEOPLE

Rural and urban
Diverse ideas and people
Modern meets western
Inclusive
Accepting of diversity

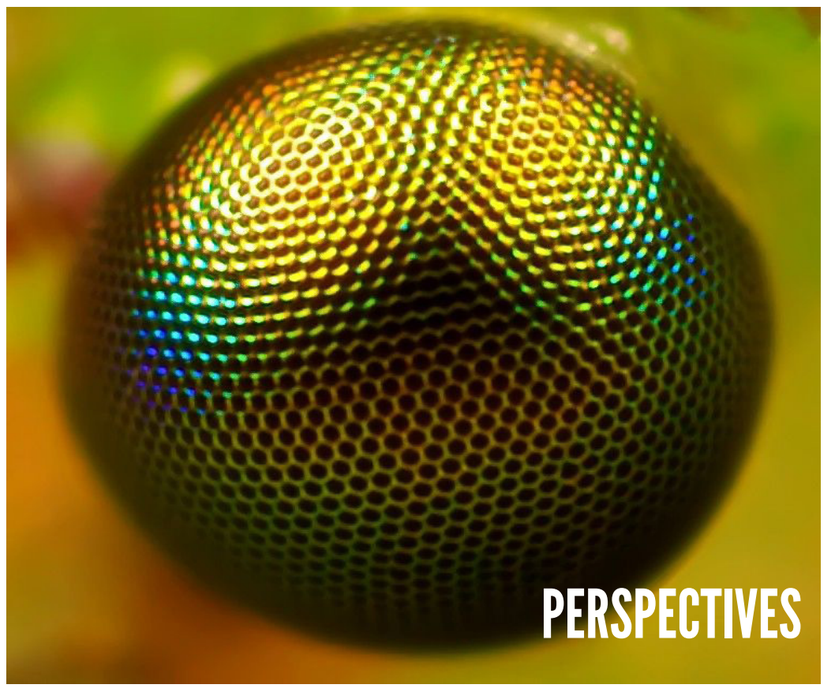
PEOPLE:
are shaped by their environment

ACCEPTING:
of many different views of the same thing

REFLECTIVE:
of the enviornment all around us

The new Community Recreation Center will be nuanced. Belonging to a greater group or vision, yet remaining distinct.







CONVERGENCE

Flowing together, meeting or gathering at one point

5 QUESTIONS | PLACE

Where mountains meet the desert
Regional agriculture draw
Arts and culture downtown
Rural and urban
Local hiking, biking, boating & fishing
Railroad and river
Diverse ideas and people
Modern meets western

DESIGN:

a place created to encourage coming together

MATERIAL:

merging of materials

PROGRAMS:

merging experiences and knowledge

The Community Recreation Center will be a meeting place, where neighbors of different backgrounds interact and connect. The CRC wil be an intersection of recreation, wellness and community.

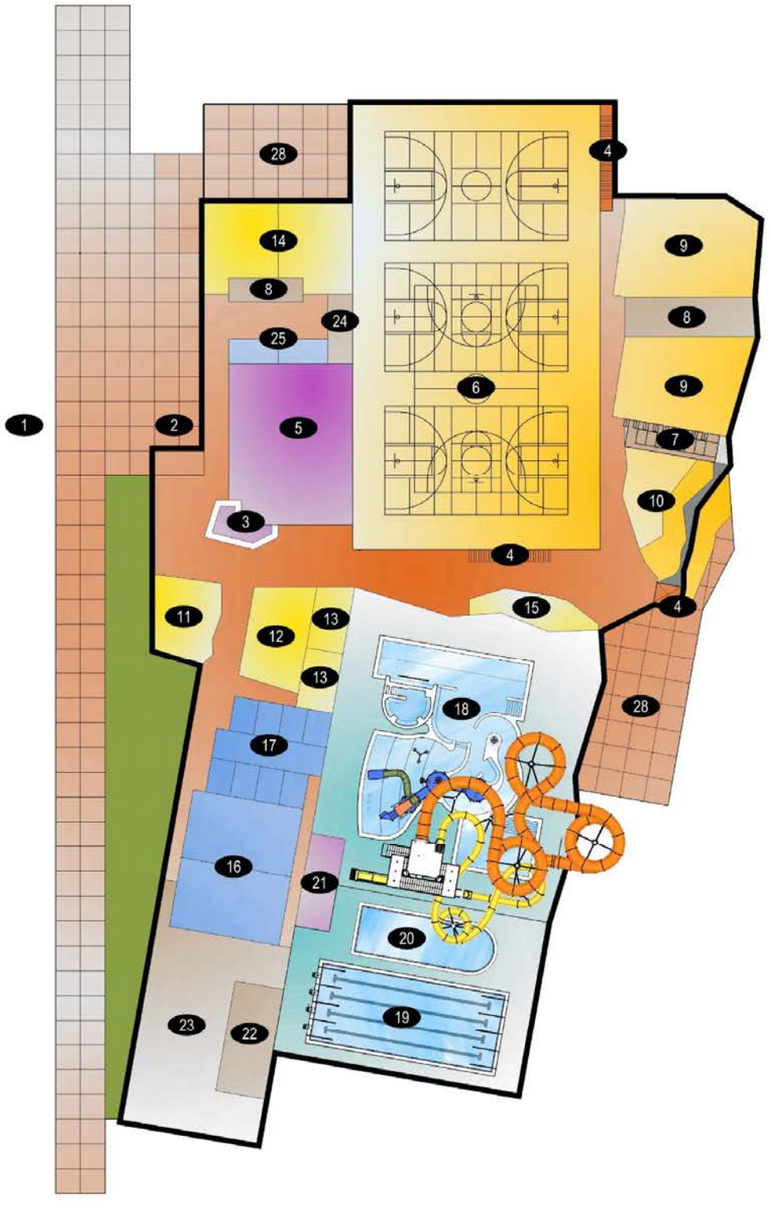




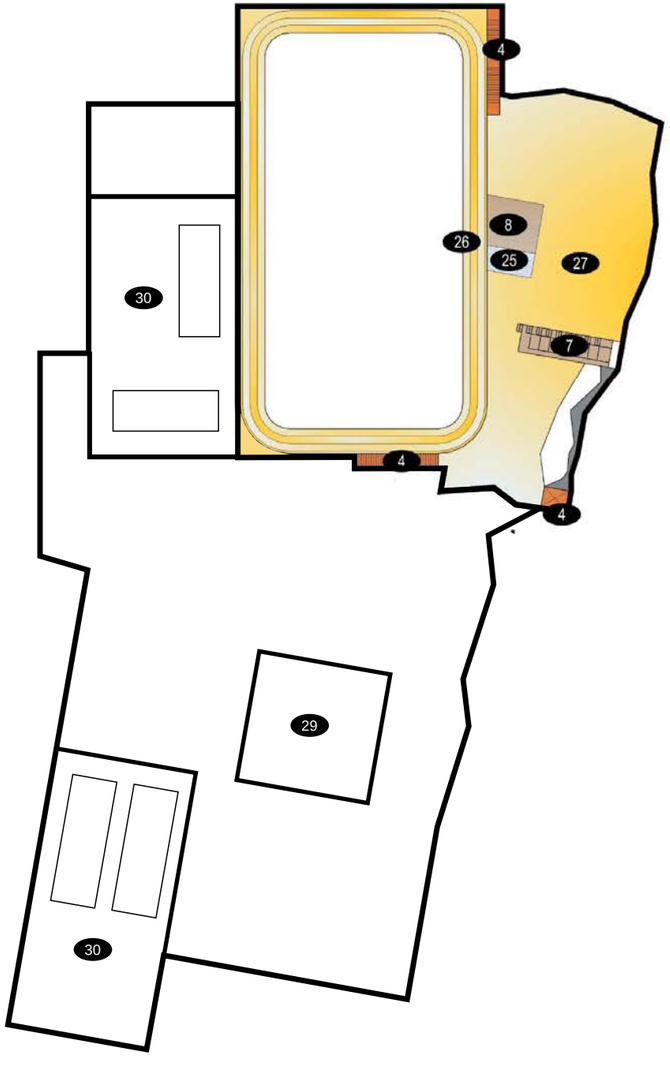




FINAL PLANS



MAIN FLOOR PLAN



UPPER FLOOR PLAN

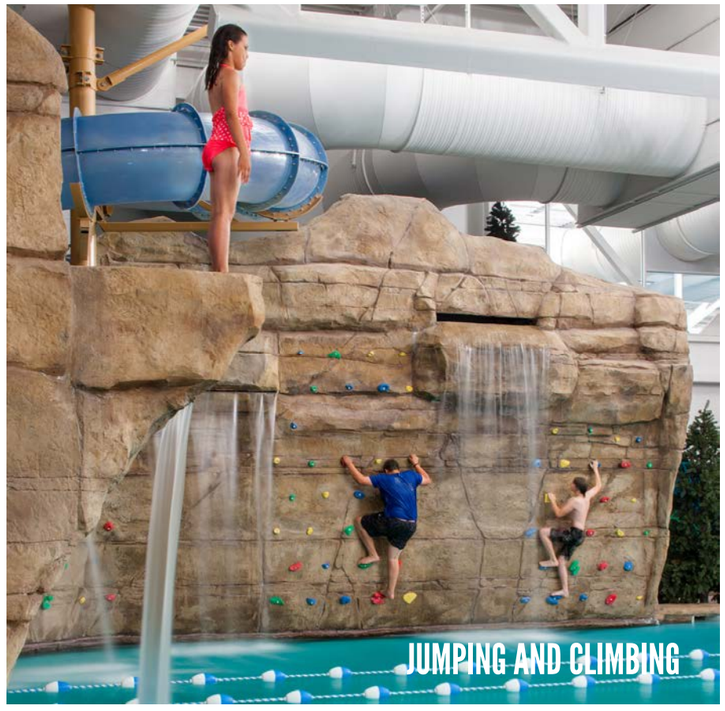
N

LEGEND

1. DROP OFF
2. BUILDING ENTRANCE
3. RECEPTION DESK
4. STAIR/ELEVATOR
5. ADMINISTRATION
6. GYMNASIUM
7. FITNESS STAIR
8. STORAGE
9. GROUP FITNESS/DANCE STUDIO
10. CLIMBING/BOULDERING WALL
11. SENIOR LOUNGE
12. CHILDWATCH
13. CLASS/PARTY ROOMS
14. COMMUNITY ROOMS
15. GAMES LOUNGE
16. LOCKER ROOMS
17. UNIVERSAL CHANGING ROOMS
18. RECREATION ACTIVITY POOL
19. LAP POOL
20. WELLNESS/THERAPY POOL
21. AQUATIC SUPPORT
22. POOL STORAGE
23. BUILDING/POOL MECHANICAL
24. CATERING KITCHEN
25. RESTROOMS
26. ELEVATED WALK/JOG TRACK
27. FITNESS AND WEIGHTS
28. OUTDOOR GATHERING SPACE
28. SLIDE TOWER
29. MECHANICAL WELL/EQUIPMENT

GRAND JUNCTION CRC AQUATIC SPACES

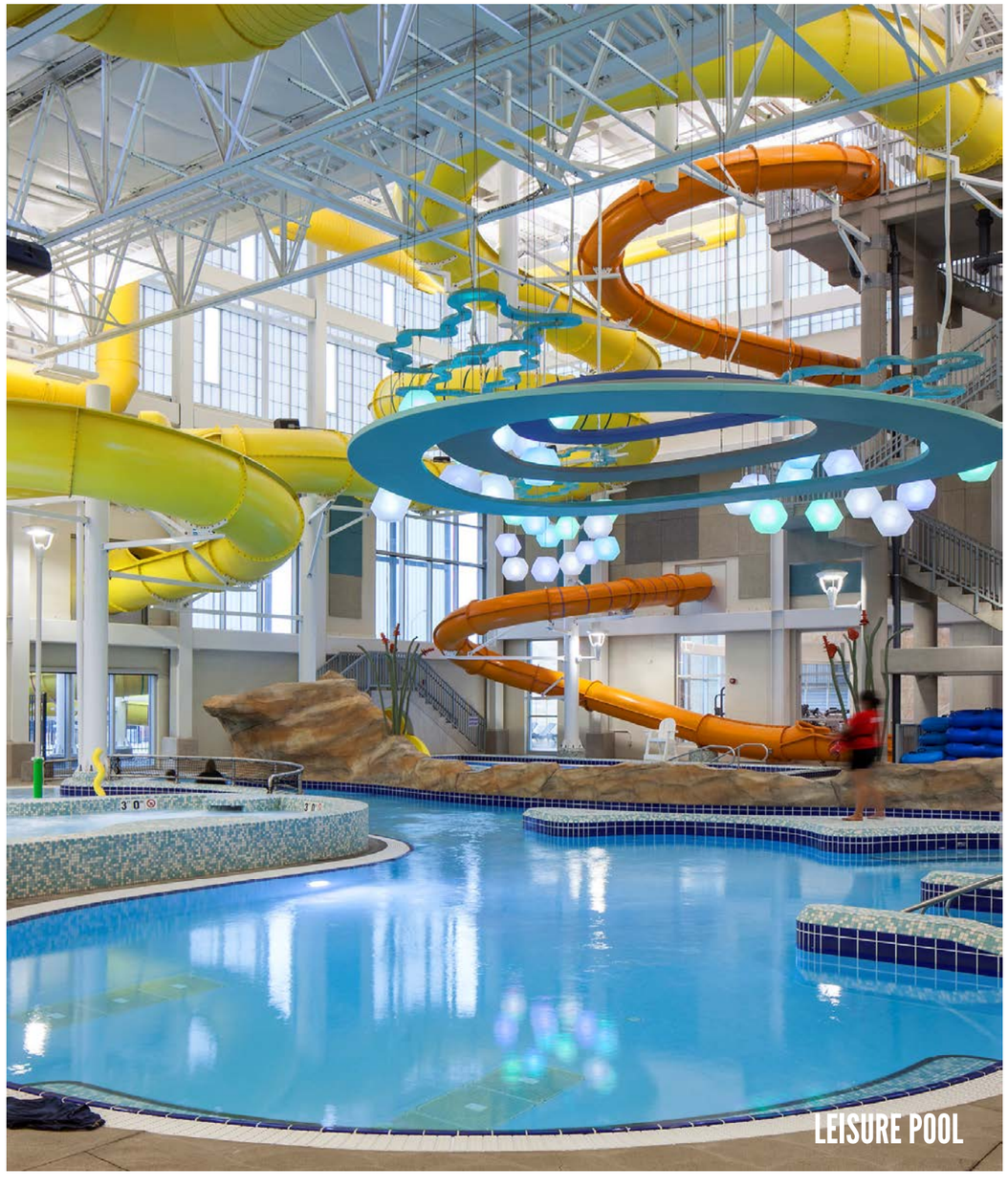
PROGRAM EXAMPLES



JUMPING AND CLIMBING



WELLNESS POOL



LEISURE POOL



LAP POOL

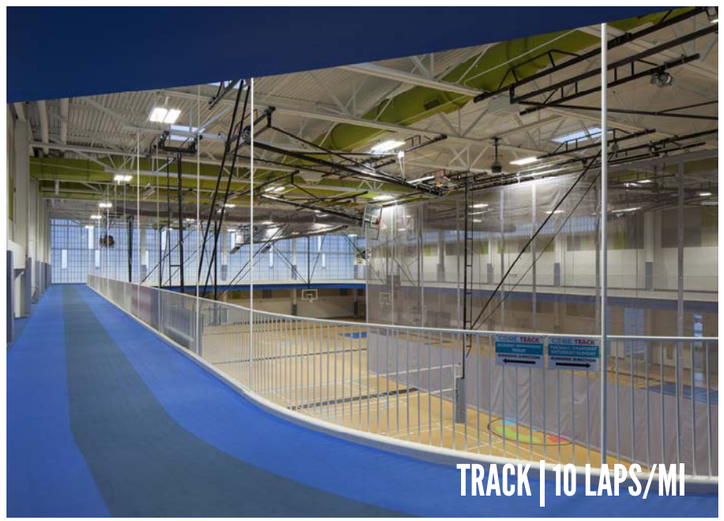


WHIRLPOOL SPA

GRAND JUNCTION CRC RECREATION SPACES

PROGRAM EXAMPLES









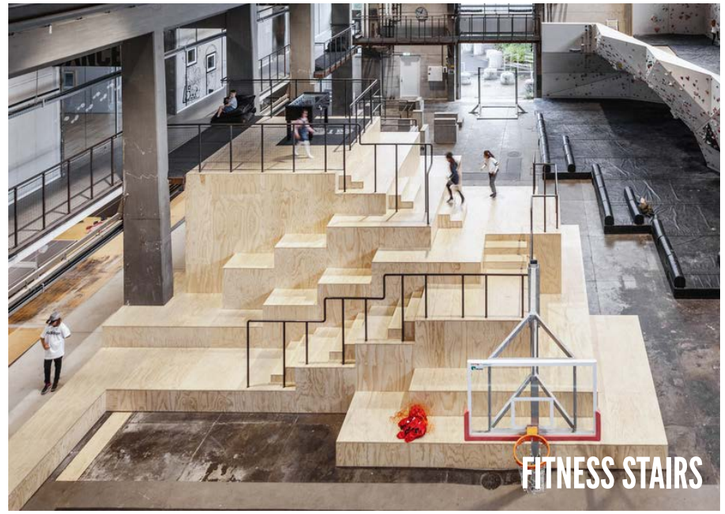


GRAND JUNCTION CRC RECREATION SPACES

PROGRAM EXAMPLES


BOULDERING


CLIMBING WALL


FITNESS STAIRS



LOCKER ROOMS


GAME LOUNGE

GRAND JUNCTION CRC COMMUNITY SPACES

PROGRAM EXAMPLES

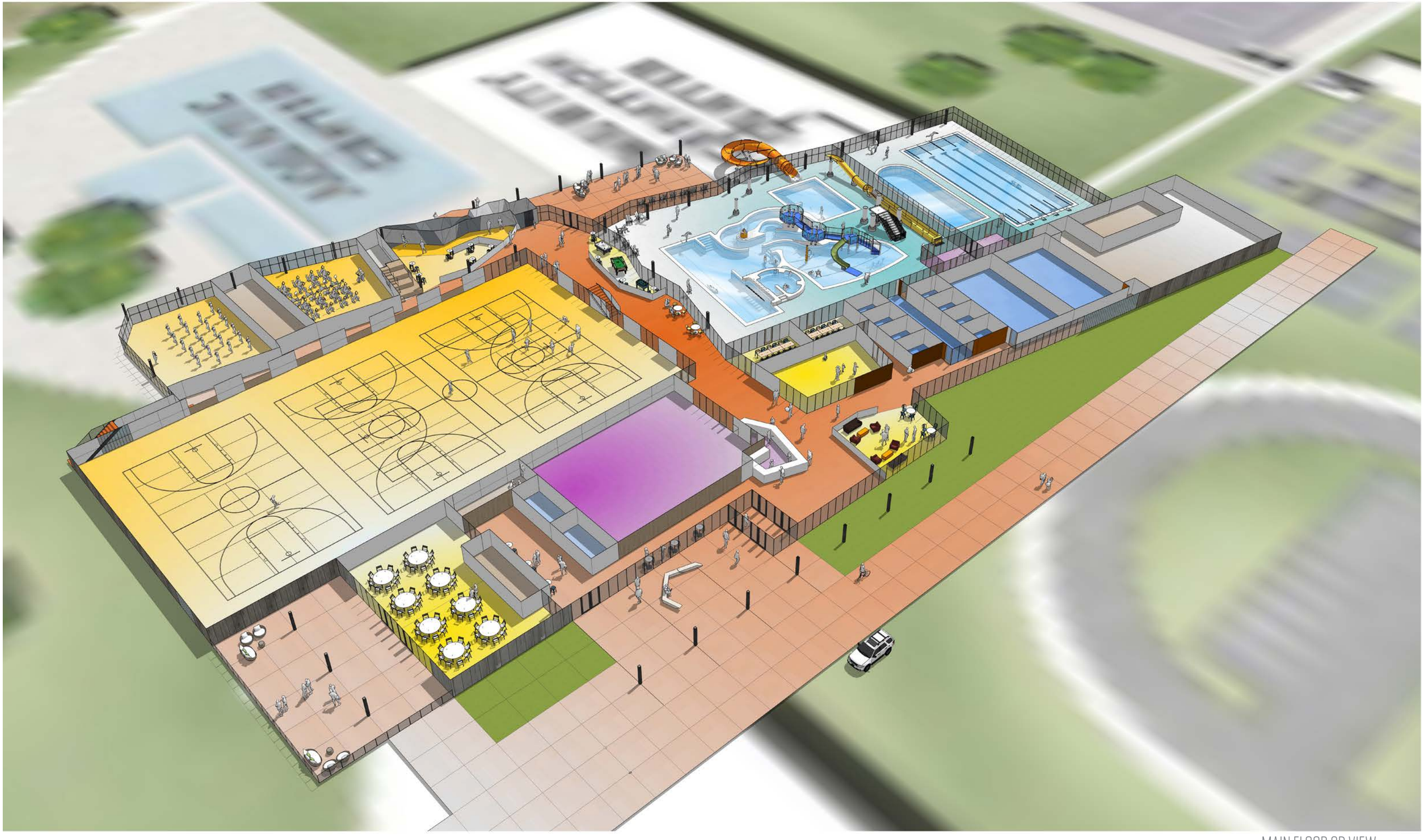

SENIOR LOUNGE


OUTDOOR GATHERING SPACE


COMMUNITY MEETING ROOMS


CHILD WATCH


PARTY ROOMS



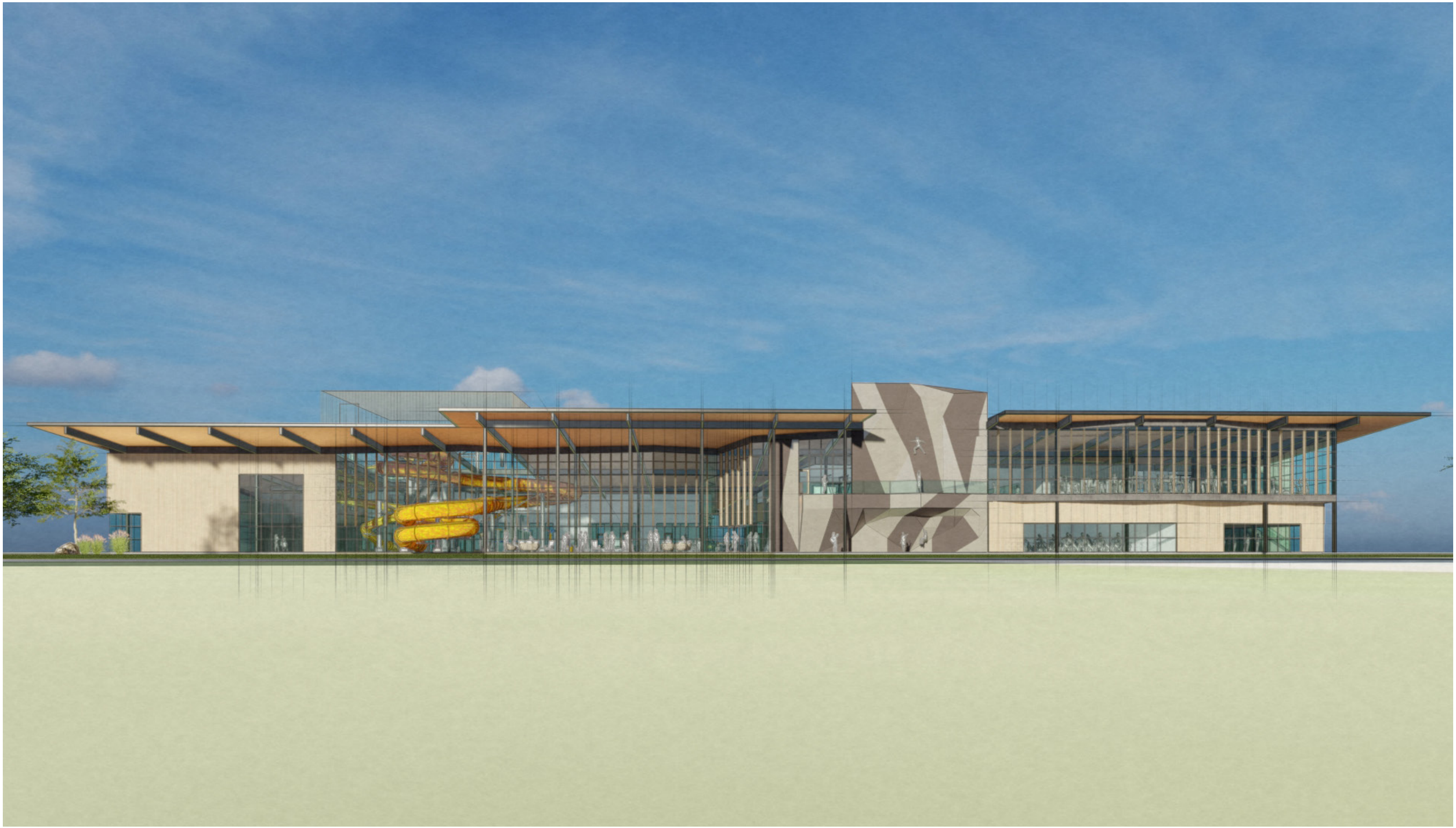
MAIN FLOOR 3D VIEW



UPPER FLOOR 3D VIEW



CONCEPTUAL WEST ELEVATION - VIEW LOOKING TOWARD MAIN ENTRY



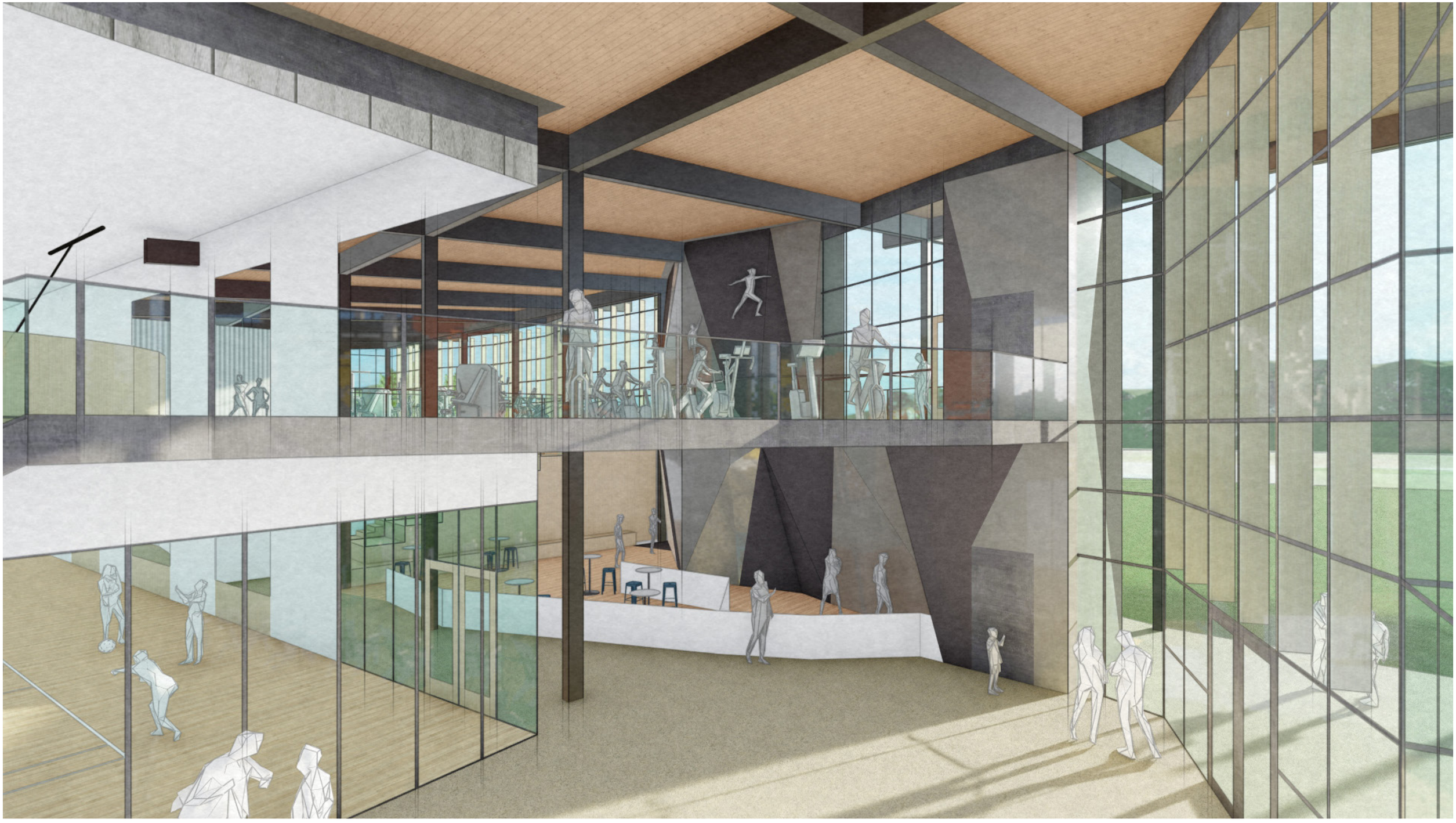
CONCEPTUAL EAST ELEVATION - VIEW LOOKING TOWARDS POOL

CONCEPTUAL EXTERIOR RENDERING LOOKING TOWARDS MAIN ENTRY

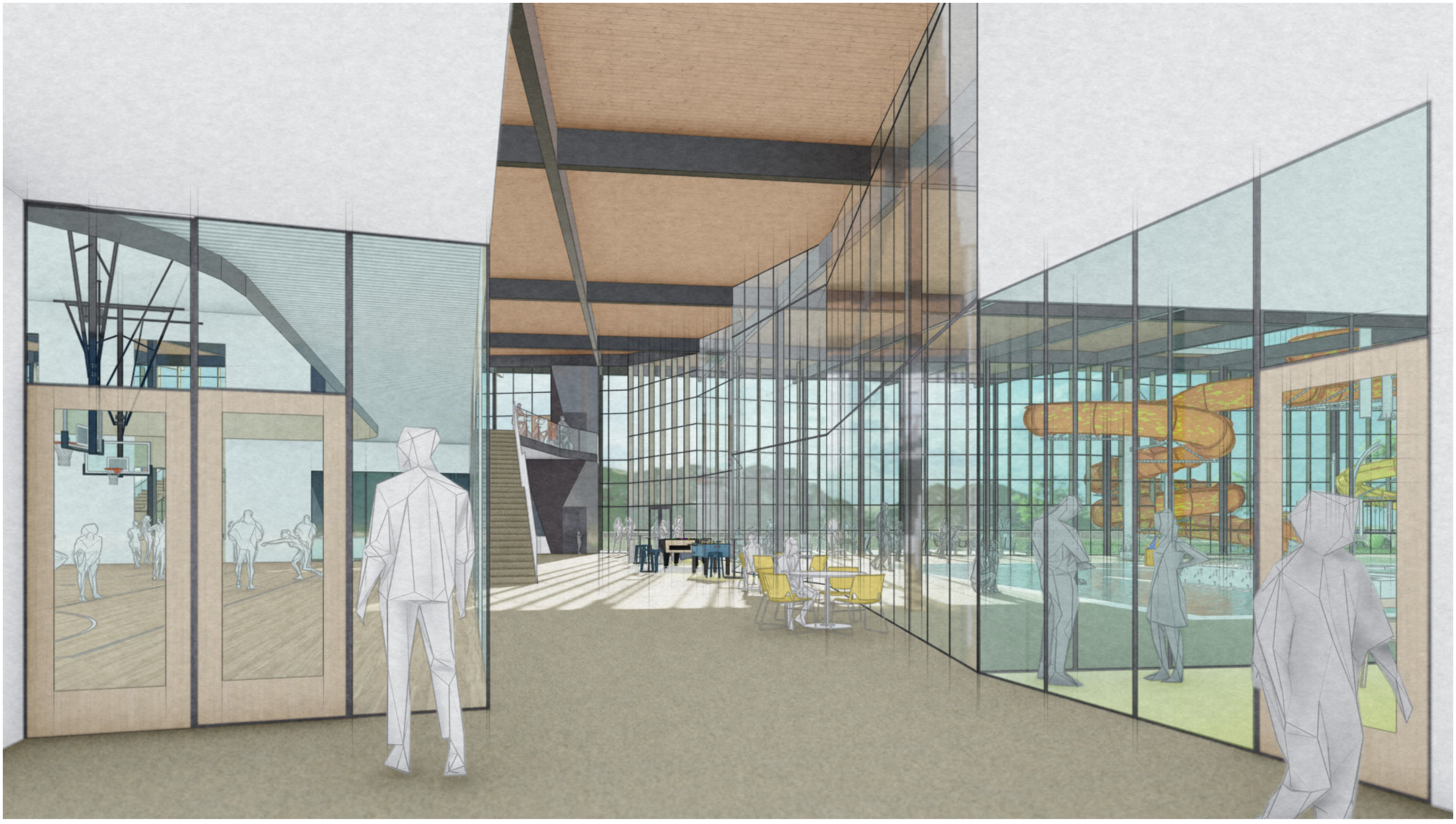


CONCEPTUAL EXTERIOR RENDERING LOOKING TOWARDS POOL

CONCEPTUAL INTERIOR RENDERING LOOKING TOWARDS FITNESS AND CLIMBING WALL



CONCEPTUAL INTERIOR RENDERING LOOKING TOWARDS FITNESS AND CLIMBING WALL



CONCEPTUAL INTERIOR RENDERING LOOKING TOWARDS GAMING LOUNGE AND POOL



CONCEPTUAL INTERIOR RENDERING - RECREATION ACTIVITY POOL

WORK SESSION 3: CONCEPT DESIGN

SITE DESIGN CONCEPT

The 2014 Matchett Park Master Plan identified a preliminary site for a community recreation center facility, situated along the southern edge of the park plan. The CRC site was intended to provide reasonable access from Patterson Road and potential future transit, take advantage of views, and create an identifiable, welcoming entry to the large park complex. Matchett is twice the size of Canyon View Park. The master plan also prioritized connectivity of the CRC to the other park facilities and programming.

The Matchett Park site is over 200 acres of largely undeveloped agricultural land, organized by a grid of north-south dirt access roads, flood irrigation ditches, and canals – this is generally the 'develop-able' acreage of the property. The northeast corner of the property is occupied by a natural drainage with winding and often deeply incised channels. This acreage has been identified as appropriate for limited development consisting of trail access, parking, soft-surface trails, and a variety of passive-use activities.

The 2014 master plan building site is set back from Patterson Road approximately 900'; the 2014 Master Plan had reserved approximately 20 acres along Patterson Road for two separate school sites. In the vicinity of the originally proposed site are 360-degree views to the Bookcliffs (north/northwest), Mt Garfield (northeast), the Grand Mesa (east/southeast), and the Colorado National Monument (west/southwest). The impressive off-site views become more dramatic with every vertical foot of gain.

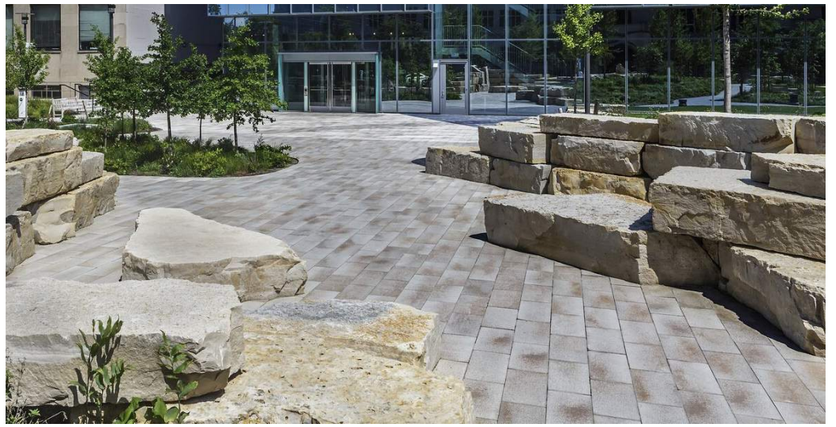
Since the completion of the 2014 master plan, shown on this page, the acreage set aside for schools is no longer needed, and multi-modal access to the CRC has been identified by the community as a priority. The current conceptual site plan on page 40, shifts the CRC approximately 300' to the south, improving connectivity to Patterson Road while maintaining connectivity to the future park improvements. Access to the CRC is via a new, central drive from Patterson Road, creating a north-south axis that will continue through the park. Secondary, signalized access is from the west at 28 1/4 and Hawthorne. At the intersection of the main entry drive and the CRC parking lot, the axis transitions through an entry plaza and monument sign, becoming a pedestrian spine that will continue north with future phases of the master plan. The pedestrian spine passes to the west of the CRC; at the main entry becoming a shaded plaza with trees, benches, and sculptural landforms evoking the varied landscapes visible in the off-site views. The pedestrian path continues, connecting to a future children's playground north of the CRC. East of the building, a large lawn allows for indoor/outdoor CRC programs and passive use. Landforms frame views from the expansive east-facing glass, provides screening for the adjacent residential neighborhood, and serves to ground the CRC to the large, open site.



Entry Plaza

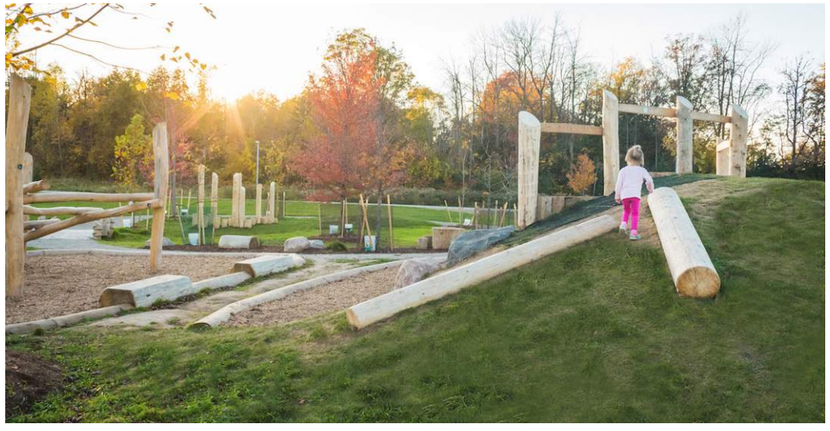






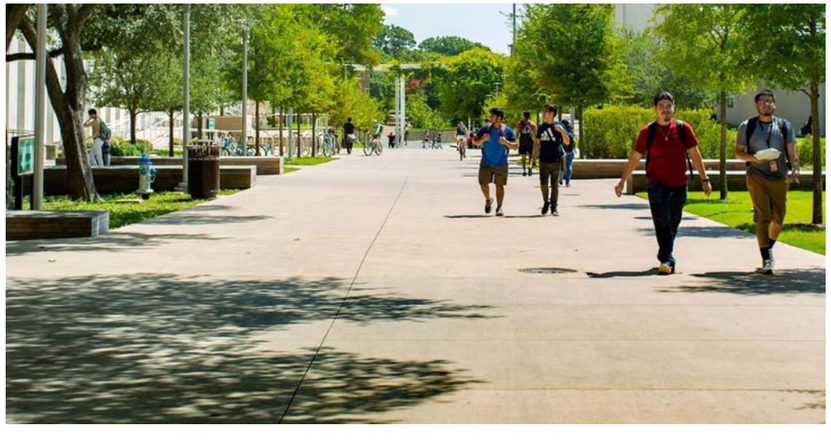
Playground





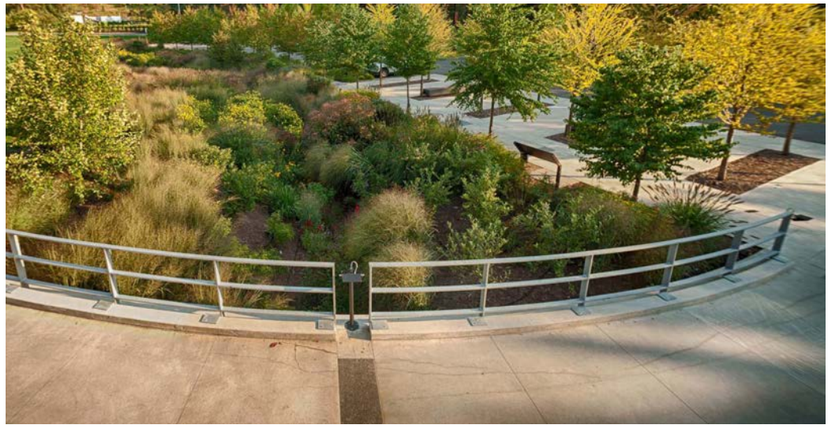


Pedestrian Promenade





Stormwater Detention





CONCEPTUAL SITE PLAN

A GATEWAY TO MATCHETT PARK

The plan to the left represents a conceptual plan. Everything included in the dashed red line is considered part of the initial project and includes the CRC builidng, site, and infrastructure.

The conceptual plan is driven by the organization of the 2014 Matchett Park Master Plan and the location of the CRC maintains connectivity to the Master Plan. The CRC will act as a gateway to the overall park and can be a catalyst for future development of the park. Directly in front of the CRC, the building connects to a pedestrian promenade that extends all the way through the park per the Master Plan.

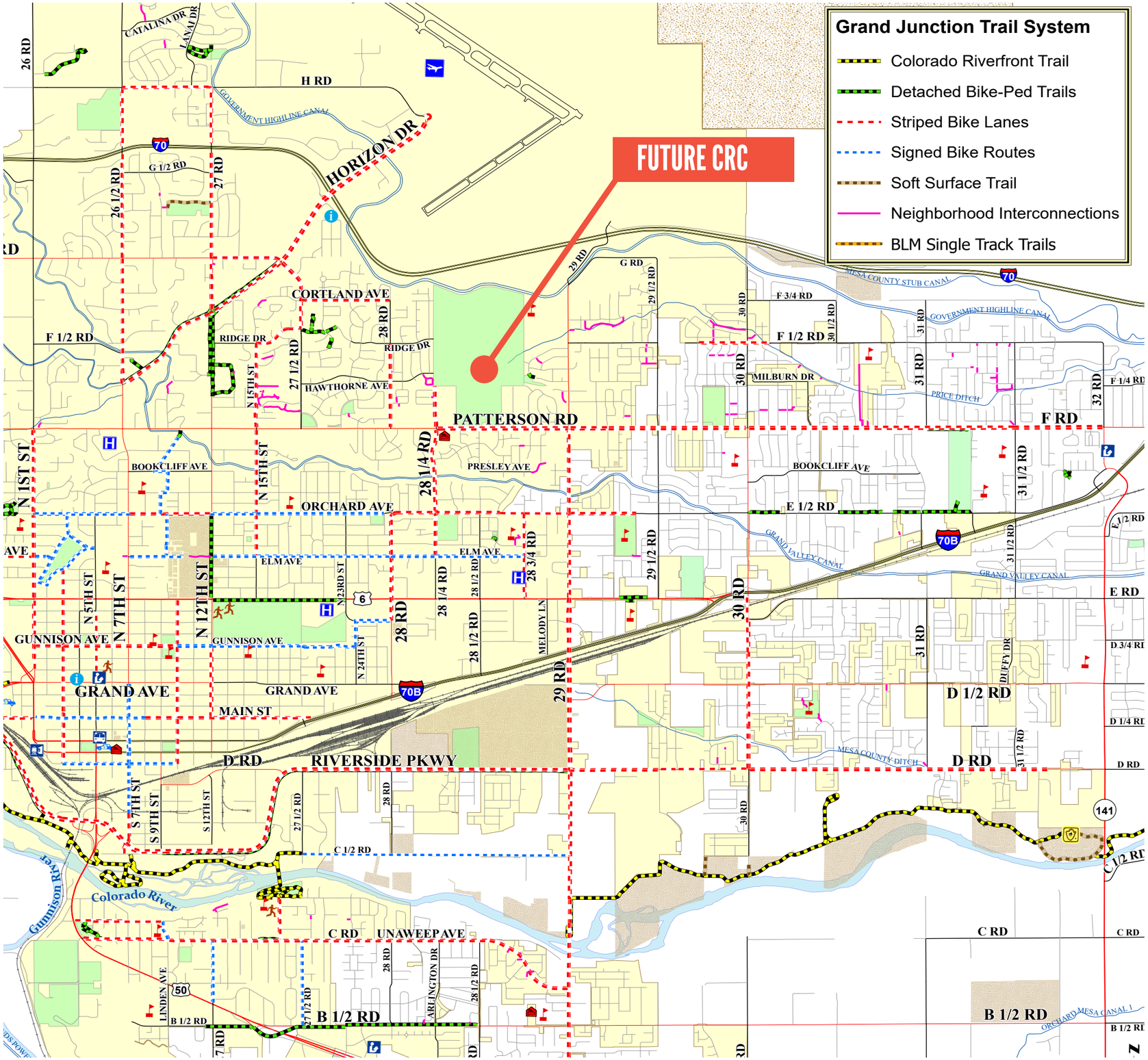
Highlights include:

- Responds to organization of the 2014 Matchett Park Master Plan
- Maintains connectivity to the Master Plan
- Main CRC entry connected to North/South pedestrian spine
- Secondary access via 28 1/4 Road
- Off-site views of Bookcliffs, Mt. Garfield, Grand Mesa, Colorado National Monumen

CRC BUILDING + SITE + INFRASTRUCTURE



CONCEPTUAL VIEW - ENTRY PERSPECTIVE



ACCESS

GRAND JUNCTION BICYCLE AND PEDESTRIAN TRAIL

Bicycle and pedestrian access to Matchett Park is critically important. This sentiment was echoed by participating members of the public and City leadership staff during every Work Session. Some connections exist as shown on the Trail System map.

The City of Grand Junction is looking to improve this access with the first city-wide Pedestrian and Bicycle Plan currently in progress. The plan will guide the City on how and where to strategically make improvements and address gaps in the places people walk and bike, incorporating national best practices in bicycle and pedestrian planning and design.

SUSTAINABILITY

The design of the new Grand Junction Community Recreation Center aims to meet performance goals intended to reduce consumption of non-renewable resources, reduce CO2 emissions, and create a healthy environment through clear means that represent the values of the community. Sustainable design practices reduce the harmful effects that construction can have on the environment. Efforts to maximize the health and comfort of building users, and to improve building performance, is consistent with the project vision.

Sustainable design strategies are most effective when considered from the outset of a project. Allowing time for thoughtful study when the big gestures are being made results in a building configuration that takes prevailing winds, daylighting, views and ease of access into account.

Located in the arid west and next to the Colorado River, water conservation will be a priority for the project. Modern technology like greywater systems and regenerative media filtration are proposed to reduce water consumption and operational expenses. Greywater can either be used for subsurface irrigation or indoor toilet/urinal flushing. For the pools, a regenerative media filtration system can be installed to reduce backwash loss by 90%. Low flow fixtures and automatic sensors also reduce water consumption and will be included as part of the sustainable strategies.

In addition to the concepts above, other sustainable strategies will be adopted as the project is developed. Other items currently being considered for the project include:

- High-performance glazing systems and sunshades are proposed to allow for lots of natural light while also taking into account the need to modulate the potential impacts of the sun in warmer months.
- Use of low-VOC emitting materials, and careful selection of materials that do not contain chemicals of concern when and where possible will serve to provide good indoor air quality and a positive user experience.
- High efficiency mechanical systems such as chilled-water mechanical systems and geo-thermal heat pumps will be investigated to maximize energy efficiency and reduce overall energy consumption.
- Daylighting controls and occupancy sensors that limit use of artificial light when a space is not occupied.
- Solar hot-water heating system to reduce energy use and costs related to heating pools.
- Acoustic treatments designed as appropriate per space type will enhance user experience.
- Use of local building materials, and materials with recycled content, reduces CO2 emissions related to transportation of goods and supports the local economy.
- Use of power generating photovoltaic panels to reduce the overall energy consumed from the grid
- Solar reflective roof finishes to reduce unwanted solar heat gain.



WORK SESSION 3: OPERATIONS

A detailed Operational Analysis was developed by BRS to review the basic operational parameters for the Grand Junction Community Recreation Center. City staff leadership and Parks and Recreation Department staff provided extensive input and guidance during development of the operational budget.

OPERATING HOURS

Preliminarily, the CRC is expected to be open Sunday to Saturday for a total of 87.25 hours. It is expected that the center will have expanded hours for group rentals and after-hour programming. The hours of operation help inform the operational plans as a basis in which to calculate costs and estimate revenue.

ADMISSION FEES

The CRC must provide a high-quality experience and must be affordable and financially accessible to the Grand Junction community at large. Pricing of fees reflects this commitment to affordable services. Projected admissions prices shown may be adjusted at the time of the center's opening.

All passes include access to the indoor leisure pool and water features/water slide, lap pool, therapy pool, fitness/weight area, elevated walk/jog track, games lounge, a wide array of introductory fitness classes, the climbing wall, family cabanas, and open gym times.

Revenue projections included the following assumptions:

- Child Watch will be offered as an annual membership, or a nominal fee for drop-in child watch.
- Basic fitness classes and basic water aerobics classes will be included with annual membership.

The CRC will provide the opportunity for Grand Junction Parks and Recreation Department to expand programming efforts in addition to providing rental opportunities.

WHAT'S INCLUDED WITH ADMISSION:

- DROP IN: BASKETBALL, VOLLEYBALL, PICKLEBALL
- FITNESS AREA / CARDIO WORKOUT
- INDOOR WALK / JOG TRACK
- THERAPY / WELLNESS POOL
- OPEN SWIM / LAP LANES
- LEISURE POOL / WATER SLIDES / PLAY FEATURES
- FAMILY GAME LOUNGE
- CLIMBING WALL
- BASIC FITNESS CLASSES
- WATER AEROBICS CLASSES
- SENIOR ACTIVITIES / DEDICATED SENIOR LOUNGE

Daily Pass	Resident	Non-Resident
Youth (3-17 yr.)	$5	$6
Adult (18-59 yr.)	$8	$9
Senior (60 yr. +)	$6	$7
Family	N/A	N/A

Annual Pass Price per Month	Resident	Non-Resident
Youth (3-17 yr.)	$20	$24
Adult (18 – 59 yr.)	$40	$48
Senior (60 yr. +)	$22	$26.50
Family	$68	$72
Dual	$52	$62

Monday	5:45am to 8:00pm
Tuesday	5:45am to 8:00pm
Wednesday	5:45am to 8:00pm
Thursday	5:45am to 8:00pm
Friday	5:45am to 8:00pm
Saturday	8:00am to 6:00pm
Sunday	10:00am to 4:00pm
TOTAL WEEKLY HOURS	87.25

Grand Junction facilities now accept Silver Sneaker and Renew Active, which allow senior annual memberships paid by health insurance providers (e.g., United Health Care, Rocky Mountain Health Plans.)As an example of the conservative approach to the operational plan, 1200 members are projected through Renew Active and Silver Sneakers. Other comparable facilities such as Montrose have over 2000 active members

WORK SESSION 3: OPERATIONS

The operational plan was developed under the following assumptions:

- Operating expenses are based on the established $70M / 83,000SF building program found in this report.
- Wages and salaries are based on the City of Grand Junction's projected salary and wages for 2026 and estimated benefits packages. In the spirit of being conservative in projections, it was important to estimate expenses using an inflationary increase to project at 2026 when the potential CRC would open. Also of note, revenues from fees were not inflated to a projected 2026 level. Instead, the fees used in this operating plan are at 2022 levels.
- 4% is added to total expenses annually to cover future capital repair and replacement costs.
- The operational plan is based on conservative expenses (high) and revenue (low) projections. This is an effort to under-promise to hopefully be in a position to over-deliver. Annual debt service is included in expenses.
- Cannabis revenue will be used to cover the projected operational subsidy.

EXPENSES

Staffing – Full-time and part-time staffing costs comprise most of the operating expenses. Salaries are inflated to 2026 with a conservative approach and include all benefits as well as the salary.

Supplies & Contractual Services – Supplies such as office, safety, marketing, program supplies (recreation, aquatics, childcare), pool chemicals and cleaning/janitorial supplies are included. Utilities account for most service expenses along with credit card fees, IT and contracted services among others.

Capital Repair & Replacement – The operating budget adds 4% to the total operation expense to cover future capital repair and replacement needs.

Annual Debt Service - $4.3M in debt service is required to finance the CRC. This is the equivalent to a "mortgage" for the CRC. The proposed secondary funding mechanism, the 0.15% sales tax, is planned to sunset when this debt is paid off. Annual Cannabis revenue is projected to be $2.5M of which $1.3M will be used to subsidize operating expenses.

REVENUE

Admission Fees: This revenue stream will cover the majority of operating revenues. Daily passes, punch passes, and annual passes will be offered to youth, adults, seniors and families. This includes individual, dual and family passes.

Other Fees: There will be multiple additional revenue streams that will come from rentals, child watch, swim lessons, aquatic programs, general youth and adult programs, birthday parties, rentals and contracted recreation programs.

Annual Operating Revenue: $1.3M collected from annual cannabis revenue will be used annually to support CRC operations.

Annual Operating Expenses		
Total Staffing		$ 2,420,000
Full-Time	$ 999,000	
Part-Time	$ 1,421,000	
Supplies		$ 774,000
Contractual Services		$ 203,000
Capital Repair & Replacement		$ 136,000
Total Expenses		$ 3,533,000

Annual Operating Revenues	
Admissions	**$ 1,919,000**
Other Revenues: (e.g., programs, rentals, vending)	**$ 285,000**
CRC Projected Operating Revenue	$ 2,204,000

The subsidy required, projected at $1,329,000, will be covered by the cannabis revenue.

ALTERNATIVE FUNDING

The City will look to secure additional funding sources to support the CRC, including but not limited to:

- Potential partnerships
- Grants e.g., Great Outdoors Colorado, El Pomar Foundation, Gates Family Foundation, Department of Energy Daniels Fund, Department of Local Affairs (DOLA), Anschutz Family Foundation, Boettcher Foundation, Bacon Family Foundation, Goodwin Foundation and others.

These funding sources can enhance the facility offerings or reduce the debt on the facility, but they typically provide less than 5% of the funding needed and are not guaranteed.

The City of Grand Junction, in partnership with the Grand Valley Parks and Recreation Foundation, is actively engaged with each of these organizations regarding a potential grant following the CRC election. Funders will often contribute after a project is approved by voters but not before.

Potential enhancements are shown dashed in blue on the site plan.

Notes:
These funding options do not include additional potential contributions from potential partners and grants.

These funding sources can reduce the debt and help pay it off earlier or enhance the facility. Because they are not guaranteed, these funding sources are not part of the funding plan.

CRC BUILDING + INFRASTRUCTURE BASE PROJECT

OUTDOOR FACILITIES CONTINGENT ON ALTERNATIVE FUNDING



WORK SESSION 3: RECOMMENDATION

CONCEPTUAL DESIGN AND OPERATIONAL PLAN RECOMMENDATION

Work Session 3 provided all elements from the previous Work Sessions, including location and funding sources, to offer a complete "picture" of the proposed CRC concept design.

Feedback from Work Session 3 was favorable and positive of the overall concept design and operations plan.

Input was collected from:
6 focus groups / 1 public community meeting
135 community members / 94 comments collected

Themes gathered from Work Session 3 public input process:

- Community members praised the conceptual design images, many expressing enthusiasm for the project to move forward.
- Building efficiency concerns were noted and can be addressed through shading devices, performance glazing, building orientation and overhangs. Solar orientation and shading will be studied during design of the project.
- Scholarships will be available through the Parks & Recreation Department to ensure accessibility to the CRC for low-income families.

OPERATIONAL PLAN RECOMMENDATION

The Parks and Recreation Advisory Board held a special meeting on August 26, 2022, to review all data regarding the operational plan and conceptual design of the the proposed CRC. PRAB reviewed the operational plan in detail and feel confident the numbers are conservative. After reviewing the public input comments and discussion among the Board, the Parks & Recreation Advisory Board unanimously voted to recommend to City Council the operational plan, the budget/financing plan and concept design as presented during the meeting.

9/26/22

Grand Junction City Council
250 N 5th St
Grand Junction, CO. 81501

Dear City Council

The CRC subcommittee of the Park and Rec Advisory Board (PRAB) met today to review the BRS consultant's slide show presentation on the third phase of their work, focusing on operations, finance and conceptual design.

This meeting included a brief review of phase 1 and 2, where we recommended and you authorized the final decisions on location, size and secondary funding source (in addition to cannabis). We then went over their material on operations and finance, including suggested hours of operation, charges for city and county residents, the goal of balancing cost recovery with affordability, full and part time staff requirements, and how this CRC is intended to complement rather than compete with the private gyms and exercise facilities. We then took a "3-D tour" of the conceptual design and architectural features along with the site orientation. We delved into the finance detail to a great degree including reviewing operating costs including staffing, supplies etc. as well as operating revenue including a breakdown of all revenue sources from admissions and rentals etc. The public saw the big picture presentation of the operating plan but we closely reviewed the details. We feel confident the numbers are very conservative so that the CRC once built will exceed these projections.

After a discussion period on the above presentation and considering feedback from the 6 Focus Groups and the Public Forum, it was moved, seconded and unanimously passed that we recommend to council the adoption of the conceptual operational plan, the budget/financing plan and concept design as proposed during this meeting.

Moving forward, next month we will meet for potentially the last time to review the written documents covering all three phases of the BRS report, including any modifications between today and then and make our final recommendation to council regarding its adoption. We will then await the ballot language, be available to help the Campaign Committee, and would welcome a future role once the votes are in and the project hopefully moves onto the design and construction phase.

Thank you once again for entrusting PRAB with these incredibly important deliberations.

Sincerely

William Findlay MD (retired)
PRAB Chairman

FEASIBILITY STUDY: FINAL RECOMMENDATION

FINAL PLAN CONSIDERATION

On November 1, 2022, the PRAB committee met yet again on the CRC to evaluate the final feasibility study plan. The PRAB committee reviewed the feasibility report. Upon review of the final report, PRAB unanimously voted to recommend adoption of the plan by City Council and to direct staff to draft ballot language for the April 04, 2023 election.
The letter, included to the right, indicates the recommendation provided from PRAB to City Council.

11/1/2022

Grand Junction City Council
250 N 5th St
Grand Junction, CO, 81501

Dear City Council

The CRC PRAB subcommittee (Community Rec Center subcommittee of the Park and Rec Advisory Board) met today for its probable last meeting. We endeavored to complete the mission assigned to us by City Council - namely to work with Park and Rec staff, City Council and staff, BRS consulting, and the general public in order to digest all the information and data from the above sources and make recommendations to City Council regarding formal adoption of the CRC plan going forward.

To that end, our involvement started many months ago with our participation in the Park and Rec Open Space (PROS) master plan. This identified a CRC as the greatest need in GJ. Then, we were centrally involved with a feasibility study of how a CRC could fit into Lincoln Park - possible but some challenges were present. Next, we were involved in the CMU professors survey, which showed strong support for a CRC and willingness to fund it by a variety of choices. Finally, our work with BRS including the 3 sessions, leading to our recommendations to City Council at each critical juncture in the planning process.

Specifically, Session 1 evaluated CRC sites; we recommended, and council adopted Matchett Park as the preferred site. Session 2 looked at size and funding options; PRAB recommended the larger 83,000 sq ft /$70M facility funded by cannabis tax revenue and supplemented by a 0.15% sales tax with a 30 year sunset. Thankfully, once again council adopted our choice. Session 3 included projected annual revenues and expenses, operations, and conceptual design with many graphs, tables, and data sets along with some 3D illustrations. We recommended that council adopt this last chapter of the planning process.

Finally, the last step in the CRC PRAB mission was to review the written report emanating from the 3 sessions, first in draft form, then after receiving input from many sources, the final version which we unanimously today voted to recommend official adoption of the plan by City Council and to direct staff to draft ballot language for the 4/4/23 election.

We understand that the Session 3 information has already been reviewed at a city council workshop and the final report will be likewise discussed at the next workshop on 11/14/22. We hope that council will support our recommendations on both Session 3 and the final report at its next official meeting on 11/16/22 and direct staff to draft specific ballot language. With this action, the CRC Campaign Committee can officially launch.

In closing, I want to thank all my fellow PRAB members for their participation and support of this entire process - including extra meetings, extended meetings, and reams of data and public comments to review. And after the hopefully successful vote on 4/4/23, we would be happy to entertain some future role if so requested by the council to continue supporting the success of this critical facility that Grand Junction is missing.

Sincerely

William Findlay MD (retired)
CRC PRAB Subcommittee Chairman

ADOPTION OF PLAN

CITY COUNCIL REVIEW AND ADOPTION OF PLAN

On November 16, 2022, City Council passed Resolution No. 84-22 adopting the 2022 Community Recreation Center (CRC) Plan. The Plan provides clear direction for the City to build Grand Junction's first CRC should the voters authorize the financing.

RESOLUTION NO. 84-22

A RESOLUTION ADOPTING THE 2022 COMMUNITY RECREATION CENTER (CRC) PLAN

Recitals:

On January 6, 2021, the City Council unanimously adopted the Parks, Recreation and Open Space (PROS) Master Plan. The PROS plan considers all elements in the City's park and recreation system and expresses community priorities with the Community Recreation Center (CRC) being the top priority.

Following the adoption of the PROS plan, a statistically valid survey was facilitated by Professors King, Gollob and Jennings from Colorado Mesa University. The survey confirmed strong support for the CRC and demonstrated a willingness to fund it. The CRC planning process continued through 2022 with numerous public outreach meetings and opportunities for discussion and input by means of the process culminating in the 2022 CRC Plan (Plan), a copy of which is attached to and incorporated into this Resolution as if fully set forth.

The Plan has been carefully, thoroughly, and conscientiously considered and the assumptions and recommendations well formulated by and with community input and expressed need. The Plan provides clear direction for the City to build Grand Junction's first CRC should the voters authorize the financing.

For the foregoing reasons the City Council by and with this Resolution does adopt, approve, and endorse the 2022 CRC Plan.

The City Council having been duly advised and determined that the 2022 CRC Plan will serve as a blueprint for the design, funding, construction, and operation of the CRC, should voters approve the funding in an upcoming election, does adopt this Resolution and the Plan in support of and to advance the interests of the people of Grand Junction.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

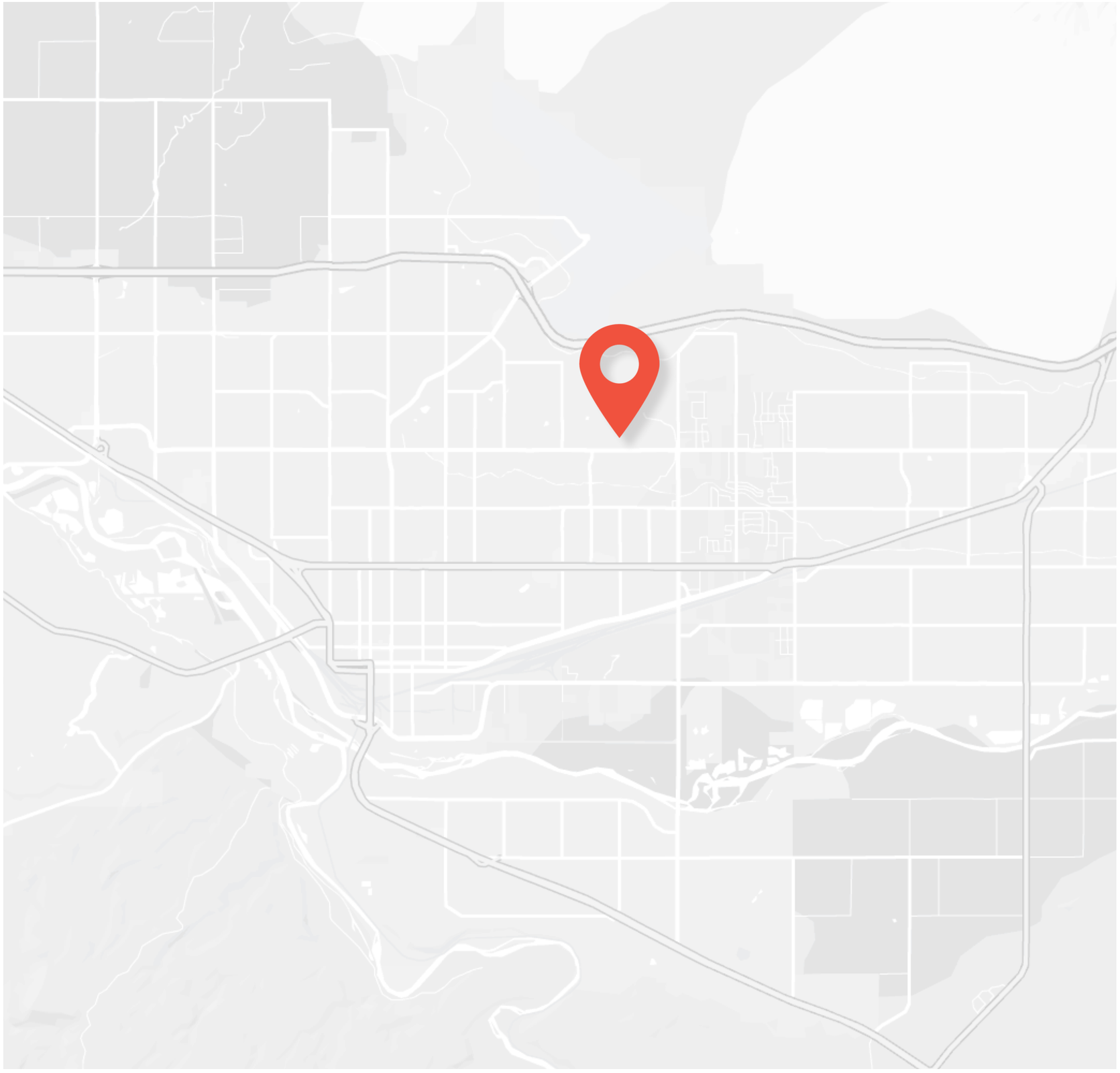
The 2022 Community Recreation Center Plan is hereby approved and adopted as generally and specifically provided therein and in accordance with this Resolution and to the extent necessary or required shall serve to amend the adopted PROS Plan to be consistent herewith.

PASSED AND APPROVED this 16th day of November 2022.

Anna M. Stout
President of the City Council

ATTEST:

Amy Phillips
City Clerk



APPENDIX 1

WORK SESSION PRESENTATIONS

GRAND JUNCTION
COMMUNITY RECREATION CENTER FEASIBILITY STUDY | PHASE 2

City of Grand Junction Colorado — Parks & Recreation

WORKSHOP #1 | JUNE 13 - 14, 2022

BARKER RINKER SEACAT ARCHITECTURE | OHM DESIGN

1

YOUR TEAM



CRAIG BOUCK
ARCHITECTURE
PLANNING



ANDY STEIN
RECREATION
DESIGN



JENNA KATSAROS
FACILITY
PERFORMANCE
ADVISOR



JASON JAYNES
SITE DESIGN

2

AGENDA

- Introductions
- Purpose of Phase 2 Study & Desired Outcomes
- Schedule Overview
- Process & Public Engagement
- Key Questions
- Input Opportunity

3

PHASE 2 DELIVERABLES

COMMUNITY INPUT 3 PRAB Workshops | 3 Public Open Houses

SITE SELECTION Determine location: Lincoln or Matchett Park

PROGRAM PRIORITIES Confirm program elements and capacities

DESIGN Develop a conceptual design for building and site

PROJECT BUDGET conceptual level, TOTAL project cost

BUSINESS PLAN fee scenarios, revenue and expenses

4

GRAND JUNCTION COMMUNITY RECREATION CENTER FEASIBILITY STUDY | PHASE 2 PLANNING STAGES

PUBLIC PARTICIPATION

PROJECT KICKOFF	WORKSHOP 1 PROGRAM & SITE SELECTION	WORKSHOP 2 CONCEPTUAL DESIGN & PROFORMA	WORKSHOP 3 DRAFT REPORT	WORKSHOP 4 STUDY PRESENTATION PRAB RECOMMENDATIONS	FINAL REPORT
MAY 17	JUNE 13-14	JULY 18 - 19	SEPT 6	SEPT 19 - 20	SEPT 30

Consider
- PRAB & Public Input
- Program Options
- Site Selection

Confirm
- PRAB & Public Input
- Program
- Budget
- Operations model
- Design Direction

Commit
- Program
- Budget
- Schedule
- Operations model
- Concept Design

5



2014 | MATCHETT PARK MASTER PLAN



2018 | MATCHETT PARK COMMUNITY CENTER STUDY



2021 | THE PARKS, RECREATION & OPEN SPACE MASTER PLAN

6



2021 | THE PARKS, RECREATION AND OPEN SPACE MASTER PLAN

THE TOP PRIORITY OF THE MASTER PLAN IS A COMMUNITY RECREATION CENTER

7



2014 | MATCHETT PARK MASTER PLAN

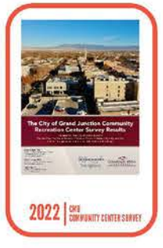


2018 | MATCHETT PARK COMMUNITY CENTER STUDY



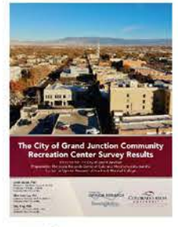
2021 | THE PARKS, RECREATIONAL OPEN SPACE MASTER PLAN

2021 | LINCOLN PARK COMMUNITY CENTER STUDY



2022 | CMC COMMUNITY CENTER SURVEY

8



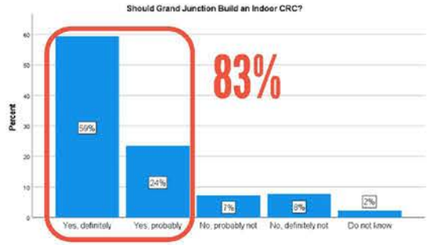
2022 | CMC CRC SURVEY

CONFIRMED MAJORITY SUPPORT FOR A COMMUNITY RECREATION CENTER

CONFIRMED **MAJORITY SUPPORT FOR A FUNDING METHOD** IN ADDITION TO CANNABIS

9

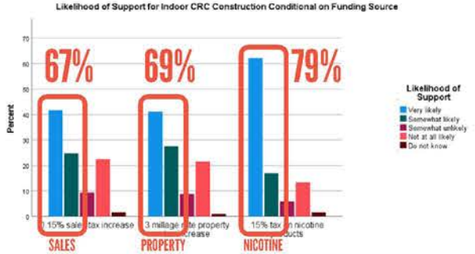
Results: Should GJ Build an Indoor CRC?



COLORADO MESA UNIVERSITY

10

Results: Likelihood of Support for an Indoor CRC

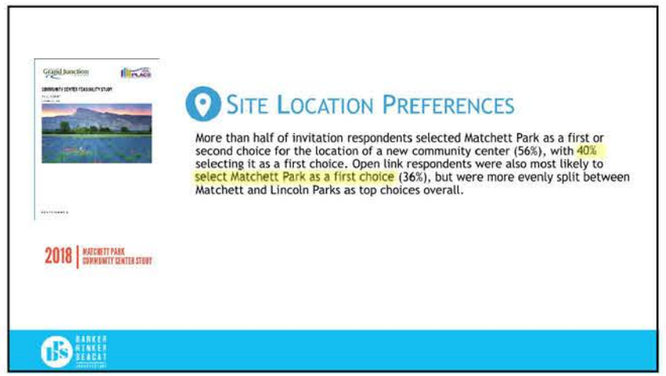


COLORADO MESA UNIVERSITY

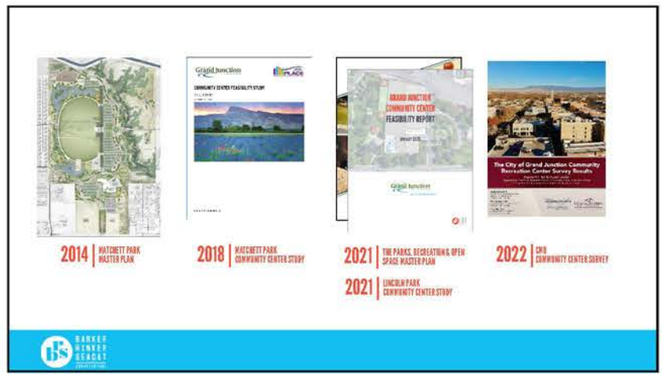
11



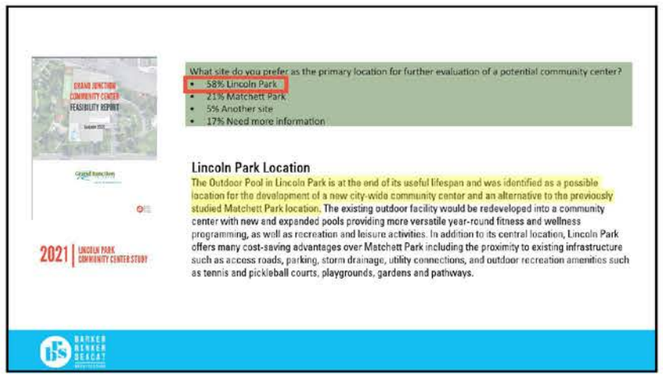
12



13



14



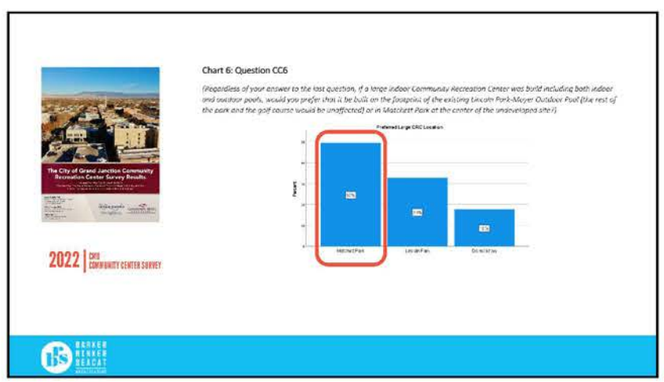
15



16



17



18

ORCHARD MESA POOL

MULTI-MILLION DOLLAR
RENOVATION UNDERWAY
FUNDED WITH RESERVES

DESIGN: FALL 2022
CONSTRUCTION: 2023



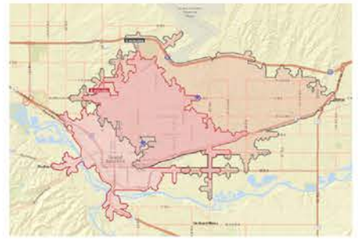
19

DEMOGRAPHICS

20

PROXIMITY

2026 Population within a 6-minute drive



Matchett Park / 50,400

Lincoln Park / 32,350

esri

GRAND JUNCTION COMMUNITY RECREATION CENTER

21

PROXIMITY

2026 Population within **5 / 10 / 15-minute walk**





Matchett Park: 90 / 1,400 / 2,440

Lincoln Park: 580 / 2,500 / 6,400

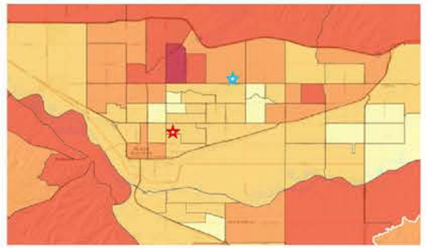
GRAND JUNCTION COMMUNITY RECREATION CENTER

22

MEDIAN AGE

2026 Median Age

- 68-75 yrs.
- 50-67 yrs.
- 42-49 yrs.
- 32-41yrs.
- 19-32 yrs.



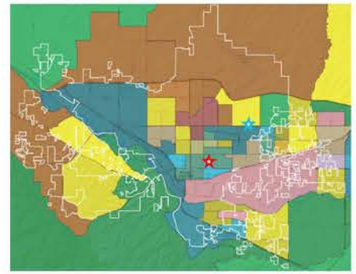
GRAND JUNCTION COMMUNITY RECREATION CENTER

23

UNDERSTANDING THE DEMOGRAPHIC LANDSCAPE:
TAPESTRIES

People with similar interests & lifestyles live in similar neighborhoods

Based on demographics + socioeconomic data



GRAND JUNCTION COMMUNITY RECREATION CENTER

24

PREVELANT TAPESTRIES IN GRAND JUNCTION

LINCOLN PARK

MATCHETT PARK



GEN X URBAN 22%
Gen X in middle age; fewer kids
- Enjoy local parks / recreation activities
- Physically active, work out regularly



MIDDLE GROUND 25%
Thirtysomethings on a budget
- Mainly singles or married w/out children
- Balance long hours on Internet with time at the gym

GRAND JUNCTION COMMUNITY RECREATION CENTER

25

OTHER TAPESTRIES: LINCOLN PARK



SENIOR STYLES 9%
Retirees w/smaller households
- Enjoy travel, reading, playing cards



COLLEGE TOWNS 2%
Enrolled or work for college; busy schedules
- Enjoy backpacking, Pilates, Frisbee
- Bike / pedestrian friendly market
- CMU ~9,000 students



MIDTOWN SINGLES 12%
Millennials; diverse and urban
- Mainly singles
- Walk or bike to work from rental unit



FAMILY LANDSCAPES 5%
Young families w/traditional values
- Theme parks, family-oriented fun

*south of Riverside Pkwy / Business 70

Lincoln Park / Moyer Pool
Area shown ~1.5 Mile around Lincoln Park

GRAND JUNCTION COMMUNITY RECREATION CENTER

26

OTHER TAPESTRIES: MATCHETT PARK



AFFLUENT ESTATES
- Empty nesters in less crowded neighborhoods
- Sociable; find time to stay physically fit



RUSTIC OUTPOSTS
Couples & single-parent households
- Family-oriented, preserve traditions



COZY COUNTRY LIVING
Older market, most without children
- Pursue physical fitness vigorously, as well as outdoor pursuits: camping/hiking/gardening

Matchett Park
Area shown is ~1.5 Mile around Matchett site

GRAND JUNCTION COMMUNITY RECREATION CENTER

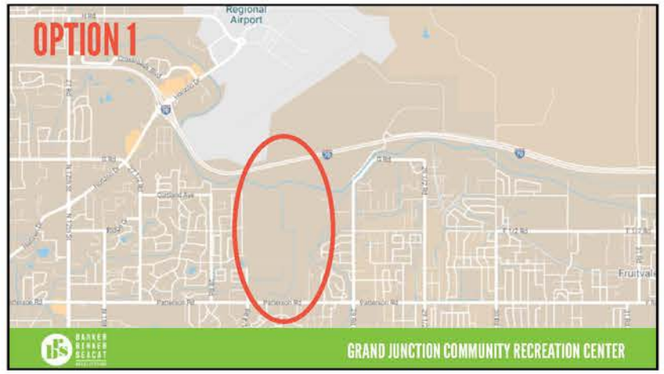
27

SITES

28



29



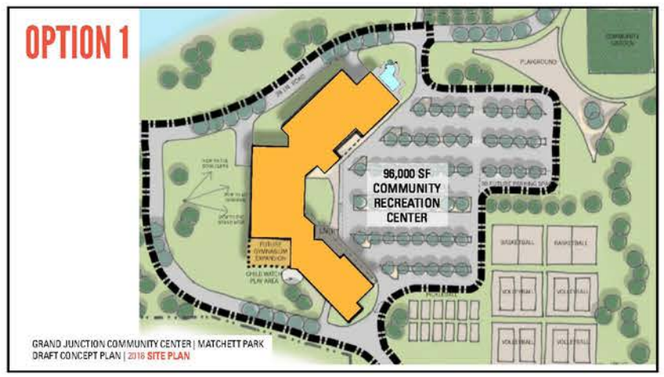
30



31



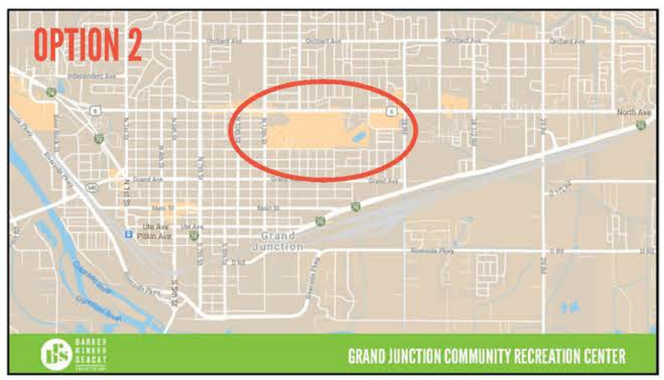
32



33



34



35



36

OPTION 2

LINCOLN PARK

- THE OTHER TOP SITE IN 2018 FEASIBILITY.
  - MATCHETT UNSUCCESSFUL IN 2019.
- CENTRAL LOCATION
- EXISTING INFRASTRUCTURE
  - ~$5M SITE COST VS. $8M AT MATCHETT
- EXISTING DEVELOPED AREA
- MULTI-USE & MATURE PARK SYNERGY
- MOYER POOL REBUILD: 1922, 1955 & 1986



BARKER RINKER SEACAT

GRAND JUNCTION COMMUNITY RECREATION CENTER

37

OPTION 2



GRAND JUNCTION COMMUNITY CENTER | LINCOLN PARK
DRAFT CONCEPT PLAN | SITE PLAN

38

OPTION 2



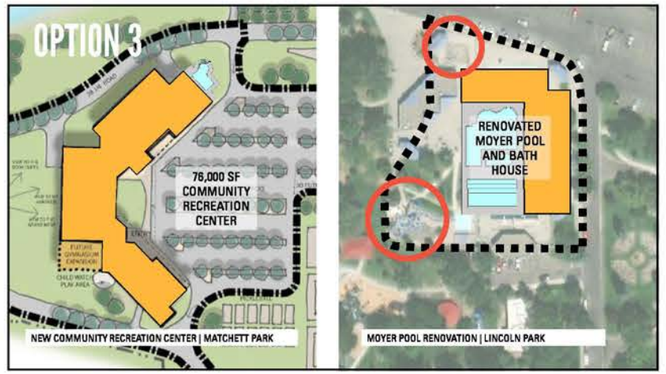
- 415 EXISTING SPACES
- 180 NEW OVERFLOW SPACES AT PRACTICE FIELD
- 85 NEW SPACES WITH RESTRIPING OF EXISTING LOT
- 265 POTENTIAL NEW SPACES
- 680 TOTAL SPACES (+NORTH OF STADIUM, WEST OF THE BARN, PAR 3/PICCOLARO + AM SPACES AT GOLF COURSE)

BARKER RINKER SEACAT PARKING

GRAND JUNCTION COMMUNITY RECREATION CENTER

39

OPTION 3



NEW COMMUNITY RECREATION CENTER | MATCHETT PARK

MOYER POOL RENOVATION | LINCOLN PARK

40

PROGRAM & BUDGET

41

GICRC Program Option Comparisons

		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
Aquatics		31,326	19,297	27,899	18,507	4,300
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

GRAND JUNCTION COMMUNITY RECREATION CENTER

42

GICRC Program Option Comparisons

		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
	(3) Multipurpose Classrooms (with divisible wall)	3,420			2,968	
	Gathering Spaces	3,621			2,779	
	Casual activity area for seniors and youth					
	Senior gathering and activity spaces					
	Teen gathering and activity spaces					
	Bouldering wall					
	Catering Kitchen	1,148			644	
	Child Watch	1,550	1,065	1,065	1,065	
	Child watch (20 kids)	1,050	800	800	800	
Aquatics		31,326	19,297	27,899	18,507	4,300
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

BARKER RINKER SEACAT

GRAND JUNCTION COMMUNITY RECREATION CENTER

43

GICRC Program Option Comparisons

		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
Aquatics		31,326	19,297	27,899	18,507	4,300
	Aquatic Support	608	866	866	866	866
	Indoor Warm Water Leisure Pool (one body of water)	17,348	13,178	13,178	13,178	
	Leisure pool with beach entry, lazy river, play areas, slides	5,000	5,400	5,400	5,400	
	Pool party rooms (divisible into 2, 25 ppl per side)	900	936	936	936	
	Indoor Therapy Pool/Exercise pool	2,925	3,528	3,528	3,528	
	Water area	900	1,200	1,200	1,200	
	6 Lane Lap Pool	10,446		8,602		
	6 lap swimming lanes/lesson area w/diving well	3,375		3,450		3,375
	Outdoor 6 Lane Lap Pool			-		
	6 lap swimming lanes/lessons area w/diving well					
	Outdoor Pool Support					1,094
	Outdoor Deck Area					6,750
	6,000 SF Outdoor Activity Pool		1500	1,500		6,000
	Outdoor Pool Support		790	790		2,340
	Outdoor Deck Area		3000	3,000		12,500
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

BARKER RINKER SEACAT

GRAND JUNCTION COMMUNITY RECREATION CENTER

44

GICRC Program Option Comparisons

		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
Aquatics		31,326	19,297	27,899	18,507	4,300
Recreation		41,285	34,846	34,846	34,846	0
	Hardwood Court Gymnasium (3 recreation courts)	23,683	18,581	18,581	18,581	
	Gymnasium (3 - 46 ft. x 74 ft. courts, 1 - 50 ft. x 94 ft.)	17,068	17,296	17,296	17,296	
	Elevated Running Track	6,138	6,825	6,825	6,825	
	Running track (3-lane, 1/10 mile)					
	(2) Racquetball Courts	2,160				
	Moderate Fitness Center	6,266	4,760	4,760	4,760	
	Strength training (12 stations)	1,008	800	800	800	
	Circuit training (16 stations)	1,260	1,000	1,000	1,000	
	Cardiovascular training (24 stations)	1,500	1,800	1,800	1,800	
	Stretching/plyometrics/cross training area	1,008	400	400	400	
	Group Exercise Studio (2)	3,038	4,680	4,680	4,680	
	Aerobics/Dance Studio (30 persons)					
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

BARKER RINKER SEACAT

GRAND JUNCTION COMMUNITY RECREATION CENTER

45

GJCRC Program Option Comparisons

		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
Aquatics		31,326	19,297	27,899	18,507	4,300
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
	Added Tenant Shell Space	1,350				
	Juvenile Diversion Program					
	Wellness/Therapy					
	Licensed Daycare					
Support		12,535	15,099	15,099	15,058	9,195
	Lobby Spaces	3,753	6,249	6,249	2,836	2,380
	Fitness Support Spaces	266				
	Locker Rooms	3,892	6,015	6,015	6,207	6,015
	Administrative Staff Areas	4,624	2,836	2,836	6,015	800
	Group Exercise Studio (2)	3,038	4,680	4,680	4,680	
	Aerobics/Dance Studio (30 persons)					
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

GRAND JUNCTION COMMUNITY RECREATION CENTER

46

GJCRC	Matchett 2018	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	96,000	79,000	76,000	13,000
Community	9,738	1,065	7,455	0
Aquatics	31,326	27,899	18,507	4,300
Recreation	41,285	34,846	34,846	0
Partnering	1,350	0	0	0
Support	12,535	15,099	15,058	9,195

GRAND JUNCTION COMMUNITY RECREATION CENTER

47

KEY QUESTIONS

48

LOCATION

Should the 100 yr old, historic, outdoor, Lincoln Park Moyer Pool facility be renovated?

If YES:
- Should the renovated pool facility be maintained as a separate facility in addition to a new CRC facility at Matchett Park?

If NO:
- Should a single multipurpose CRC facility be constructed at the existing Moyer Pool Lincoln Park location?

OR
- Should a single multipurpose CRC facility be constructed at the Matchett Park location?
- And what should be done with Moyer Pool?

GRAND JUNCTION COMMUNITY RECREATION CENTER

49

INPUT

50

SITE PREFERENCE 1 2 3



51

FIVE IMPORTANT QUESTIONS

1 AWAY | 2 HERE | 3 WHY | 4 BE | 5 NOT BE

1. HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE **AWAY** FROM HOME?
2. WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE **HERE**?
3. **WHY** DO YOU LIVE IN GRAND JUNCTION?
4. HOW DO YOU WANT TO **BE** PERCEIVED AS A COMMUNITY?
5. HOW DO YOU **NOT** WANT TO **BE** PERCEIVED AS A COMMUNITY?

52

NEXT STEPS

WORKSHOP 1 | JUNE 14
- FOCUS GROUPS
- PRAB WORKSHOP
- PUBLIC OPEN HOUSE

WORKSHOP 2 | JULY 18 – 19
- COUNCIL WORK SESSION
- FOCUS GROUPS
- PRAB WORKSHOP
- PUBLIC OPEN HOUSE

53

THANK YOU

BARKER RINKER SEACAT ARCHITECTURE
DHM DESIGN

54

GRAND JUNCTION
COMMUNITY RECREATION CENTER FEASIBILITY STUDY

CITY OF Grand Junction COLORADO
PARKS & RECREATION

FOCUS GROUP & PUBLIC MEETINGS | JULY 18-19, 2022

BARKER RINKER SEACAT ARCHITECTURE | UHM DESIGN

1

AGENDA

WORK SESSION #2 | JULY 18
COUNCIL WORKSHOP

WORK SESSION #2 | JULY 19
FOCUS GROUPS
PRAB MEETING
FOCUS GROUPS
PUBLIC OPEN HOUSE

WORK SESSION #2 CONTENT:
- TWO PROJECT SIZE OPTIONS
- FUNDING OPTIONS
- PRELIMINARY PRO FORMAS
- CONCEPT DESIGN
  - BUILDING PLAN
  - SITE PLAN

2

SITE SELECTION

3

WORKSHOP #1 SITE PREFERENCE 1 2 3



7 FOCUS GROUPS
1 COMMUNITY MEETING
127 COMMUNITY MEMBERS
400 COMMENTS COLLECTED

4

PRAB SITE RECOMMENDATION
MATCHETT PARK ON 6.22

1. Unanimous PRAB support for Matchett Park.
2. Opportunities for future expansion.
3. Catalyst for other Master Plan amenities.
4. Desire for a simple to understand, single issue ballot proposal

City Council Ratified PRAB's Recommendation and Approved of Matchett Park as the CRC site.



GRAND JUNCTION COMMUNITY RECREATION CENTER

5

PROJECT SCOPE

6

PROGRAM OPTIONS BASED ON FUNDING

$55M | 65,000 SF CRC

$4.5 M Revenue Required
- Cannabis Tax Revenue | **$2.5M**
- Nicotine OR Sales OR Property Tax | **$2M**
- **$3M** used to finance **$55M**
- **$1.3-1.5M** used for operations

$70M | 83,000 SF CRC

$5.8 M Revenue Required
- Cannabis Tax Revenue | **$2.5M**
- Nicotine OR Sales OR Property Tax | **$3.3M**
- **$4.3M** used to finance **$70M**
- **$1-1.5M** used for operations

- Operational costs are conservatively approximated and will be refined further when a funding method and building size are selected.
- The larger facility has the potential for higher cost recovery due to larger capacities in the gymnasium (30%), aquatics (50%) and fitness (60%).

7

PROGRAM OPTIONS BASED ON FUNDING

$55M | 65,000 SF CRC

$70M | 83,000 SF CRC

These funding options **do not** include additional potential contributions from:
- Potential partners
- Grants

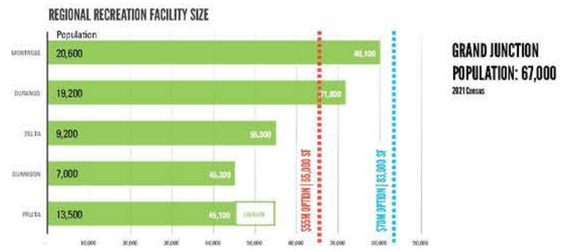
} Typically, <5% of project costs

These funding sources can enhance the facility offerings but are not guaranteed so not part of the funding plan

65,000 SF $55M	83,000 SF $70M	
X	X	Administration
X	X	Lobby and Support Spaces
X	X	Locker Spaces
X	X	Universal Changing Rooms
X	X	Child Watch - Short Term Babysitting
	X	Teen / Game Lounge
	X	Multi-Purpose Room
X	X	Party / Activity Rooms
X		Gym - 2 Middle or 1 High School Courts
	X	Gym - 3 Middle or 1 High School Courts
X	X	Elevated Walk / Jog Track
x		13 lane/mile
	x	11 lane/mile
X		5,000 Fitness & Weights
	X	8,000 Fitness & Weights
X	X	30-35 Person Group Fitness / Dance Studio
X	X	30-35 Person Group Fitness / Dance Studio
X	X	10-12 Person Climbing Wall
X	X	Aquatics Support
X	X	4-Lane x 25-Yard Lap Pool
X		4,500 Recreation Activity Pool
	X	6,000 Recreation Activity Pool
X	X	Water Slide
X		800 SF Therapy Pool / Spa
	X	2,000 SF Therapy Pool / Spa
		Potential Partner / Hospital Wellness Center

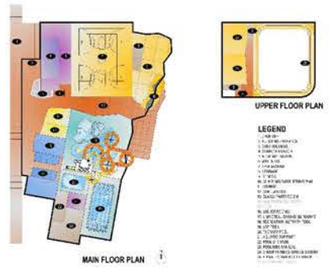
8

REGIONAL RECREATION CENTER FACILITY COMPARISONS



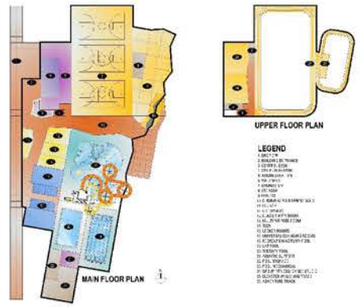
9

$55M | 65,000 SF CRC CONCEPT PLAN



10

$70M | 83,000 SF CRC CONCEPT PLAN



11

LAP LANE ACCESS

IS A FOUR LANE LAP POOL ADEQUATE?

PUBLICLY ACCESSIBLE LAP POOLS

[These are the most expensive areas per capita to build and operate]

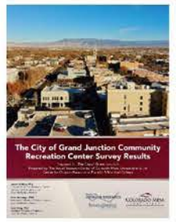
1. ORCHARD MESA | 6 LANES
   - EVERYDAY ACCESS
   - 50.5 HRS/WK
2. EL POMAR POOL AT CMU | 23 LANES
   - EVERYDAY ACCESS
   - SUMMER 67.5 HRS/WK
   - SCHOOL YEAR 73.5 HRS/WK



12

FUNDING OPTIONS

13



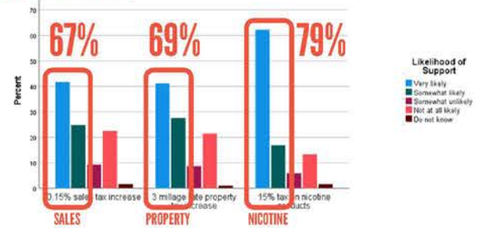
CONFIRMED MAJORITY SUPPORT FOR A FUNDING METHOD IN ADDITION TO CANNABIS

2022 | CPR CRC SURVEY

14

Results: Likelihood of Support for an Indoor CRC

In addition to Cannabis already devoted to parks and rec., a 2nd funding source is needed, either a sales tax OR property tax OR a tax on nicotine products



COLORADO MESA UNIVERSITY

15

FUNDING OPTIONS IN ADDITION TO CANNABIS REVENUE A 2ND FUNDING SOURCE IS NEEDED TO MAKE THE CRC A REALITY

REQUIRED REVENUE FOR DEBT SERVICE & SUBSIDY

$55M | 4.5M Debt Service & Subsidy

1. Cannabis Tax + **2 Mill Property Tax**
2. Cannabis Tax + **Nicotine Tax ($2/pack)**
3. Cannabis Tax + **0.10% Sales Tax**

$70M | 5.8M Debt Service & Subsidy

1. Cannabis Tax + **3 Mill Property Tax**
2. Cannabis Tax + **Nicotine Tax ($3/pack)**
3. Cannabis Tax + **0.15% Sales Tax**

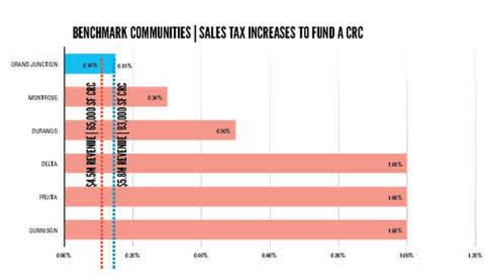
16

FUNDING OPTIONS IN ADDITION TO CANNABIS REVENUE A 2ND FUNDING SOURCE IS NEEDED TO MAKE THE CRC A REALITY



17

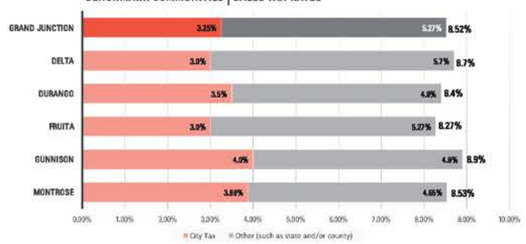
SALES TAX AS A FUNDING SOURCE



18

SALES TAX RATE COMPARISON

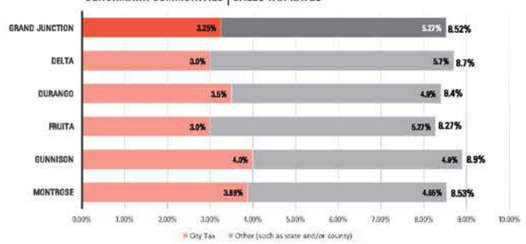
BENCHMARK COMMUNITIES | SALES TAX RATES



19

SALES TAX RATE COMPARISON

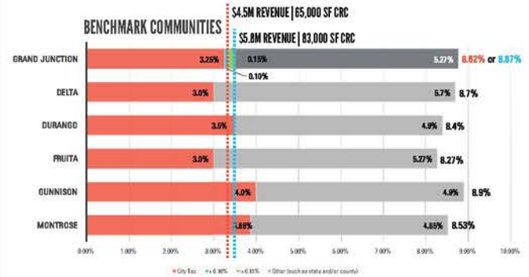
BENCHMARK COMMUNITIES | SALES TAX RATES



20

SALES TAX RATE COMPARISON

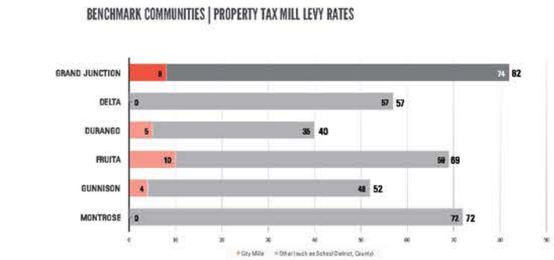
BENCHMARK COMMUNITIES



21

PROPERTY TAX AS A FUNDING SOURCE

BENCHMARK COMMUNITIES | PROPERTY TAX MILL LEVY RATES

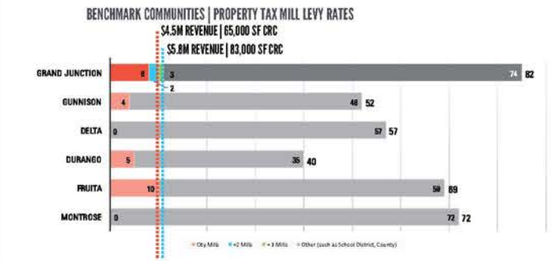


Note: Total mill levy rate can vary based upon different sections of each community

22

PROPERTY TAX AS A FUNDING SOURCE

BENCHMARK COMMUNITIES | PROPERTY TAX MILL LEVY RATES



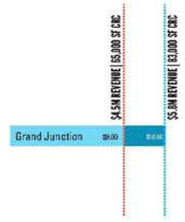
Note: Total mill levy rate can vary based upon different sections of each community

23

NICOTINE TAX AS A FUNDING SOURCE

COMMUNITIES WITH A LOCAL NICOTINE TAX

COMMUNITY	CIGARETTE TAX/ PER PACK	TAX ON OTHER TOBACCO PRODUCTS AND VAPING	PRICE PER PACK
Grand Junction	$2.00-$3.00	30%-40%	$9.00-$10.00
Glenwood Springs, Pitkin County, Carbondale, Eagle	$4.00	40%	$11.00
Summit County	$4.00	50%	$11.00
New Castle	$3.50	40%	$10.50
Vail, Aspen, Avon	$3.00	40%	$10.00
Basalt	$2.00	40%	$9.00



24

CRC COMPARISONS



2019 BALLOT QUESTION

45% YES 55% NO

- 0.39% Sales tax increase
- Would have raised City Rate to 3.89%
  (with reads proposal would have been the highest in the region)
- $79 M
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects
  - CRC
  - 75 Acre Park
  - Orchard Mesa Pool

2023 CONCEPT

- Cannabis revenue + 0.10-0.15% sales tax **OR** 2-3 mill property tax **OR** $2-$3 tax per pack of cigarettes
- Raises City Rate to 3.35-3.40% (less than Gunnison and Montrose)
- $70 M
- 1 Site - Matchett
- 1 Project
  - CRC

SINCE 2019 BALLOT

- First Responder Tax: 0.5% for Fire and Police
- Road Improvements: $70M in debt funding approved (no new taxes)
- New GJ High School: $115M bond funding approved

25

STRENGTHS AND WEAKNESSES OF A NEEDED 2ND FUNDING SOURCE

0.10% OR 0.15% SALES TAX

STRENGTHS
- Most common CRC funding method, especially on the western slope
- City residents pay only about 30% of the total sales tax
- Survey indicated 67% very likely or somewhat likely to support

WEAKNESSES
- Revenues are more susceptible to economic fluctuations
- Potential sensitivity to sales tax increase

2 OR 3 MILL PROPERTY TAX

STRENGTHS
- Common CRC funding method
- Stable funding source
- Survey indicated 68% very likely or somewhat likely to support

WEAKNESSES
- Due to Gallagher, businesses pay significantly more tax than residents
- Property tax has the financial burden fall on City residents while County residents free-ride

$2 OR $3 PER PACK CIGARETTE TAX + NICOTINE TAX ON PRODUCTS SUCH AS VAPING, CHEW AND CIGARS

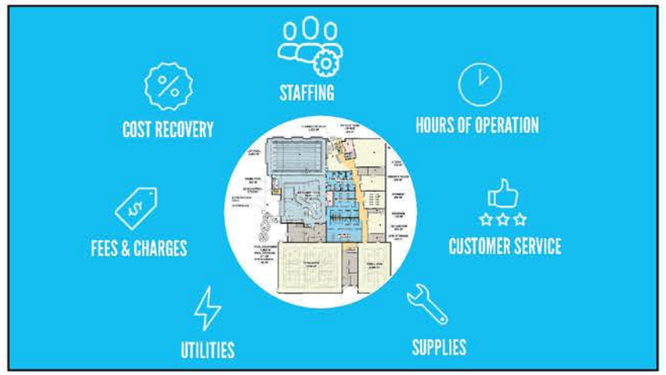
STRENGTHS
- Survey indicated 79% very likely or somewhat likely to support
- Consumption taxes discourage unhealthy behavior and provide resources to benefit healthy lifestyles
- Reduces tax burden on typical public funding sources: property and sales taxes

WEAKNESSES
- Demand is much more elastic than typical purchases and users may opt to purchase products outside the city limits
- More difficult to predict revenue than property or sales tax and financing interest rate may be higher

26

HOURS & FEES

27



28

COMPARABLE FACILITIES HOURS OF OPERATION

Montrose Recreation Center	Hrs./Day	# Days	Total
Monday-Friday 5:30am to 8:00pm	14.5	5	72.5
Saturday 9:00am to 5:00pm	8	1	8
Sunday 11:00am to 4:00pm	5	1	5
	Total	7	85.5

Durango Recreation Center	Hrs./Day	# Days	Total
Monday-Friday 5:45 am to 8:00pm	14.25	5	71.25
Saturday 9:00am to 6:00pm	9	1	9
Sunday 10:00am to 5:00pm	7	1	7
	Total	7	87.25

29

COMPARABLE FACILITIES HOURS OF OPERATION

Fruita Community Recreation Center	Hrs./Day	# Days	Total
Monday-Thursday 5:30am to 9:00pm	15.5	4	62
Friday 5:30am to 7:00pm	13.5	1	13.5
Saturday 7:00am to 6:00pm	11	1	11
Sunday 12:00pm-6:00pm	6	1	6
	Total	7	92.5

30

GRAND JUNCTION COMMUNITY RECREATION CENTER
PROPOSED HOURS

Grand Junction Community Recreation Center DRAFT	Hrs./Day	# Days	Total
Monday-Friday 5:45am to 8:00pm	14.25	5	71.25
Saturday 8:00am to 6:00pm	10	1	10
Sunday - 10:00am to 4:00pm	6	1	6
	Total	7	87.25

31

COMPARABLE FEES – DAILY PASS

Daily Pass Resident	Child	Youth	Adult	Senior
Fruita	$4	$5	$7	$6
Montrose	Free	$4.50	$7	$5.50
Durango	Free	$6	$7	$6

Daily Pass Non-Resident	Child	Youth	Adult	Senior
Fruita	$4	$5	$7	$6
Montrose	Free	$5.50	$9	$7.25
Durango	Free	$6	$7	$6

32

COMPARABLE FEES - ANNUAL PASS

Price per Month/Annual Pass Residents	Child	Youth	Adult	Senior	Family*
Fruita	$20	$25	$35	$30	$64
Montrose	$15.42	$22.08	$28.33	$18.75	$51.25
Durango	Free	$21.25	$31.25	$22	$68

Price per Month/Annual Pass Non-Residents	Child	Youth	Adult	Senior	Family*
Fruita	$22	$27	$37	$33	$69
Montrose	$15.42	$22.08	$28.33	$18.75	$51.25
Durango	Free	$21.25	$31.25	$22	$68

*Family of 4, up to (2) two adults

33

FEES & INCLUSIONS

In general, CRC activities included with Admission:
- Access to fitness area /cardio equipment
- Access to walk / jog track
- Drop-in gym activities: basketball, volleyball, pickleball
- Access to Lifestyle pool, play features, water slides & therapy pool
- Access to lap pool/open swim
- Basic fitness classes
- Basic water aerobics classes

34

CRC AT MATCHETT PARK

35

MATCHETT PARK CRC CONCEPT PLAN



36

MATCHETT PARK CRC CONCEPT PLAN

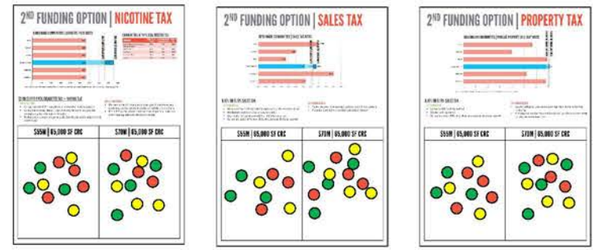


37

INPUT

38

FUNDING PREFERENCE 1 2 3



39

QUESTIONS

- HOW CAN THESE PLANS BE ENHANCED?
- WHAT ARE LESSONS LEARNED FROM 2019?
- WHAT IS MISSING FROM THIS EVOLVING PLAN?
- WHAT OUTDOOR FEATURES SHOULD BE PRIORITIZED AT MATCHETT PARK?
- WHAT INDOOR FEATURES SHOULD BE PRIORITIZED FOR FUTURE EXPANSION?

40

NEXT STEPS

DRAFT REPORT | AUG 22

WORK SESSION #3 | SEPT 6
REVIEW OF DRAFT REPORT

WORK SESSION #4 | SEPT 19
- COUNCIL WORKSHOP

WORK SESSION #4 | SEPT 20
- PRAB
- PUBLIC MTG

WORK SESSION #2 FOLLOW UP | AUG?
- CONFIRM PROJECT SCOPE
- CONFIRM FUNDING STRATEGY
- CONFIRM KEY PROFORMA METRICS
- CONFIRM CONCEPT DESIGN
  - BUILDING PLAN
  - SITE PLAN

41

NEXT WORK SESSION SEPT 20

LOCATION:
FAITH HEIGHTS CHURCH

600 28 1/4 Rd, Grand Junction, CO 81506

WORK SESSION #4 | SEPT 19
PRESENTATION OF REPORT
- COUNCIL WORKSHOP
- PRAB
- PUBLIC

42

GRAND JUNCTION
COMMUNITY RECREATION CENTER FEASIBILITY STUDY

CITY OF Grand Junction COLORADO
PARKS & RECREATION

FOCUS GROUP & PUBLIC MEETINGS | SEPTEMBER 19 - 20, 2022

1

AGENDA

WORK SESSION #3 | SEPT 19
COUNCIL WORKSHOP

WORK SESSION #3 | SEPT 20
FOCUS GROUPS
PRAB MEETING
FOCUS GROUPS
PUBLIC OPEN HOUSE

WORK SESSION #3 CONTENT:
- PROJECT UPDATE
  - SIZE AND FEATURES
  - SECOND FUNDING SOURCE
- CONCEPT DESIGN UPDATE
  - SITE PLAN
  - BUILDING PLAN
  - DESIGN INSPIRATION
  - EXTERIOR DESIGN
- PRELIMINARY OPERATIONS PLAN

2

PRAB SITE RECOMMENDATION MATCHETT PARK ON 6.22

1. Unanimous PRAB support for Matchett Park.
2. Opportunities for future expansion.
3. Catalyst for other Master Plan amenities.
4. Desire for a simple to understand, single issue ballot proposal

City Council Ratified PRAB's Recommendation and Approved of Matchett Park as the CRC site.



GRAND JUNCTION COMMUNITY RECREATION CENTER

3

WORKSHOP #2 FUNDING PREFERENCE

1 2 3

2ND FUNDING OPTION | NICOTINE TAX

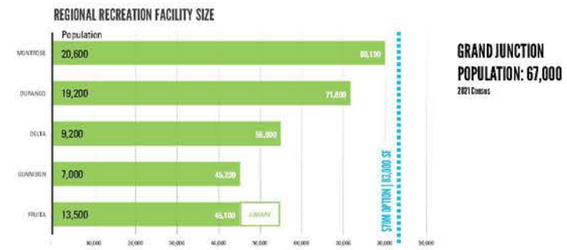
2ND FUNDING OPTION | SALES TAX

2ND FUNDING OPTION | PROPERTY TAX

7 FOCUS GROUPS
1 COMMUNITY MEETING
143 COMMUNITY MEMBERS
229 COMMENTS COLLECTED

4

REGIONAL RECREATION CENTER FACILITY COMPARISONS



5

PROGRAM OPTIONS BASED ON FUNDING

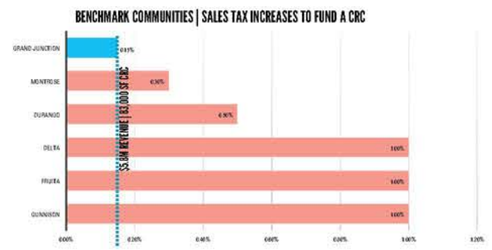
$70M | 83,000 SF CRC **$5.8 M Revenue Required**
- Cannabis Tax Revenue | **$2.5M**
- Sales Tax (sunsets after facility is paid off)| **$3.3M**
- **$4.3M** used to finance **$70M**
- **$1.3M - $1.5M** used for operations

SALES TAX - PREFERRED FUNDING OPTION



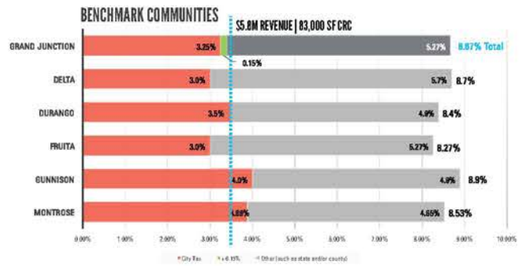
6

SALES TAX AS A FUNDING SOURCE



7

SALES TAX RATE COMPARISON



8

STRENGTHS AND WEAKNESSES | SALES TAX AS A 2ND FUNDING SOURCE

0.15% SALES TAX

STRENGTHS
- Most common CRC funding method, especially on the western slope
- City residents pay only about 30% of the total sales tax
- Survey indicated 67% very likely or somewhat likely to support

WEAKNESSES
- Revenues are more susceptible to economic fluctuations
- Potential sensitivity to sales tax increase

9

ADDITIONAL THEMES FROM COLLECTED COMMENTS

- Critical importance of sunset provision for 2nd funding source
- Concern that larger size CRC is still not large enough
  - Larger pool, larger gym, larger track, more community spaces desired
  - Many outdoor amenities desired to compliment site
- A robust education campaign about project to voters is essential

GRAND JUNCTION COMMUNITY RECREATION CENTER

10

PRAB FUNDING RECOMMENDATION ON 8.17

Unanimous PRAB support for:

1. $ 70M | 83,000 SF CRC
2. 0.15% Additional Sales Tax as a second funding source

City Council Ratified PRAB's Recommendation and Approved the larger facility and an additional 0.15% sales tax with a 30-year sunset provision as a second funding source

GRAND JUNCTION COMMUNITY RECREATION CENTER

11

CRC COMPARISONS

2019 BALLOT QUESTION

45% YES 55% NO

- 0.39% Sales tax increase
- Would have raised City Rate to 3.89%
  (with roads proposal would have been the highest in the region)

- $79 M
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects
  - CRC
  - 75 Acre Park
  - Orchard Mesa Pool

2023 CONCEPT

- Cannabis revenue + 0.15% sales tax (with a sunset provision when facility if paid off)

- $70 M
- 1 Site - Matchett
- 1 Project
  - CRC

12

CRC COMPARISONS

2023 CONCEPT

- Cannabis revenue + 0.15% sales tax (with a sunset provision when facility if paid off)

- $70 M
- 1 Site - Matchett
- 1 Project
  - CRC

SINCE 2019 BALLOT: COMMUNITY

- **First Responder** Tax: 0.5% for Fire and Police
- **Road Improvements:** $70M in debt funding approved (no new taxes)
- **New GJ High School:** $115M bond funding approved

SINCE 2019 BALLOT: PARKS & REC

- GJ Facilities now **Silver Sneakers** and **Renew Active** covered: health insurance pays for senior annual memberships
- **PROS Master Plan:** $157M in priorities with CRC as the Top Priority.
- Grand Valley Parks & Rec. Foundation: plan for capital grant pursuit to pay off facility earlier:
  - DOLA
  - El Pomar
  - Daniels Fund
  - Gates Foundation
  - Boettcher
  - Anschutz Family Foundation

GoCo Grants are for outdoors only

13

PROGRAM OPTIONS BASED ON FUNDING

$70M | 83,000 SF CRC

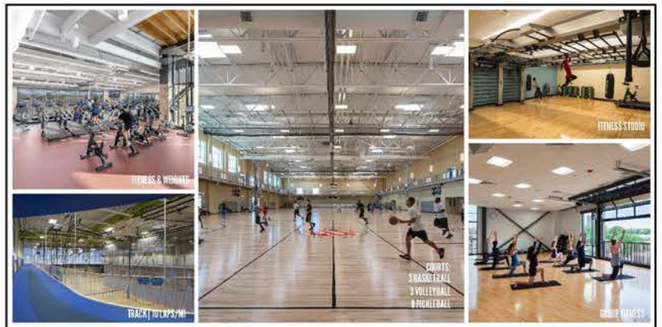
83,000 SF $70M	PROGRAM SPACE
X	Administration
X	Lobby and Support Spaces
X	Locker Spaces
X	Universal Changing Rooms
X	Child Watch - Short Term Babysitting
X	Teen / Game Lounge
X	Senior Lounge
X	Party / Activity Rooms
X	Community Rooms with Catering Kitchen
X	Gym - 3 Middle or 1 High School Courts
X	Elevated Walk / Jog Track
X	8,000 Fitness & Weights
X	30-35 Person Group Fitness / Dance Studio
X	30-35 Person Group Fitness / Dance Studio
X	10-12 Person Climbing & Bouldering Wall
X	Aquatics Support
X	4-Lane x 25-Yard Lap Pool
X	6,000 Recreation Activity Pool & Whirlpool
X	950 SF Therapy Pool / Spa

14



GRAND JUNCTION CRC AQUATIC SPACES

15



GRAND JUNCTION CRC RECREATION SPACES

16



GRAND JUNCTION CRC RECREATION SPACES

17



GRAND JUNCTION CRC COMMUNITY SPACES

18

DESIGN THREADS

19

PEOPLE



Who are the people of Grand Junction and what are their aspirations?

PLACE



Where do people live, work and play? What are the landmarks of interest and places of pride.

PACE



What experiences and pace of life are residents seeking?

20

FOUR IMPORTANT QUESTIONS

1 AWAY 2 HERE 3 WHY 4 BE

1. HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE **AWAY** FROM HOME?
2. WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE **HERE**?
3. **WHY** DO YOU LIVE IN GRAND JUNCTION?
4. HOW DO YOU WANT TO **BE** PERCEIVED AS A COMMUNITY?

21

FOUR IMPORTANT QUESTIONS

1 AWAY

HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE **AWAY** FROM HOME?



22

FOUR IMPORTANT QUESTIONS

2 HERE

WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE **HERE**?



23

FOUR IMPORTANT QUESTIONS

3 WHY

WHY DO YOU LIVE IN GRAND JUNCTION?



24

FOUR IMPORTANT QUESTIONS

4 BE

HOW DO YOU WANT TO **BE** PERCEIVED AS A COMMUNITY?



25

ADAPTION

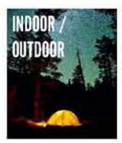
A community continually changing to better suit the environment

5 QUESTIONS | PACE

Four seasons of beautiful weather
Small town feel for a bigger city
Easy access to outdoor recreation
Fun-Junction
Active and healthy lifestyle
Surrounded by beauty and open space
A region transformed by weather and time

- **Design:** is guided by views, high heat and strong winds
- **Materials:** must patina well and stand the test of time
- **Seasons:** should be celebrated
- **Programs:** continually adapting to community needs

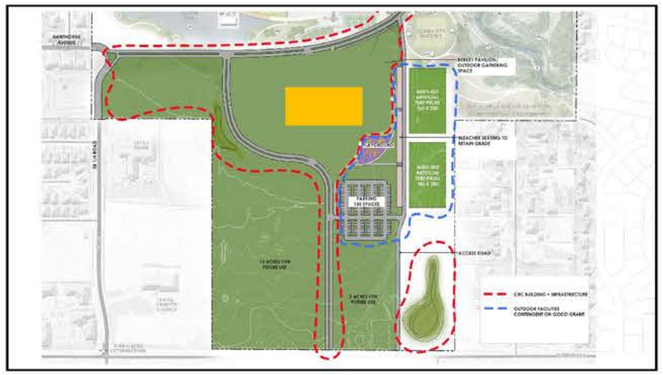




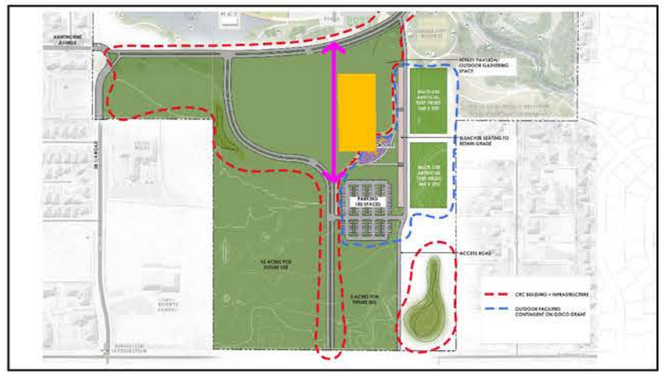




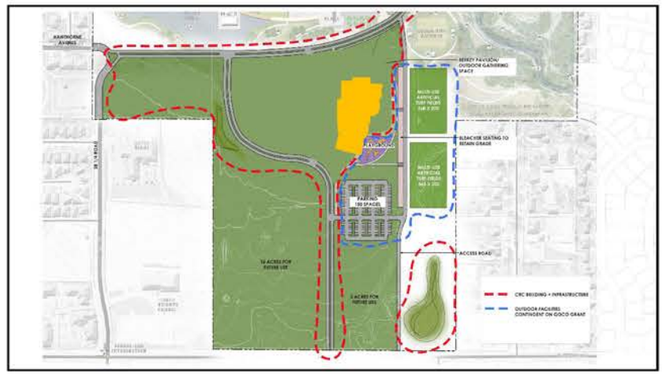
26



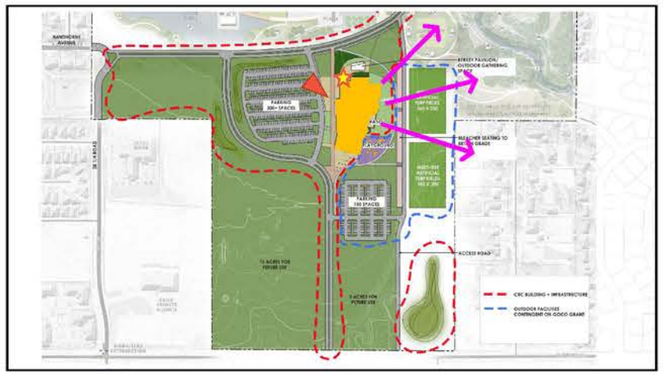
27



28



29



30

FACETED

Embracing many different aspects or features

5 QUESTIONS | PEOPLE

Rural and urban
Diverse ideas and people
Modern meets western
Inclusive
Accepting of diversity

- The people are **shaped by their environment**
- Having **many abilities** or a personality with **many sides**
- Accepting of **many different views** of the same thing
- **Reflective of the environment** all around us







31

CONVERGENCE

Flowing together, meeting or gathering at one point

5 QUESTIONS | PLACE

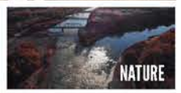
Where mountains meet the desert
Regional agriculture draw
Arts and culture downtown
Rural and urban
Local hiking, biking, boating, fishing
Vibrant small town that is growing
Railroad and River
Diverse ideas and people
Modern meets western

- A place created to encourage coming together

A merging of:
- Ideas + Perspectives
- Experiences
- Knowledge









32

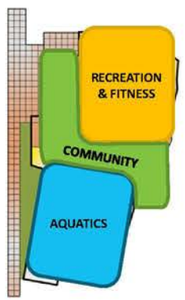
CONVERGENCE

Flowing together, meeting or gathering at one point

33

CONVERGENCE

Flowing together, meeting or gathering at one point



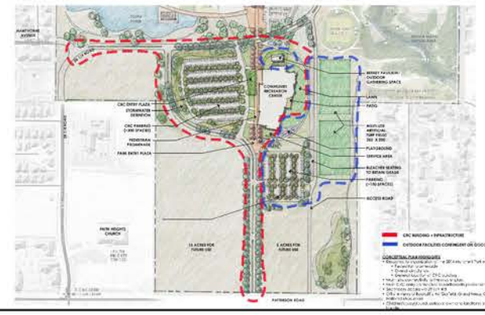
34

MATCHETT PARK CRC CONCEPT PLAN



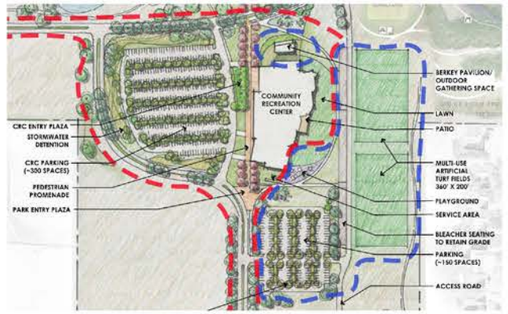
35

MATCHETT PARK CRC CONCEPT PLAN



36

MATCHETT PARK CRC CONCEPT PLAN



37

MATCHETT PARK CRC CONCEPT PLAN



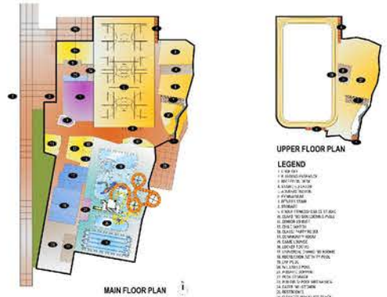
38

MATCHETT PARK CRC CONCEPT PLAN



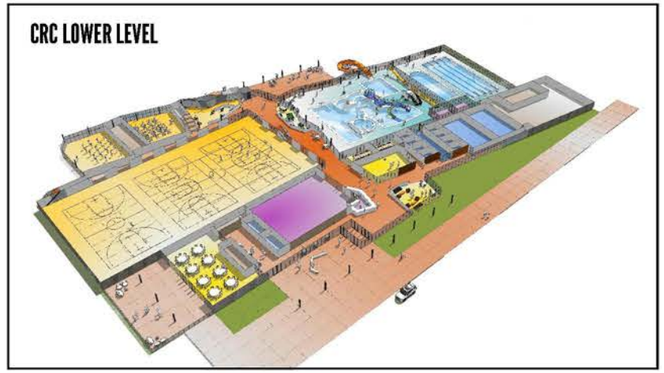
39

CRC CONCEPT PLAN



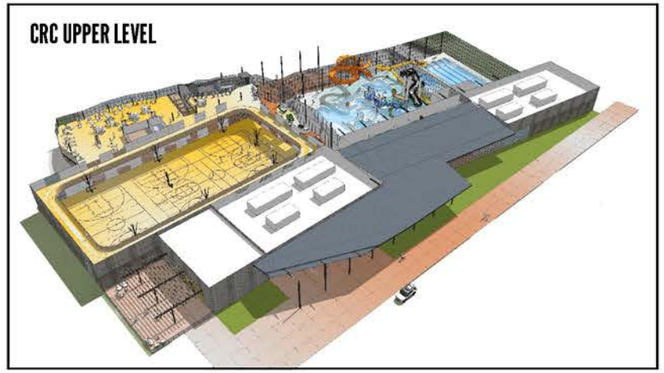
40

CRC LOWER LEVEL



41

CRC UPPER LEVEL



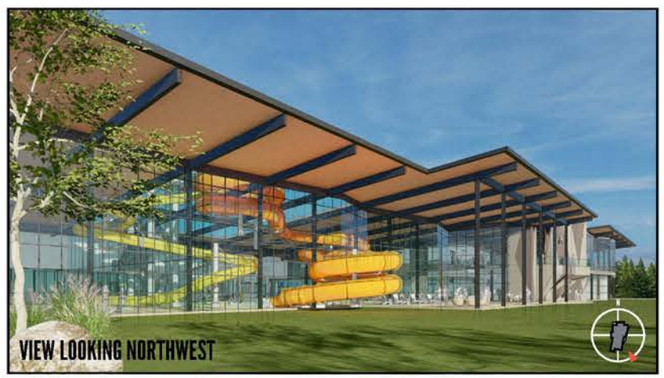
42



43



44



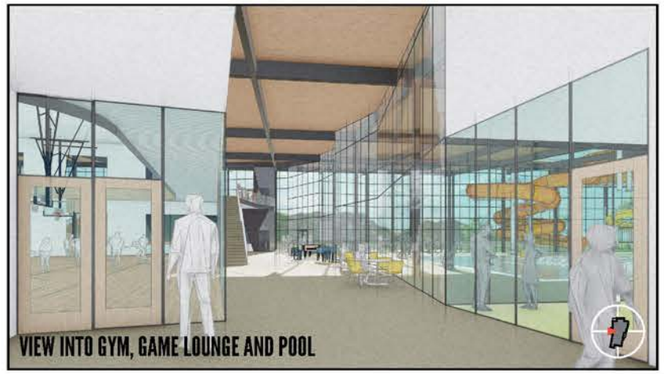
45



46



47



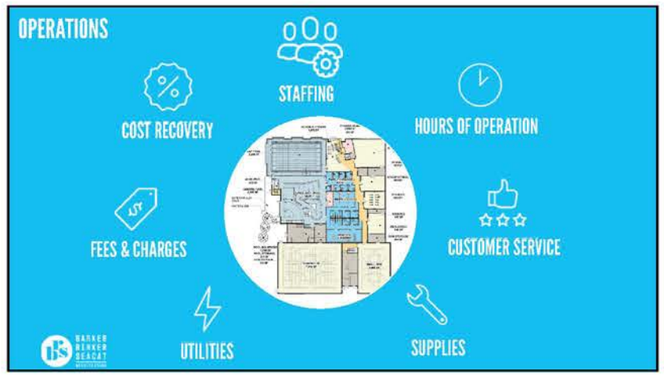
48



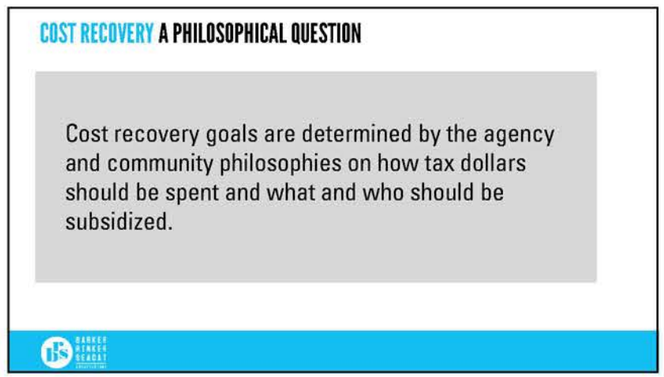
49



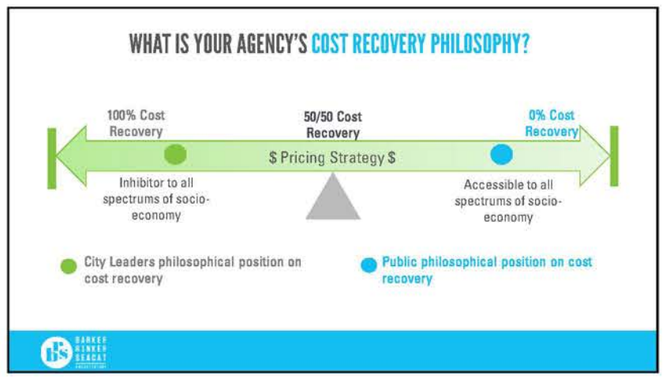
50



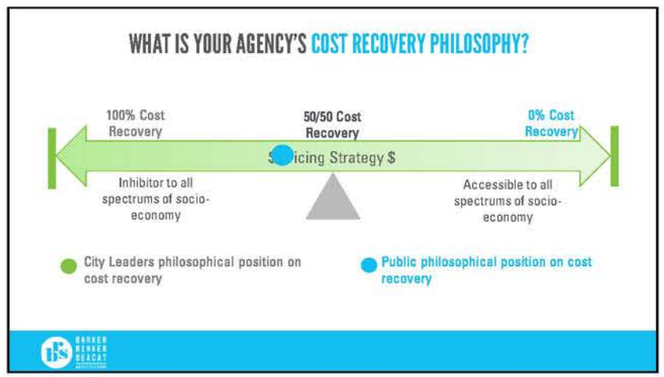
51



52



53



54

COST RECOVERY AND PROGRAM FLEXIBILITY

High-cost recovery philosophy/goals may allow for less program flexibility

- WEIGHTS/CARDIO
- LEISURE POOL
- GYMNASIUM
- WALK/JOG TRACK






55

COST RECOVERY AND PROGRAM FLEXIBILITY

Lower cost recovery philosophy/goals may allow for more program flexibility

- SENIOR SPECIFIC AREAS
- TEEN/YOUTH SPECIFIC AREAS
- CLASSROOMS
- LAP POOL






56

PROGRAM SUMMARY

- GYMNASIUM: 3 MS COURTS, ONE HIGH SCHOOL
- ELEVATED WALK/JOG TRACK
- GROUP FITNESS / DANCE STUDIO
- FITNESS AREA / CARDIO EQUIPMENT
- 10-12 PERSON CLIMBING WALL
- CHILD WATCH
- GAME LOUNGE
- PARTY / ACTIVITY ROOMS (2)
- COMMUNITY ROOM
- CATERING KITCHEN
- SENIOR LOUNGE
- 4 LANE LAP POOL
- LEISURE / LIFESTYLE POOL
- WATER SLIDE
- THERAPY POOL
- HOT TUB
- LOBBY & GATHERING SPACE
- ADMINISTRATION
- LOCKER SPACE
- UNIVERSAL CHANGING ROOMS

57

DRAFT CRC HOURS OF OPERATION

HOURS OF OPERATION	
Monday	5:45am to 8:00pm
Tuesday	5:45am to 8:00pm
Wednesday	5:45am to 8:00pm
Thursday	5:45am to 8:00pm
Friday	5:45am to 8:00pm
Saturday	8:00am to 6:00pm
Sunday	10:00am to 4:00pm
TOTAL HOURS	87.25

58

DRAFT CRC ADMISSION FEES

Daily Pass	Resident	Non-Resident
Youth (3-17 yr.)	$5	$6
Adult (18-59 yr.)	$8	$9
Senior (60 yr. +)	$6	$7
Family	N/A	N/A

Annual Pass Price per Month	Resident	Non-Resident
Youth (3-17 yr.)	$20	$24
Adult (18 – 59 yr.)	$40	$48
Senior (60 yr. +)	$22	$26.50
Family	$68	$72
Dual	$52	$62

59

INCLUSIONS

CRC activities included with admission

- Fitness area / Cardio Workout
- Indoor Walk / Jog Track
- Therapy / Wellness Pool
- Open Swim Lap lanes
- Lifestyle Pool Water Slides Play Features
- Game Lounge
- Climbing Wall
- Drop-in: Basketball Volleyball Pickleball
- Fitness Classes
- Water Aerobics Classes
- Senior Activities

60

DRAFT CRC OPERATIONAL PLAN SUMMARY

Annual Operating Expenses		
Total Staffing		$ 2,420,000
Full-Time	$ 999,000	
Part-Time	$ 1,421,000	
Supplies		$ 774,000
Contractual Services		$ 203,000
Capital Repair & Replacement		$ 136,000
	Total Expenses	$ 3,533,000

Annual Operating Revenues	
Admissions	$ 1,919,000
Other Revenues (e.g., programs, rentals, vending)	$ 285,000
CRC Projected Operating Revenue	$ 2,204,000

61

QUESTIONS

- HOW CAN THESE PLANS BE ENHANCED?
- WHAT IS MISSING FROM THIS EVOLVING PLAN?
- WHAT IS MOST EXCITING ABOUT THE CURRENT DIRECTION?
- WHAT OUTDOOR FEATURES SHOULD BE PRIORITIZED AT MATCHETT PARK?

62

NEXT STEPS

PRAB MTG | SEPT 26
- OPERATIONAL PLAN
- DESIGN

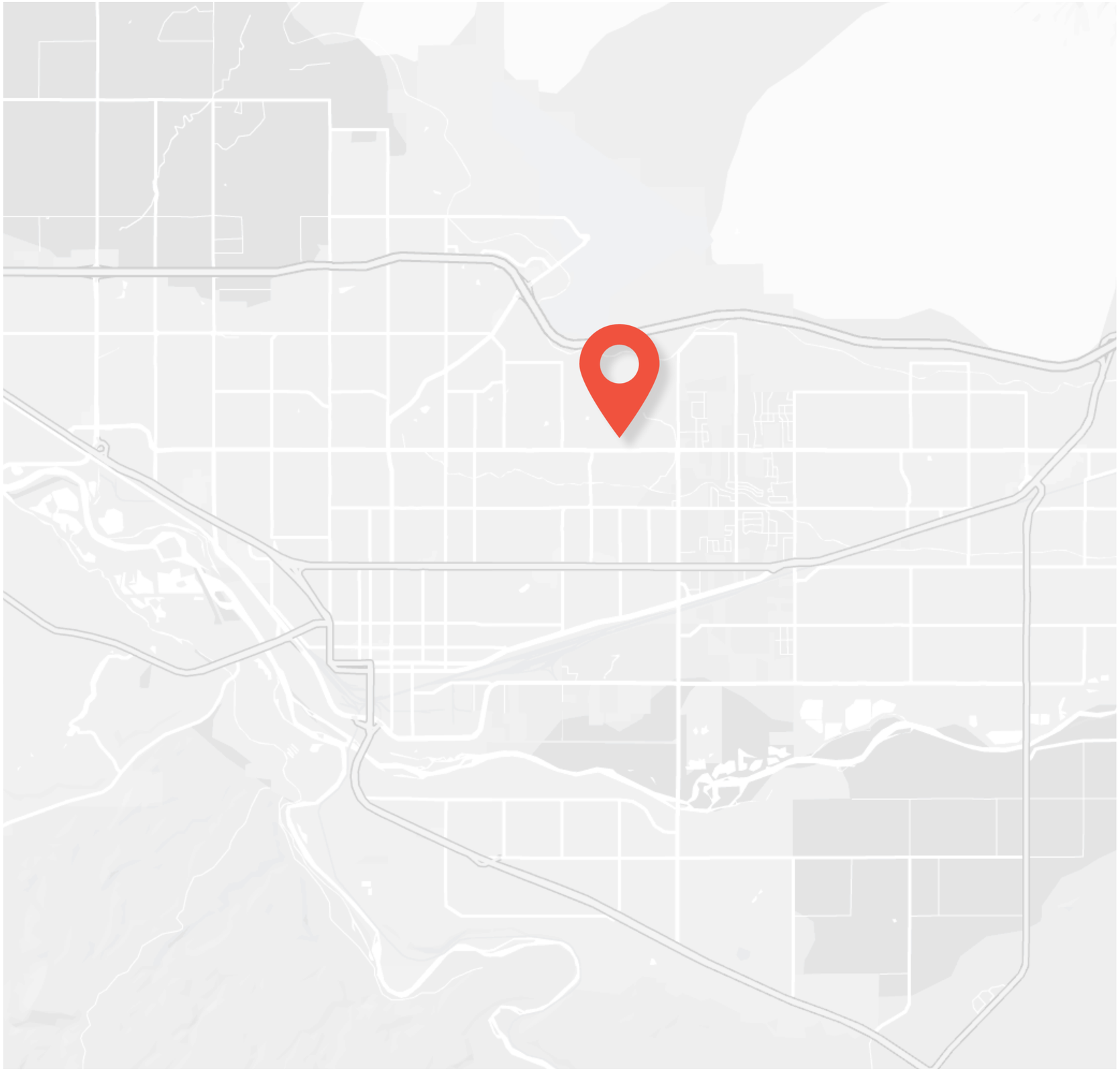
COUNCIL MTG | OCT 19
- COUNCIL CONSIDERATION OF PRAB RECOMMENDATION

PRAB MTG | NOV 1
- FINAL PLAN REVIEW

COUNCIL MTG | NOV 16
- COUNCIL CONSIDERATION OF PRAB RECOMMENDATION

SEPT 21 – NOV 16
- CONFIRM KEY PROFORMA METRICS
- CONFIRM OPERATIONAL PLAN
- CONFIRM CONCEPT DESIGN

63



APPENDIX 2

OPERATIONAL PLAN FROM BARKER RINKER SEACAT

Full Time Staff	$ 919,000 -	$ 999,000
Part Time Staff	$ 1,307,000 -	$ 1,421,000
Supplies	$ 712,000 -	$ 774,000
Contractual Services	$ 187,000 -	$ 203,000
Capital Repair / Replacement	$ 125,000 -	$ 136,000

TOTAL CRC OPERATING EXPENSES $ 3,250,000 - $ 3,533,000

Assumption
Salaries based on anticipated cost-of-living adjustments & rates for FY26

DRAFT ADMISSION DETAIL

RESIDENTS

DAILY PASS	Price	# Sold	Annual Visits
Youth	$5	10,800	10,800
Adult	$8	11,000	11,000
Senior	$6	12,000	12,000
Totals		33,800	33,800

PUNCH PASS (20)*	Price	# Sold	Annual Visits
Youth	$90	450	9,000
Adult	$144	400	8,000
Senior	$108	450	9,000
Totals		1,300	26,000

ANNUAL PASS	Monthly	Annual	# Sold	Annual Visits
Youth	$20	$240	120	12,000
Adult	$40	$480	407	40,700
Senior	$22	$264	600	60,000
Family	$68	$816	800	80,000
Add'l Family	$10	$120	270	27,000
Dual	$52	$624	400	40,000
SilverSneakers/ ReNew Active	$12	$144	1200	57,600
Totals			3,797	317,300

NON-RESIDENTS

DAILY PASS	Price	# Sold	Annual Visits
Youth Non-Res	$6	3,240	3,240
Adult Non-Res	$9	3,300	3,300
Senior Non-Res	$7	3,600	3,600
Totals			10,140

PUNCH PASS (20)*	Price	# Sold	Annual Visits
Youth Non-Res	$108	25	500
Adult Non-Res	$162	100	2,000
Senior Non-Res	$126	75	1,500
Totals		200	4,000

ANNUAL PASS	Month	Annual	# Sold	Annual Visits
Youth	$24	$288	10	1,000
Adult	$48	$576	30	3,000
Senior	$26.50	$318	60	6,000
Family	$72	$864		
Dual	$62	$744		
Totals			100	10,000

Youth (3-17 yr.)
Adult (18-59 yr.)
Seniors (60+ yr.)

DRAFT ADMISSION DETAIL

Admission Revenue		
Daily Pass (11%)	$ 214,000 -	$ 231,000
Punch Pass (9%)	$ 175,000 -	$ 189,000
Annual Pass (80%)	$ 1,530,000 -	$ 1,652,000
Total Admission	**$ 1,919,000 -**	**$ 2,071,000**

Total Annual Visits
391,100 – 423,000
Average Daily Visits
1,100 – 1,200
Annual Pass Holders
6,700 – 7,200

DRAFT OTHER REVENUE

Other Revenue (e.g., programs, rentals, vending)	$ 285,000 - $ 308,000
Total Admissions Revenue	$ 1,919,000 - $ 2,071,000

CRC PROJECTED TOTAL OPERATING REVENUE **$ 2,204,000**

DRAFT CRC OPERATIONAL PLAN SUMMARY

Annual Operating Expenses		
Total Staffing		**$ 2,420,000**
Full-Time	$ 999,000	
Part-Time	$ 1,421,000	
Supplies		**$ 774,000**
Contractual Services		**$ 203,000**
Capital Repair & Replacement		**$ 136,000**
Total Expenses		$ 3,533,000

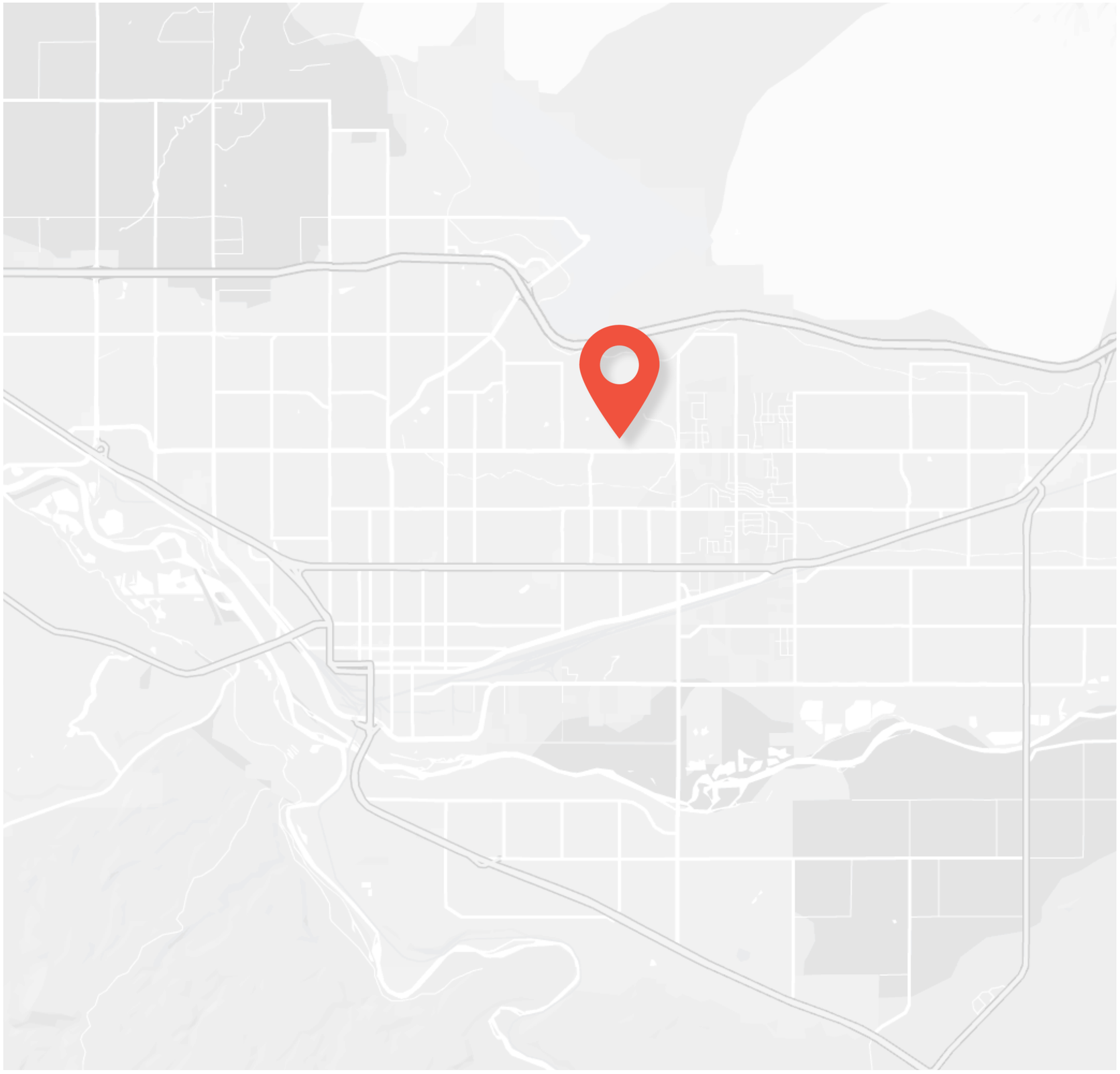
Annual Operating Revenues	
Admissions	**$ 1,919,000**
Other Revenues (e.g., programs, rentals, vending)	**$ 285,000**
CRC Projected Operating Revenue	$ 2,204,000

DRAFT CRC OPERATIONAL PLAN SUMMARY

Annual Operating Expenses		
Total Staffing		**$ 2,420,000**
Full-Time	$ 999,000	
Part-Time	$ 1,421,000	
Supplies		**$ 774,000**
Contractual Services		**$ 203,000**
Capital Repair & Replacement		**$ 136,000**
Total Operating Expenses		$ 3,533,000
Annual Debt Service		$ 4,300,000
TOTAL EXPENSES		**$ 7,833,000**

Annual Operating Revenues	
Admissions	**$ 1,919,000**
Other Revenues (e.g., programs, rentals, vending)	**$ 285,000**
CRC Projected Operating Revenue	$ 2,204,000

Total Operating Expenses	$ 3,533,000
Subsidy Without Annual Debt Service	$ 1,329,000
Annual Debt Service	$ 4,300,000
Subsidy With Annual Debt Service	$ 5,629,000



APPENDIX 3

PUBLIC COMMENTS*

*Note: The Public Comments found in Appendix 3 document the planning process but do not necessarily reflect approved items in the rest of the report. The rest of the report will serve as the road-map should the CRC attain full funding. The Public Comments in Appendix 3 provide additional record of the process that led to the full report.

SUMMARY OF CRC FINANCING AND BUDGET FROM PARKS AND RECREATION ADVISORY BOARD (PRAB)

Note: PRAB was charged by City Council to guide and vet the CRC plan, including the financing. PRAB exerted great effort in evaluating the financing plan including crafting the summary table found below. This reflects the projected revenues and expenses in terms that helped members of PRAB in their evaluation of the CRC financing. This table is in alignment with the operational plan provided by Barker Rinker Seacat in Appendix 2.

Estimated Annual Cash Inflows		Estimated Annual Cash Outflows	
Sales Tax (Proposed 0.15% tax increase)	$ 3,300,000	Debt Service	$ 4,300,000
Cannabis Tax	$ 2,500,000	Operating Expenses	$ 3,533,000
Admissions	$ 1,919,000		
Other Revenues (programs, rentals, vending)	$ 285,000		
Total Estimated Cash Inflows	$ 8,004,000	Total Estimated Cash Outflows	$ 7,833,000

NOTES:

1. The proposed sales tax increase of 0.15% will sunset after the CRC debt is paid off.
2. The Cannabis tax will continue after the CRC debt is paid off and subsize operating expenses.

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Groups

Group 1 | Focu 6/13 @ 3:30pm
Group 2 | Focu 6/14 @ 7:00am
Group 3 | Focu 6/14 @ 10:30am
Group 4 | Focu 6/14 @ 12pm
Group 5 | Focu 6/14 @ 2 pm
Group 6 | Focu 6/14 @ 3pm
Group 7 | Publi 6/14 @ 6pm

QUESTIONS

1 **How do you describe Grand Junction when you are AWAY from home?**
2 **What places or events must visitors experience when they are HERE?**
3 **Why to you live in Grand Junction?**
4 **How do you <u>want</u> to BE perceived as a community?**
5 **How to you <u>NOT want</u> to BE perceived as a community?**

Group	Question	Response
Group 1	1 | AWAY	Great place to raise a family
Group 1	1 | AWAY	Beautiful weather
Group 1	1 | AWAY	Friendly People
Group 1	1 | AWAY	Safe
Group 1	1 | AWAY	Somewhere more people should spend time
Group 1	1 | AWAY	Access to recreation in every compass direction
Group 1	1 | AWAY	Sunny most of the time
Group 1	1 | AWAY	Access to National Parks: Colorado, Utah, Wyoming
Group 1	1 | AWAY	Good entertainment and shopping options
Group 1	1 | AWAY	Great weather and great open space and trails
Group 2	1 | AWAY	Warm winters
Group 2	1 | AWAY	Fresh fruit
Group 2	1 | AWAY	Great place to grow a family
Group 2	1 | AWAY	Homeless issues
Group 2	1 | AWAY	Kind of dirty
Group 2	1 | AWAY	Lots of outdoor possibilities
Group 2	1 | AWAY	Where the mountains and desert meet
Group 2	1 | AWAY	Hot!
Group 2	1 | AWAY	Biking and hiking
Group 2	1 | AWAY	River floats
Group 2	1 | AWAY	Hot, fun, lots to do all year round
Group 2	1 | AWAY	Awesome growing season
Group 2	1 | AWAY	Smaller population
Group 2	1 | AWAY	Less competition for outdoor recreation
Group 2	1 | AWAY	Junk town
Group 2	1 | AWAY	Great place to live
Group 2	1 | AWAY	Outdoor space with great access to nature
Group 2	1 | AWAY	Always sunny with lots of outdoor recreation
Group 2	1 | AWAY	Its not Denver
Group 2	1 | AWAY	Not much of a night life
Group 2	1 | AWAY	Hot summer
Group 2	1 | AWAY	Cold winter
Group 2	1 | AWAY	Decent cost of living

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	1 | AWAY	Good size
Group 2	1 | AWAY	Full of outdoorsy people with a high homeless and red population
Group 2	1 | AWAY	Beautiful surroundings
Group 2	1 | AWAY	Serious homeless and drug issues
Group 2	1 | AWAY	Lacks top city amenities
Group 2	1 | AWAY	Outdoorsy
Group 2	1 | AWAY	Rural
Group 2	1 | AWAY	Relaxed
Group 2	1 | AWAY	Cheap cost of living
Group 2	1 | AWAY	Central hub
Group 2	1 | AWAY	Forest and desert landscape
Group 2	1 | AWAY	I tell people this town its an essentially underwhelming place and very forgettable
Group 2	1 | AWAY	The best thing to do when visiting is drive up, put gas and keep going.
Group 3	1 | AWAY	Hot!
Group 3	1 | AWAY	Great place to raise a family
Group 3	1 | AWAY	Lots of outdoor activities
Group 3	1 | AWAY	So much to do outside. So many events to choose from
Group 3	1 | AWAY	Great place to live and work.
Group 3	1 | AWAY	Great community engagement
Group 3	1 | AWAY	You can drive anywhere in town in about 15 minutes
Group 3	1 | AWAY	Adjacent to everything (good!)
Group 3	1 | AWAY	High desert
Group 3	1 | AWAY	Love the Grand Mesa, Monument and surrounding areas
Group 3	1 | AWAY	Great outdoor opportunities
Group 4	1 | AWAY	Gateway to outdoor recreation all year
Group 4	1 | AWAY	Horticulture: peaches and wine, unique to Colorado
Group 4	1 | AWAY	Great recreational opportunities
Group 4	1 | AWAY	Agriculture: peaches and wine
Group 4	1 | AWAY	Strong art community
Group 5	1 | AWAY	Best slope of Colorado
Group 5	1 | AWAY	Wonderful access to outdoors but lacking nice, modern community amenities
Group 5	1 | AWAY	Along I-70 Corridor
Group 5	1 | AWAY	30 miles east of Utah boarder
Group 5	1 | AWAY	Outdoor recreation
Group 5	1 | AWAY	Short drive from biking and hiking in Fruita or wine country in Palisade
Group 5	1 | AWAY	Art on Main Street and opportunities for art community
Group 5	1 | AWAY	Lots of special events
Group 7	1 | AWAY	Nice community, no recreation center YET!
Group 7	1 | AWAY	Healthy
Group 7	1 | AWAY	Outdoor and indoor opportunity
Group 7	1 | AWAY	Vibrant, growing
Group 7	1 | AWAY	Wide variety of options available
Group 7	1 | AWAY	Good location for sight seeing. Lots of interesting sites to visit
Group 7	1 | AWAY	Small enough to be friendly and big enough for housing, jobs and entertainment
Group 7	1 | AWAY	A great place for outdoor activities. Ski in the morning, bike in the evening
Group 7	1 | AWAY	The cost of living is high and you pay for the opportunity to play and live in a shack as a trade off
Group 7	1 | AWAY	A growing city with friendly people, a great college and lots of recreation opportunities
Group 7	1 | AWAY	Beautiful area, spectacular! But, way to conservative (taken 40 years to build a rec center)
Group 7	1 | AWAY	Grand Junction is the best place in the Rocky Mountains to live if you like outdoor recreation with mountains, canyons and rivers
Group 7	1 | AWAY	Best climate plus good cultural amenities with CMU, Avalon, Library, Symphony and Art Center

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	1 | AWAY	Really cool outdoor recreation but not enough family spaces, especially in summer
Group 7	1 | AWAY	Safe haven nestled in a river valley between mountains
Group 7	1 | AWAY	High desert, rural, small, urban, innovative trends
Group 7	1 | AWAY	Great place to get away from typical urban grid.
Group 7	1 | AWAY	Lots to do outside
Group 7	1 | AWAY	When I am away, I would describe this as a beautiful area, close to lots of outdoor recreation.
Group 7	1 | AWAY	A fairly pretty town
Group 7	1 | AWAY	Wonderful downtown area
Group 7	1 | AWAY	Art and music proliferates
Group 7	1 | AWAY	Fruit and wine
Group 7	1 | AWAY	Not really as progressive in some areas as I would like to see
Group 7	1 | AWAY	Visitors have commented on all the loud pickup trucks
Group 7	1 | AWAY	Great weather
Group 7	1 | AWAY	It is close to Fruita
Group 7	1 | AWAY	Grand Junction has a multitude of outdoor recreation opportunities and facilities, but very limited indoor recreation
Group 7	1 | AWAY	Wonderful weather
Group 7	1 | AWAY	Great golf
Group 7	1 | AWAY	Great wineries
Group 7	1 | AWAY	Great festivals
Group 7	1 | AWAY	Great outdoor activity
Group 7	1 | AWAY	Growing restaurant situation
Group 7	1 | AWAY	Desert lands with unique lands surrounding it
Group 7	1 | AWAY	Great weather
Group 7	1 | AWAY	Lots of recreational activities on large amount of public land
Group 7	1 | AWAY	Growing?? Not sure what that will bring
Group 7	1 | AWAY	Great weather
Group 7	1 | AWAY	I use to describe Grand Junction as a small town and perfect temperature, but now I describe it as growing extremely quickly an heat is becoming an issue
Group 7	1 | AWAY	Great mountain biking
Group 7	1 | AWAY	Affordable skiing
Group 7	1 | AWAY	Beautiful views
Group 7	1 | AWAY	At risk is we don't plan well…
Group 7	1 | AWAY	Great outdoor recreation
Group 7	1 | AWAY	Beautiful
Group 7	1 | AWAY	Up and coming
Group 7	1 | AWAY	Friendly
Group 1	2 | HERE	Palisade
Group 1	2 | HERE	Fruita
Group 1	2 | HERE	Monument
Group 1	2 | HERE	Glenwood Springs
Group 1	2 | HERE	Utah National Parks
Group 1	2 | HERE	Downtown
Group 1	2 | HERE	Golf courses
Group 1	2 | HERE	Bike paths
Group 1	2 | HERE	Trails
Group 1	2 | HERE	Outdoors
Group 1	2 | HERE	Views
Group 1	2 | HERE	People
Group 1	2 | HERE	Beer
Group 1	2 | HERE	Orchard
Group 1	2 | HERE	Wine
Group 1	2 | HERE	Festivals

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 1	2 | HERE	Some culture
Group 1	2 | HERE	Downtown shopping and dining
Group 1	2 | HERE	Monument
Group 1	2 | HERE	Grand Mesa
Group 1	2 | HERE	CMU
Group 1	2 | HERE	Grand Mesa
Group 1	2 | HERE	Downtown Grand Junction
Group 1	2 | HERE	Palisade
Group 1	2 | HERE	Fruita
Group 1	2 | HERE	Rivers
Group 1	2 | HERE	Trails
Group 2	2 | HERE	The best places and things to see about this town is seeing it in the rearview
Group 2	2 | HERE	Downtown
Group 2	2 | HERE	Distilleries and wineries
Group 2	2 | HERE	Las Colonias
Group 2	2 | HERE	Beautiful downtown
Group 2	2 | HERE	The Monument
Group 2	2 | HERE	Lunch Loops
Group 2	2 | HERE	Kindred Reserve
Group 2	2 | HERE	Grand Mesa
Group 2	2 | HERE	Colorado River
Group 2	2 | HERE	Colorado Plateau
Group 2	2 | HERE	Grand Mesa
Group 2	2 | HERE	The river
Group 2	2 | HERE	Downtown
Group 2	2 | HERE	Unaweep
Group 2	2 | HERE	Lunch Loops
Group 2	2 | HERE	Mt. Garfield
Group 2	2 | HERE	Grand Mesa
Group 2	2 | HERE	Las Colonias
Group 2	2 | HERE	Lincoln Park
Group 2	2 | HERE	Main Street
Group 2	2 | HERE	Lunch Loops
Group 2	2 | HERE	River Trail
Group 2	2 | HERE	Kindred Reserve
Group 2	2 | HERE	The wine
Group 2	2 | HERE	Colorado National Monument
Group 2	2 | HERE	Grand Mesa
Group 2	2 | HERE	Floating the river
Group 2	2 | HERE	Colorado National Monument
Group 2	2 | HERE	Downtown
Group 2	2 | HERE	The natural surroundings
Group 2	2 | HERE	Mesa
Group 2	2 | HERE	Monument
Group 2	2 | HERE	Gateway
Group 2	2 | HERE	Enstrom's
Group 2	2 | HERE	Colorado Monument
Group 2	2 | HERE	Mesa
Group 2	2 | HERE	Moab
Group 2	2 | HERE	Wineries
Group 2	2 | HERE	Monument
Group 2	2 | HERE	Mesa
Group 2	2 | HERE	Monument
Group 2	2 | HERE	Bookcliffs

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	2 | HERE	Southwest Arborfest
Group 2	2 | HERE	Juco
Group 2	2 | HERE	Mesa Grand
Group 4	2 | HERE	Golf 9 month a year
Group 4	2 | HERE	Colorado Monument
Group 4	2 | HERE	Grand Mesa
Group 4	2 | HERE	Colorado National Monument
Group 4	2 | HERE	Grand Mesa
Group 4	2 | HERE	Wine tours
Group 4	2 | HERE	Art galleries
Group 5	2 | HERE	Grand Junction Rockies game
Group 5	2 | HERE	Las Colonias Amlo
Group 5	2 | HERE	Colorado National Monument
Group 5	2 | HERE	Rivers
Group 5	2 | HERE	Wineries
Group 5	2 | HERE	Mountain bike trails
Group 5	2 | HERE	Main Street
Group 5	2 | HERE	Downtown
Group 5	2 | HERE	Colorado National Monument
Group 5	2 | HERE	So many breweries
Group 5	2 | HERE	Grand Mesa
Group 5	2 | HERE	Colorado National Monument
Group 5	2 | HERE	Fruita: Trails, mountain biking, hot tamales
Group 5	2 | HERE	Palisade: orchards and vineyards
Group 5	2 | HERE	Colorado RFT
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Downtown art
Group 7	2 | HERE	River rafting
Group 7	2 | HERE	Concerts outside
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Palisade
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Biking
Group 7	2 | HERE	Breweries
Group 7	2 | HERE	Wineries
Group 7	2 | HERE	River Front
Group 7	2 | HERE	CMU
Group 7	2 | HERE	Views
Group 7	2 | HERE	Mountain biking areas
Group 7	2 | HERE	Wineries an agriculture in Palisade area
Group 7	2 | HERE	Outdoors and incredible Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Bookcliffs
Group 7	2 | HERE	Natural areas with minimal light pollution
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Local trails
Group 7	2 | HERE	Vineyards
Group 7	2 | HERE	Float the river
Group 7	2 | HERE	Drinks on the patio at Devil's Kitchen
Group 7	2 | HERE	Hike the Monument

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	2 | HERE	Ride Kokopelli
Group 7	2 | HERE	Eat outside downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	River front
Group 7	2 | HERE	Biking
Group 7	2 | HERE	Hiking
Group 7	2 | HERE	Wineries
Group 7	2 | HERE	Great restaurants
Group 7	2 | HERE	Skiing - cross country and downhill
Group 7	2 | HERE	Visitors should all see the fruit and wine areas, downtown Grand Junction and Fruita
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Art on the corner
Group 7	2 | HERE	River front
Group 7	2 | HERE	Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Enstrom's
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	River front
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Colorado National Monument - amazing place!
Group 7	2 | HERE	Rafting Snake Canyon
Group 7	2 | HERE	Black Canyon
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Baseball games
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Downtown Grand Junction
Group 7	2 | HERE	Hiking trails
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Palisade peaches
Group 7	2 | HERE	Palisade wine
Group 7	2 | HERE	Ski
Group 7	2 | HERE	Golf
Group 7	2 | HERE	Bike
Group 7	2 | HERE	Wine
Group 7	2 | HERE	River front trail
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Fruita Badlands
Group 7	2 | HERE	Downtown walking in Grand Junction
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Lunch Loops trails
Group 7	2 | HERE	Vineyards and Breweries
Group 7	2 | HERE	Food at Bin 707, Taco Party, Peche, Hot Tomatoes
Group 7	2 | HERE	Trails
Group 7	2 | HERE	Playgrounds

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Festivals
Group 7	2 | HERE	Palisade fruit
Group 7	2 | HERE	Palisade wine
Group 1	3 | WHY	Recreation opportunities
Group 1	3 | WHY	Community
Group 1	3 | WHY	Open space
Group 1	3 | WHY	Lack of crowding
Group 1	3 | WHY	Recreation opportunities
Group 1	3 | WHY	Hiking
Group 1	3 | WHY	Biking
Group 1	3 | WHY	Kayaking
Group 1	3 | WHY	Pickleball
Group 1	3 | WHY	Golf
Group 1	3 | WHY	Skiing
Group 1	3 | WHY	Weather
Group 1	3 | WHY	Recreation
Group 1	3 | WHY	Economy
Group 1	3 | WHY	Challenges
Group 1	3 | WHY	Easy to get places
Group 1	3 | WHY	My family lives here
Group 2	3 | WHY	Outdoor recreation and beauty
Group 2	3 | WHY	Outdoor recreation
Group 2	3 | WHY	Raise kids
Group 2	3 | WHY	Less people
Group 2	3 | WHY	Outdoor recreation
Group 2	3 | WHY	a job opportunity
Group 2	3 | WHY	I was born here and didn't take my jar or dirt
Group 2	3 | WHY	My wife isn't ready to move
Group 2	3 | WHY	Less crowded
Group 2	3 | WHY	Its not Denver
Group 2	3 | WHY	Outdoor access
Group 2	3 | WHY	There is so much to do all year round and central to all the great things Colorado and Utah has to offer
Group 2	3 | WHY	Mountains
Group 2	3 | WHY	Outdoor adventure
Group 2	3 | WHY	Its vicinity to the natural areas that surround it.
Group 2	3 | WHY	More affordable than the front range
Group 2	3 | WHY	I only live in the valley because of a free house and dying grandmother
Group 2	3 | WHY	Great location
Group 2	3 | WHY	Job opportunities
Group 2	3 | WHY	Friendly community
Group 2	3 | WHY	Family
Group 2	3 | WHY	I don't have to shovel snow
Group 2	3 | WHY	Outdoor space and nature
Group 2	3 | WHY	Climate - spring and fall
Group 2	3 | WHY	Growing flowers, trees
Group 2	3 | WHY	Fresh fruit
Group 2	3 | WHY	Skiing
Group 2	3 | WHY	Hiking
Group 2	3 | WHY	Mild winters
Group 2	3 | WHY	Born and raised

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	3 | WHY	Keep in mind we are growing and becoming a large city
Group 2	3 | WHY	Less crowded
Group 3	3 | WHY	Space and choice of activities
Group 3	3 | WHY	Great job
Group 3	3 | WHY	Great place to raise a family
Group 3	3 | WHY	Safe
Group 3	3 | WHY	Raise my son in a smaller town
Group 3	3 | WHY	Less rain
Group 3	3 | WHY	its home. I grew up here
Group 3	3 | WHY	Cheaper to live compared to other Colorado towns
Group 3	3 | WHY	Small town feel with unlimited outdoor recreation opportunities
Group 3	3 | WHY	Good "western" town
Group 3	3 | WHY	People are kind and polite (generally)
Group 3	3 | WHY	Outdoor opportunities
Group 3	3 | WHY	Great for family
Group 3	3 | WHY	Great place to live and work.
Group 3	3 | WHY	Many outdoor opportunities
Group 3	3 | WHY	Nature focus
Group 3	3 | WHY	Views
Group 4	3 | WHY	Weather
Group 4	3 | WHY	Protected government land all around
Group 4	3 | WHY	Hospitals
Group 4	3 | WHY	CMU
Group 4	3 | WHY	Fewer people
Group 4	3 | WHY	Grew up here
Group 4	3 | WHY	Kids and Grandkids are here
Group 7	3 | WHY	Weather
Group 7	3 | WHY	Nice family town
Group 7	3 | WHY	Great outdoor opportunities
Group 7	3 | WHY	Fine professional opportunities for me
Group 7	3 | WHY	Moved here while with BLM saw no reason to leave
Group 7	3 | WHY	I came because of a job, stayed to raise a family. Now this is home
Group 7	3 | WHY	It's easy to live here, easy to get around
Group 7	3 | WHY	Streets are well planned
Group 7	3 | WHY	I'd like to be perceived as a progressive city! Not so conservative and tight fisted
Group 7	3 | WHY	Smaller community
Group 7	3 | WHY	Worked 28 years at MSC/CMU. Retired in 2016.
Group 7	3 | WHY	Own home here
Group 7	3 | WHY	Green space
Group 7	3 | WHY	Smaller community
Group 7	3 | WHY	Weather
Group 7	3 | WHY	Access to outdoor spaces
Group 7	3 | WHY	Great golf
Group 7	3 | WHY	Size
Group 7	3 | WHY	Beauty
Group 7	3 | WHY	The potential
Group 7	3 | WHY	Outdoor recreation
Group 7	3 | WHY	Less traffic
Group 7	3 | WHY	Outdoor opportunities
Group 7	3 | WHY	Friendly folks
Group 7	3 | WHY	Access to outdoor activities
Group 7	3 | WHY	Proximity to family
Group 7	3 | WHY	Outdoor recreation
Group 7	3 | WHY	Lower congestion/traffic

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	3 | WHY	Cultural activities (symphony, CMU, theatre, etc.)
Group 7	3 | WHY	Moved here in 1992 as an adult with young kids. Great, safe place to raise them. And then stayed!
Group 7	3 | WHY	My business and roots are here
Group 7	3 | WHY	Best small city in Colorado
Group 7	3 | WHY	The Colorado National Monument is a blessing for hiking and biking plus 2hrs t to the best mountains and canyons in the West
Group 7	3 | WHY	Affordable (relative to other places in Colorado) with great outdoor recreation activities an access
Group 7	3 | WHY	Offers lots of recreating
Group 7	3 | WHY	Small town feel
Group 7	3 | WHY	Mostly friendly
Group 7	3 | WHY	Surrounding towns an recreation access
Group 7	3 | WHY	Lived in Grand Junction all my life, 61 years
Group 7	3 | WHY	I moved here to create a working studio near my residence as a professional visual artist
Group 7	3 | WHY	Affordable western slope community
Group 7	3 | WHY	I value the public lands and the variety of land that is here
Group 7	3 | WHY	Friends an neighbors are a draw
Group 1	4 | BE	Hospitable
Group 1	4 | BE	Progressive
Group 1	4 | BE	Supportive of the health and fitness of the community
Group 1	4 | BE	Up and coming
Group 1	4 | BE	Great place to raise a family
Group 1	4 | BE	Supportive of schools, recreation and core services
Group 1	4 | BE	Growing with opportunities
Group 1	4 | BE	Outdoor and recreation focused
Group 1	4 | BE	Inviting
Group 1	4 | BE	Hospitable
Group 1	4 | BE	Up and coming
Group 1	4 | BE	Open minded
Group 2	4 | BE	Outdoor access capital
Group 2	4 | BE	Healthy
Group 2	4 | BE	Family oriented
Group 2	4 | BE	Involved community
Group 2	4 | BE	Welcoming and providing a good outdoor park and recreation experience for the people
Group 2	4 | BE	Clean and caring
Group 2	4 | BE	I don't want to be perceived as a part of this community
Group 2	4 | BE	Adventurous
Group 2	4 | BE	Outdoor
Group 2	4 | BE	Unique
Group 2	4 | BE	Progressive
Group 2	4 | BE	Outdoorsy
Group 2	4 | BE	Connected
Group 2	4 | BE	Healthy
Group 2	4 | BE	Happy
Group 2	4 | BE	Fun Junction
Group 2	4 | BE	Keeping up the times
Group 2	4 | BE	Looking toward the future
Group 2	4 | BE	Sustainable
Group 2	4 | BE	Altruistic
Group 2	4 | BE	Sensible
Group 2	4 | BE	Outdoor natural space focused community

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	4 | BE	Safe
Group 2	4 | BE	Clean
Group 2	4 | BE	Lots of trees and gardening
Group 2	4 | BE	Fort Collins like
Group 2	4 | BE	Lots of trails
Group 2	4 | BE	Integrated with nature
Group 2	4 | BE	Beautiful
Group 2	4 | BE	No homeless ruining everything!
Group 3	4 | BE	Progressive and open
Group 3	4 | BE	We care about what we have
Group 3	4 | BE	Safe
Group 3	4 | BE	Family oriented
Group 3	4 | BE	Progressive and inclusive
Group 3	4 | BE	Kind
Group 3	4 | BE	Forward thinking
Group 3	4 | BE	Modern meets western
Group 3	4 | BE	Active
Group 3	4 | BE	Involved
Group 3	4 | BE	Innovative and forward thinking
Group 3	4 | BE	Safe
Group 3	4 | BE	Family friendly
Group 3	4 | BE	Adaptive
Group 3	4 | BE	Fun
Group 4	4 | BE	Outdoor recreation mecca
Group 4	4 | BE	Progressive area that encourages cultural development
Group 5	4 | BE	Welcoming, high quality of life
Group 5	4 | BE	Invest in quality of life of residents
Group 5	4 | BE	Dog friendly
Group 5	4 | BE	Family friendly
Group 5	4 | BE	Bicycle friendly
Group 5	4 | BE	Easy to bike commute or walk places
Group 5	4 | BE	Outdoor adventure
Group 5	4 | BE	Opportunities to get-away without going far
Group 5	4 | BE	Family friendly
Group 7	4 | BE	More open to positive change like building a recreation center NOW!
Group 7	4 | BE	Best in the west
Group 7	4 | BE	Invest in our community
Group 7	4 | BE	Care
Group 7	4 | BE	Inclusive
Group 7	4 | BE	Diverse
Group 7	4 | BE	Friendly
Group 7	4 | BE	Invest in our community
Group 7	4 | BE	A community open to new ideas and free of rigid political views
Group 7	4 | BE	Values open space and keeping it green
Group 7	4 | BE	Active, energetic, fun, accessible
Group 7	4 | BE	Friendly
Group 7	4 | BE	Has lots of opportunities
Group 7	4 | BE	Invested in our community
Group 7	4 | BE	Active lifestyle
Group 7	4 | BE	Livable
Group 7	4 | BE	One who cares about all people an provides space for them for all opportunities
Group 7	4 | BE	One that cares for and supports all of its residents, not just the affluent
Group 7	4 | BE	Healthy
Group 7	4 | BE	Vibrant

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	4 | BE	Progressive forward thinking and planning
Group 7	4 | BE	Engaged community spirit
Group 7	4 | BE	Open space
Group 7	4 | BE	View of Grand Mesa, no building to block it
Group 7	4 | BE	I've sadly grown a bit complacent an discouraged by politics and always voting "no" on community valued spaces - library, recreation center - but hopeful!
Group 7	4 | BE	Community - There is the potential here for a caring, supportive community that respects others, who are different.
Group 7	4 | BE	I want Grand Junction to be a place that highly values children, cares for them, supports them and works as a Village to help them grow in all ways.
Group 7	4 | BE	As a community who preserves our resources of dark skies at night!!
Group 7	4 | BE	A community that supports quality of life and opportunity for al
Group 7	4 | BE	Open, welcoming, diverse (need more diversity)
Group 7	4 | BE	Friendly
Group 7	4 | BE	Progressive
Group 7	4 | BE	Progressive
Group 7	4 | BE	Inclusive
Group 7	4 | BE	Opportunistic
Group 7	4 | BE	Supportive to those who give as much as they take
Group 7	4 | BE	Progressive
Group 7	4 | BE	Livable
Group 7	4 | BE	Friendly
Group 7	4 | BE	Open to all
Group 7	4 | BE	Friendly
Group 7	4 | BE	Progressive
Group 7	4 | BE	Forward thinking
Group 7	4 | BE	More progressive
Group 7	4 | BE	More inclusive
Group 7	4 | BE	More focus on better quality of life for all residents
Group 7	4 | BE	Progressive schools
Group 7	4 | BE	Lots of open space
Group 7	4 | BE	Preserve our views!
Group 1	5 | NOT BE	Want everything without paying for it
Group 1	5 | NOT BE	Closed minded and uneducated
Group 1	5 | NOT BE	Behind the times
Group 1	5 | NOT BE	As going back in time 20 years like I felt when I first moved here
Group 1	5 | NOT BE	Closed minded and uneducated
Group 1	5 | NOT BE	Not welcoming to those who don't look like them
Group 1	5 | NOT BE	Racist
Group 2	5 | NOT BE	As a community of the homeless. Its killing this town
Group 2	5 | NOT BE	The Rednecks of Colorado
Group 2	5 | NOT BE	Gun toting fools
Group 2	5 | NOT BE	Junk town
Group 2	5 | NOT BE	Homeless / Dirty community
Group 2	5 | NOT BE	Redneck, homeless, dirty, drug community
Group 2	5 | NOT BE	I don't want to be perceived as apart of this community
Group 2	5 | NOT BE	Meth capital
Group 2	5 | NOT BE	No walkability
Group 2	5 | NOT BE	A community that won't help those in need
Group 2	5 | NOT BE	Homeless and drugs taking over nice areas. Don't cater to their needs
Group 2	5 | NOT BE	Older community that complains about noise from youth activity areas
Group 2	5 | NOT BE	A drug and homeless community
Group 2	5 | NOT BE	Drugs and un-housed
Group 2	5 | NOT BE	A place that bums take over and get free handouts

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	5 | NOT BE	Not taken care of beauty
Group 2	5 | NOT BE	Stagnant, unfriendly and unsafe
Group 2	5 | NOT BE	Boring and lame
Group 2	5 | NOT BE	How can Grand Junction not have one recreation center?
Group 3	5 | NOT BE	Non-inclusive and too conservative
Group 3	5 | NOT BE	Racist
Group 3	5 | NOT BE	Hateful
Group 3	5 | NOT BE	Closed minded community
Group 3	5 | NOT BE	Segregated (Riverside, Redlands, etc.) being "being this type of people"
Group 3	5 | NOT BE	Short-sighted
Group 3	5 | NOT BE	Racist
Group 3	5 | NOT BE	Sexist
Group 3	5 | NOT BE	Bigoted
Group 3	5 | NOT BE	Phobic
Group 3	5 | NOT BE	Against our own self interest
Group 3	5 | NOT BE	That we don't invest in ourselves (community and resources)
Group 3	5 | NOT BE	One dimensional (politically, religiously and culturally)
Group 3	5 | NOT BE	Homeless and drug problems
Group 4	5 | NOT BE	No Taj Mahal
Group 5	5 | NOT BE	Adverse to change
Group 5	5 | NOT BE	Cheap
Group 5	5 | NOT BE	Only interested in profits for private sector
Group 5	5 | NOT BE	Head in the sand
Group 5	5 | NOT BE	Conservative and non-tolerant
Group 5	5 | NOT BE	Blue collar
Group 5	5 | NOT BE	Place that wants to see a lot of growth
Group 7	5 | NOT BE	Down valley trash
Group 7	5 | NOT BE	Backwards and cheap and selfish
Group 7	5 | NOT BE	Snobbish
Group 7	5 | NOT BE	Racist
Group 7	5 | NOT BE	Closed minded
Group 7	5 | NOT BE	Stuck in the past
Group 7	5 | NOT BE	Junk town
Group 7	5 | NOT BE	Developments everywhere. Leave open space!
Group 7	5 | NOT BE	Conservative
Group 7	5 | NOT BE	Narrow minded
Group 7	5 | NOT BE	Racist
Group 7	5 | NOT BE	Gun loving
Group 7	5 | NOT BE	Trashy
Group 7	5 | NOT BE	Cheap
Group 7	5 | NOT BE	Republican big lie
Group 7	5 | NOT BE	Dishonest
Group 7	5 | NOT BE	Mean spirited place
Group 7	5 | NOT BE	Overly conservative
Group 7	5 | NOT BE	Racist
Group 7	5 | NOT BE	Close minded
Group 7	5 | NOT BE	Value money over community or people
Group 7	5 | NOT BE	Too conservative
Group 7	5 | NOT BE	Extreme conservative!
Group 7	5 | NOT BE	Want to bury Grand Junction nickname of "Grand Junkyard"
Group 7	5 | NOT BE	A community that cares more about growth and less about infrastructure. CRC is a need
Group 7	5 | NOT BE	I don't want to continue to be perceived as a community who refuse to support basic services such as community recreation opportunities

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	5 | NOT BE	Slovenly
Group 7	5 | NOT BE	Rundown
Group 7	5 | NOT BE	Congested
Group 7	5 | NOT BE	Backward
Group 7	5 | NOT BE	A community of 65,000 with NO community recreation center is backward
Group 7	5 | NOT BE	Bigoted, racially divided, hostile to others an uncaring
Group 7	5 | NOT BE	Small minded
Group 7	5 | NOT BE	Bad education system
Group 7	5 | NOT BE	Still truing to build a Rec Center in 2079!
Group 7	5 | NOT BE	Cheap
Group 7	5 | NOT BE	Junk town
Group 7	5 | NOT BE	Keep open space. Stop trying to grow. We don't have the water.
Group 7	5 | NOT BE	Make the city better for those who are here
Group 7	5 | NOT BE	Clean up "Junk town"
Group 7	5 | NOT BE	Noise ordinance
Group 7	5 | NOT BE	Pickups blowing smoke
Group 7	5 | NOT BE	Too much focus on growth
Group 7	5 | NOT BE	Would love for Grand Junction to be seen as innovative, healthy, diverse and progressive
Group 7	5 | NOT BE	An ultra conservative community with too many Dumbasses who embarrass and shame our City and region.
Group 7	5 | NOT BE	Moderates need to speak up more
Group 7	5 | NOT BE	Light polluted if inappropriate lighting is used at the new recreation center (Colorado should have dark skies
Group 7	5 | NOT BE	Cheap
Group 7	5 | NOT BE	Stuck in the past
Group 7	5 | NOT BE	Not interested in our community

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Groups

Group 1 | Focus Group 1	6/13 @ 3:30pm
Group 2 | Focus Group 2	6/14 @ 7:00am
Group 3 | Focus Group 3	6/14 @ 10:30am
Group 4 | Focus Group 4	6/14 @ 12pm
Group 5 | Focus Group 5	6/14 @ 2 pm
Group 6 | Focus Group 6	6/14 @ 3pm
Group 7 | Public Forum (55 attendees)	6/14 @ 6pm

Option 3
Hybrid

	OPPORTUNITIES	CHALLENGES
GROUP 1	Best of both worlds	Year round space
		Maintain multiple pools
		Useable new multipurpose rooms. Barn is not great.
	More opportunities for recreation	Moyer Pool is a valuable asset that needs to be preserved. Splitting pool resources between a Matchett recreation center and a downsized Moyer Pool is diluting the value of the recreation center project.
	Kick start Matchett development	Need to renovate barn. Old and outdated facility
		Costs
		Focus on top priority - CRC - Not Moyer Pool
		No story has been built about Moyer pool needing a renovation
GROUP 2	Lots of people walk to Lincoln to swim on free day	Not sure if Seniors at Senior Rec want to be at Matchett. They like downtown
	Keep resources current and decrease crowding	Community support for funding two projects
	Addresses more issues	Need to still address some upgrades on buildings at Lincoln Park
	Addresses both community desires for renovations	Need pool maintenance person/crew. Should not fall on Lincoln Park Stadium Crew
	Room for expansion and sports fields	
GROUP 3	Putting everything at Matchett starts long term process	Staffing "two" facilities
	Outdoor pool is a draw AND a crown jewel	Cost for two locations
	Two locations meets both location needs	Most expensive
	Accessible for more people	Barn needs love too
	I think there is value in having an outdoor pool	Staffing with lifeguards
	Maintain a great aquatics facility at Lincoln Park	Parking with all the large events JuCo etc.,
	Two areas of Grand Junction served with aquatic opportunities	
	Burn down the recreation office for Fire Dept training	
	Modernization	
	More programmable	
	Best bang to serve our most diverse populations and affluent populations	
	Historical value of Lincoln Park Moyer Pool is important	

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Option 3
Hybrid

	OPPORTUNITIES	CHALLENGES
	Shows a need for two facilities in the community	
	Great compromise for community	
	Makes Lincoln Park Moyer safer by moving building streetside	
	Update existing Lincoln Park Pool and get a new facility	
GROUP 4	Driving is part of our culture so access is OK. Does not need to be walkable	We don't like to be taxed
	My kids learned to swim at Moyer and Orchard Mesa pools, so we shouldn't lose this.	Concerned about Lincoln Park barn. The building is rickety
		Dividing recreation opportunities could mean fewer total users and higher general overhead.
GROUP 5	Checks all the boxes	No lap swimming during the winter?
	Widespread options makes our community more attractive	Not sure if it is affordable - citizens may not approve tax increase
	Matchett has room for expansion and addressing a much needed update to Moyer pool	Too complicated, will elicit "Taj Mahal" opposition
	Recreation opportunities in two different parts of town. Double the accessibility.	Different interests and activities at each facility. Will a pass serve all, or do people have to buy separate passes?
		Cost of staffing two additional facilities in addition to existing programming spaces and parks maintenance.
		Will invite "lets just renovate the pool and forget the CRC" opposition. This isn't about the pool. Its about the CRC
GROUP 6		
	No Comments	
GROUP 7	Seems to have a better chance at the ballot	Wish we had this option earlier in the process
	This community really needs more water (pools). CMU is not the facility for a community this size	Moyer needs to continue free swim for the community
	As long as we have an indoor pool!	The indoor pool size needs to be comprable to what the Fruita Rec Center provides with especially the indoor portion
	Like option to keep expanding at Matchett as we'll grow - we will need the space!	A more complicated ballot measure that might turn off voters
	Need more services/parks on th North side of town	Voters will percieve it as too big, too expensive, like the Matchett and Orchard Mesa ballot measure
	As long as we have an indoor pool!	Two facilities will increase cost and make if potentially harder to get passed by voters
	A wider breadth of the community will be reached with this option!	In the 2019 community center campaign, there were also improvements to Orchard Mesa Pool included in the measure. This discouraged some voters. 2022 feasibility study said most preferred one facility, not multiple.
	Maximizes use of both locations	Will promt questions abvout why not one now and the other later, threatening confusion and more delay (possible defeat)
	Lincoln Park and Las Colonias serve central locaiton, need more	Two entry fees

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Option 3
Hybrid

	OPPORTUNITIES	CHALLENGES
	Serves more of the community and gives something to more of the people	Just like last time
	More opportunities for expansion without overwhelming Lincoln Park	Voters turned down doing Matchett and Orchard Mesa, why would they go for this?
	Jump starts furher development at Matchett	There is significant distrust in the community when the City asks for a tax increase, gets a no from voters, then finds the funds to build (Example: Police Station, Convention Center, Orchard Mesa Pool) Moyer Pool should be revnovated without asking an additional tax increase.
	May get more support on vote with something for everyone	Congestion and parking. More friendly paths from parkng to access buildings
	Need to be year round swimming indoor/outdoor	Buildout time differences
	Serves the most people	Too confusing for a ballot measure. Will lose again!
	Gives/keeps access for both areas of city - as we grow there should be multiple opportunities to recreate	Keep Moyer an repair as needed, regardless of any recreation center
	Two pool locaitons is a good idea	An additonal option at this late date in the CRC discussion will just add confusion
	Keep historic site intact while also offering a "new" site	Over use at Lincoln site
	Satisfy all demographic needs with two locations	Lost opportunity to add amentiy for City
	Improve existing buildings and improve beloved pool for family needs. Ad more outdoor training equipment around the park area for exercise opportunities	Don't see any challenges other than cost
GROUP 7	Updates a pool and uses both opportunities	Almost twice as much spent on non-rec support space as other two options considered
	North side of the city needs community gathering places. This would solve this	"Half a loaf" at each location
	Commits to the preservation of Moyer Pool	Need indoor lap pool
	A pro position of this option is related to "saving" Moyer Pool. If the complete Matchett CRC could be fully funded PLUS maintaining and improving an existing asset this is a win/win	Can Matchett Park maintain more "open space" elements with this option?
	I just want this option to include full aquatics indoor at Matchett (not partial)	The most recent survey indicated little interest in building multiple facilities
	Lincoln park is already wonderful. This way we get to spread the wonderful around.	
	Keeps a great outdoor pool option at Lincoln while still adding needed amenties at Matchett with room to grow	
	Helps ensure the whole community has access to recreation space	
	I like two facilities to spread out services and make the city great!	
	Recreation in multiple sites in the community.	
	Access for people who live in different parts of the community	
	Avoids over congenstion not only in regards to parking and traffic but also congestion of activities at Lincoln Park	

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Option 3
Hybrid

	OPPORTUNITIES	CHALLENGES
GROUP 7	Ultimately, this option may be the best for Grand Junction as Matchett will allow space to expand. Lincoln will not. No parking already	
	Has more versatility of options, able to accommodate future growth while maintaining a historic site	

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Groups

Group 1 | Focus Group 1	6/13 @ 3:30pm
Group 2 | Focus Group 2	6/14 @ 7:00am
Group 3 | Focus Group 3	6/14 @ 10:30am
Group 4 | Focus Group 4	6/14 @ 12pm
Group 5 | Focus Group 5	6/14 @ 2 pm
Group 6 | Focus Group 6	6/14 @ 3pm
Group 7 | Public Forum (55 attendees)	6/14 @ 6pm

Option 2
Lincoln Park

	OPPORTUNITIES	CHALLENGES
GROUP 1	NONE	Need more spaces for recreation
		Don't put everything at Lincoln Park
		Lack of parking
		A recreation center at Lincoln Park will eliminate an outdoor pool option in the city. A recreation center pool will not be compensation for the loss of an outdoor pool.
		Access with major events
		Parking issue at Lincoln Park
		Land locked
		Renovated pool. Orchard Mesa challenge
		No!
		Diversify resources.
		Why does everything go to a park?
		Expansion?
		Lincoln Park is maxed out and frequently crowded to a point where activities get limited access. Additional parking does not solve that problem.
GROUP 2	Infrastructure is already there	Median home value makes it hard for young families to live in the area
	Stuff	Too many facilities in one location
		Removal of mature, established trees!!!
		Loss of canopy cover
		Crowded with other activities and not enough access
		Parking and traffic nightmare
		Distribution of service
		Traffic control
		Parking is already an issue as well as
		Parking during any sporting event
		Folks will want access during all business hours
		Traffic congestion
		Activity competition
		Why shouldn't Grand Junction have more? Focusing on Lincoln park charges a destination but isn't adding a new destination of unique value.
		Parking, decreased outdoor pool space

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Option 2
Lincoln Park

	OPPORTUNITIES	CHALLENGES
GROUP 2		Pressure of parking will put pressure on Lincoln Park green space to covert any natural space to more hardscape
		Too busy. Would ruin the feel of the park
		The mature trees at Lincoln Park are the one element increasing value and not needing renovation. Any Lincoln Park development will lead to tree loss. Since 2011, the Lincoln Park census block has had a canopy increase of zero percent.
GROUP 3	More affordable	Land locked
	Least expensive	Less flexibility
	Well known to the community already	A lot of competition with Lincoln Park events and regular daily use
	Central part of Lincoln Park Historical District	Busy
		Parking!
		Dilution of historical nature of park and original intent of pool at Lincoln Park
		Parking at the Lincoln Park complex
		Not enough parking. Sports events take a whole lot and no room for others
GROUP 4	Great central location near downtown	Parking spaces
	Close to shopping and food	Number of events at Lincoln Park
	Build on existing Moyer Pool site to save mature trees	Parking
		Disruption of current activities
GROUP 5		Land locked, no room to grow
		CRC supporters have vocalized the possibility of active opposition to a plan at Lincoln
GROUP 6		
	No Comments	
GROUP 7	Easier to access on foot/bike	Too crowded now!
	Please keep the name of the pool at Lincoln Moyer Pool. Mr. Moyer's generosity should be remembered!	Parking would need to be designated for CRC or it will fill during events
	As long as we have an indoor pool	What is the "timeline" or ability for this location to expand? (compared to the rest)
	Close proximity for many people	I am very concerned about what will happen to Matchett if Lincoln is chosen. Will it be sold?
	It would be nice but here needs to be a bigger one	Already feels complete - would be a smaller impact for the community
	Using space and buildings that are here an need to be updated	Moyer needs to continue to have free swim
	Great location central to tapestries	Neighboring residential areas already impacted by overflow parking!!
	North Auc and this area really needs help	The Lincoln Park barn is currently not a very easy-to-access community meeting space, as one should have in the CRC
	The walkability and demographics slide are very informative. It takes Lincoln Park from a "no" to a close 2nd	Limited growth opportunities

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Option 2
Lincoln Park

	OPPORTUNITIES	CHALLENGES
GROUP 7	Be sure to ad arts preservation and creation space to the facility. Even if just hallways and offices for display areas	This has the most space and future planning challenges
	To use the City funds properly to build update and maintain what we already have we should use only the Lincoln Park site	No room to expand!!
	Preserve history	Limited growth potential
	Invest in the downtown area. One step towards getting rid of golf course	No room for future expansion
	Easy access to downtown	Congestion and traffic accessing Lincoln Park especially during sports events is a concern
	Turn golf course into multi-use housing. Golf = lots of water and only a few people served.	Parking is difficult
	Centrally located in the community	This option would "kick a hornet's nest" of focused opposition unnecessarily
		Leave the north and east sides of town without recreation space
		Although I live within easy walking distance: parking is a challenge during stadium events
		Parking is already a nightmare when there are ball games, etc. Where would people park to use a recreation center too.
		People already park all over the neighborhood and it's a problem for the neighbors
		Parking limits
		Traffic already an issue
		No room for growth
		Land locked
		Never enough parking and 200+ extra spots won't do it
		Over congestion for parking, traffic and most of all conflicting activities and schedules for the events
		Center of town with CMU, Lincoln Park is already too congested
		Parking
		Congestion
		I like the idea of Lincoln Park IF traffic is controlled and parking is NOT on neighborhood streets
		Not enough parking! Either build a large underground on of forget it. We neighbors are weary of all CARS parking on streets - Dangerous!!!
		Confined space - no room for expand
		Keep Lincoln Barn and Pool BUT improve and maintain both
		Congestion, traffic and parking
		Downtown traffic will only get worse.
		Matchett will actually improve due to the 29 road, I-70 interchange
		Parking will never work

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Option 2
Lincoln Park

	OPPORTUNITIES	CHALLENGES
GROUP 7		No room for expansion
		Never enough parking at Lincoln
		Parking
		Parking limits
		Loss of a great summer pool/ outdoor amenity
		Parking during athletic activities and sporting events is crowded now. Don't add CRC to the chaos

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Groups

Group 1 | Focus Group 1	6/13 @ 3:30pm
Group 2 | Focus Group 2	6/14 @ 7:00am
Group 3 | Focus Group 3	6/14 @ 10:30am
Group 4 | Focus Group 4	6/14 @ 12pm
Group 5 | Focus Group 5	6/14 @ 2 pm
Group 6 | Focus Group 6	6/14 @ 3pm
Group 7 | Public Forum (55 attendees)	6/14 @ 6pm

Option 1
Matchett Park

	OPPORTUNITIES	CHALLENGES
GROUP 1	New pool and accompanying facilities	2019 Unsuccessful because of ballot language
		Access for socio-disadvantaged
		Ease of getting to (no bike paths)
	Grand Junction has a habit of concentrating recreation facilities in locations. The community would be better served by diversifying those resources in multiple locations. Providing more opportunities to residents city-wide	To sell Matchett facility to the community: Propose access options like buses from schools. Convince the community there will be benefits even to those who don't use it. Like reduced crime and social issues with kids programs.
	Kick start Matchett development	
	Sport tourism opportunities	
	Creating new opportunities in an area significantly lacking them currently	
	Matchett is a blank slate so all the amenities can be current in equipment and technology	
	Lincoln would rely on old infrastructure	
	Infrastructure for future growth in Grand Junction	
GROUP 2	New road!	Leases to public
	Blank slate	Traffic access points
	Easier access for other parts of the Valley	New road
	Add amenities to neglected area	
	Chance to move Matchett forward	
	Blank slate	
	Beautification of an area that needs it	
	Lincoln Park is fine as is	
	Dump all our resources into one, big beautiful place for the EAST side of town, please!	
	Matchett needs a spark to ignite change there. Recreation Center needs to be that spark.	
	Matchett needs to be activated and when 29 Road expands to the Hwy, it will be easy to access.	
	Room for expansion	
	Room for amenities	
	Western Slope Grand Valley pretty	
	Drive over the Mesa	
	Gov Job and Family	
	Clean and safe	

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

GROUP 3	Anything at Matchett opens outdoor space opportunities	What to do with Lincoln Park Moyer Pool?
	More room	Infrastructure
	Open palette to design as needed	A lot more expensive
	All brand new facility	No love for Lincoln Park Pool
	A recreation center would be a catalyst for more courts, fields and playgrounds	Lincoln Park Pool?
	Development of Matchett is important. That side of town needs more	Doesn't address aging Lincoln Park Pool
	A "Home" for Recreation Staff	We are already spending money on updating an indoor pool
GROUP 4	Blank slate building	NONE
	No sentimentality for the location	
	Undeveloped space	
	Use of currently unoccupied space	
GROUP 5	Honors survey results	Far drive for many
	Plenty of room to grow in size of facility and also kickstarts field/open space development	Would have to drive to get there
	Will be easily accessible with 29 road interchange	Not bike or pedestrian friendly
	Flexible room to grow	Patterson has a lot of traffic
	Could diversify demographics in this area down the road	Attraction to his facility may take time
	More outdoor space for walking, biking, running and disc golf	Still a long way for Redlands and North residents
	Shows the city have long term vision - isn't continually focusing on already developed areas	
	Design that could expand over the years (room for growth)	
GROUP 6		
	No Comments	
GROUP 7	If we can only do one, do Matchett. It jumpstarts the whole park	If Matchett is not a park, are you going to fill it with houses? That's bad!
	Very good access for whole community	If Lincoln Park is selected what is the plan for Matchett Park?
	Location to a lot of present day Grand Junction. It is on the east edge	Access
	Growth for future	Need courts at least to be viable
	Adding to city in a different location from Lincoln	Fort Collins believes in leaving some open space for quality of life
	Do it right the first time	Must consider transportation for low income folks in ongoing list
	Room to expand with field, etc.	Please let's leave some open space like Matchett Park. Not develop all vacant land.
	Plenty of parking	How/When would Lincoln be renovated if Matchett is chosen? Would funding for this be more difficult?
	Opportunity to kick start a long delayed development	Reroute community transportation
	Close to where I live	Traffic flow
	Finally this neighborhood can have a park and amenities for exercising and being outdoors	Keep open space
	The importance of offering recreation option in areas outside of the center of town.	Patterson traffic not very walkable for children at present, so should not be only site
	It is too congested in town.	"Partnering" needs to be more defined, who?, buildings, groups at night?
	There is room for variety and expansion as the city grows.	Open space at Matchett
	Brand new slate to be designed just as is wanted. Able to be at least as comparable to Fruita's recreation center.	Removed from the heart of the city

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

GROUP 7	Lots of room for growth	Would the "nature" trail aspect of the park be completely removed?
	Easy access	Need to further maintain Moyer pool
	Cleanest option	Need bike paths and walkable paths to be developed and public transit
	Already in the conversation	Too expensive
	Will lead to more on this unused site	Far from where I live
	If Matchett was so popular then why are we having the meeting at Lincoln Park	Far from the current energy of the city
	Futsal court as an amenity in the gym	Matchett Park seems very far away if you live near downtown
	Matchet can become a spectacular park. The recreation center will anchor it!	Maintenance on indoor pool is HUGE
	Money already on books from sale of Burkey Park for Matchett Park could be used to help develop the outside	Patterson access
	Room to grow the facility and park around it	Park hours - Lighting? Late in evening?
	When 29 road interchange goes in, that will increase access for Matchett Park (just hp off I-70!)	Limited public transportation
	We need Lincoln because we know that the budget is $3-5 M but there will be cost over-runs, especially with inflation	Access from all areas of the community may necessitate staying here all day
	Opportunity for growth	Not as walkable/bikeable (but potential for public transit?)
	Room for everything we need	More expensive
	Let's look to the future	Patterson access - busy and getting busier
	I would love to see Grand Junction as a progressive city	Traffic on Patterson is horrible
	I love round abouts	No infrastructure
	Lots of room for growth	Does not have plan for Moyer Pool renovation
	Easy access	Increased traffic on Patterson
	A positive impact for low-income young families who live in Clifton!	Farther from center of town
	Great bike paths already serving this Matchett Park site accessible to bike and walk. I do this daily.	Still need to deal with Moyer Pool maintenance issues
	Room to grow	Fix/Update Lincoln Pool. Kids not able to get out to Matchett
	New infrastructure	Too much noise and traffic on Patterson
	Lots of room to grow and easier to access for people living on east end of town/county	
	Future growth	
	Jump starts Matchett Park after decades of delays	
	Honors the Matchett families hopes and plans when the site was given to the city	
	Lots of space for tennis (disappearing from the rest of town)	
	Funders (i.e. GOCO) more excited about helping create a new amenity that about restoring/redeveloping an existing one	
	Many different recreation options that may change over time	
	I like Matchett because it's close to those who need services most. Also, proximity to I-70	
	Lots of options for comprehensive center at the Matchett site	
	Easier access from I-70 and Patterson Road - can handle larger volume of visitors with less negative impact	

WORK SESSION 2 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

Groups

Group 1 | Focus Group 1	7/18 @ 3:30
Group 2 | Focus Group 2	7/19 @ 7:00am
Group 3 | Focus Group 3	7/19 @ 8:30am
Group 4 | Focus Group 4	7/19 @ 10:30am
Group 5 | Focus Group 5	7/19 @ 12pm
Group 6 | Focus Group 6	7/19 @ 2pm
Group 7 | Focus Group 7	7/19 @ 3pm
Group 8 | Public Forum (48 attendees	7/19 @ 6pm

	How can these plans be enhanced?	What are lessons learned from 2019?
GROUP 1	Sales tax is the best option to tap non-resident funding. This needs to be made clear in the campaign.	Lessongs from 2019: marketing campaign was not strong enough. Advertising was very weak. Need billboards and yard signs, major media ads
	Larger site will attract more use and revenue. Smaller site will either not get expanded or expanded at much higher cost.	
GROUP 2	Majority of GJ voters will fall into older population and assume that group will be more open to a nicotine tax versus sales or property tax; it is viewed as negative impact to health/not direct $$ impact to voter population	No comments
	GJ has an affordable housing issue. We should NOT increase property tax.	
	Solar panels on top of the center	
	Make it as sustainable as possible for longevity sake	
	Traffic light at entrance?	
	Efficient room for maintenance staff and equipment	
GROUP 3	Having community partnerships & some programming will be key to "sell" beyond a fun and potentially frivolous place	Sunset. Simple ballot language. One location
	All kids up to age 14 free	Sunset!
	Make free place for kids of a certain age, e.g., Middle school residents	Do not put on ballot without sunset clause!
		Absolutely need a sunset on any tax
		Sunset all tax provisions
GROUP 4	Tell the story of the sales tax benefitting city residents over county!	No comments
	Emphasize how sustainability, green buildind, solar, green roof?	
	Emphasize how little RESIDENTS pay sales tax	
	Job creation as part of the story	
	Sunsetting of tax should be included	
GROUP 5	No comments	No comments
GROUP 6	Have the Hispanic community participate and translators available	No comments
	Look for grants and another way to get funds not only from property tax or sales tax. We already pay too much.	
	More marketing to Hispanic commjunity about this project, a lot of people don't know about this great opportunity.	

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

GROUP 7	Evolving plan: Transportation - accessibility: multi-modal, Patterson safer for bike and peds. Transit connection to CRD. Bike parking at CRC and other areas in park	Talk more about mental health and importance of places for youth to connect; importance of SAFE spaces for scoial connections for all demographics: seniors and teens
	Unstructured space and drop-in activities. Many people can't commit to specific time on consistent basis	
	Sales tax + add a VRBO or Air BnB Tax and a 10-lane pool	
GROUP 8	Changing room that are kid friendly, family rooms with changing tables and areas in the mens locker room for changing tables	Lessons learned: Bipartisan support is essential. Sales tax total cannot approach 10%.
	You mentioned the view from the field - don't lose that!	Bipartisan support is essential.
	Nicotine tax will generate controversy. Increase in property values already generating "sticker shock" re property taxes. Use sales tax!	#1 lesson: City Council must assert itself! City administration screwed it up dreadfully in 2019.
	Have pending 29 Road change been taken into account?	What campaigning will be done to encourage the fiscally conservative voter to engage and approve a tax?
	Why not pull CRC closer to Patterson? Seems we're leaving "dead space" re the school site. Moving might create options further north.	
	I would like to see the funds from the sale of Burkey Park be used for a future pavilion on the park site to be used for music, etc.	
	To expect $$ from Community hospital and St. Mary's, you have to have the biggest therapy pool with the 83,000SF	
	Run the track around a larger 2nd floor - such as Montrose has!	
	Nicotine tax is a bad idea. Too easily avoided by buying outside the city. Too many smokers are low income. Need better way to do this.	
	On the website: Not so deep to find info on it (the project). Thanks for invite to meeting.	
	Suggestions: Lounge area includedgames for check-out (board games, tables to play on, waiting space for parents). Air hockey, ping pong, foosball.	
	Add something different and unique. This is basic design like all rec centers. Ideas include barre, hot yoga, meditation friendly, spin, pole exercise, etc. Ping pong, indoor soccer and indoor volleyball.	
	CRC needs to be labeled bigger. Not anachronism. Use glossary.	
	Keep prices as low as possible. Do research on what families can afford as well as cover operational costs.	
	Please DO NOT relocate the site closer to Patterson.	
	I think you need to consider expanding the city bike and trail system so all areas of the city can bike safely to the rec center location.	
	Enhance track to be 11 laps/mile is far too many. Hamilton Rec Center tracdk is extended to 4 laps per miles. Walking track must have 3 lanes with one reserved for running.	
	Will we plan safe bike lanes/paths to the CRC?	

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

Groups

Group 1 | Focus Group 1	7/18 @ 3:30
Group 2 | Focus Group 2	7/19 @ 7:00am
Group 3 | Focus Group 3	7/19 @ 8:30am
Group 4 | Focus Group 4	7/19 @ 10:30am
Group 5 | Focus Group 5	7/19 @ 12pm
Group 6 | Focus Group 6	7/19 @ 2pm
Group 7 | Focus Group 7	7/19 @ 3pm
Group 8 | Public Forum (48 attendees	7/19 @ 6pm

	What is missing from this evolving plan?	What Outdoor Features should be prioritized at Matchett
GROUP 1	What activities would be available for older adults? Currently there is not a lot of programming for older adults.	Future outdoor amenities should expand court sports like tennis and pickleball to give community broader access.
	Outdoor and activities for young children and teens.	Future expansion: splash playground
	What is missing? Youth sporting fields/courts	Outdoor features: Artificial turf fields: baseball/soccer combo
GROUP 2	No comments	Consider adding in a more defined open space NE of the Rec Center with improved single track trails and disc golf. Added improvements with lower costs with rec based focus.
		No ash trees
		Crosswalk overpass, walk bike connection over I-70, canal and Patterson
		Need more sports fields
		Outdoor sports fields to take pressure off of CV
		Trail connections?
GROUP 3	Missing: slide of what is included in costs	Features at the park: regional tourist ideas like carousel or farm/pony reides, something to make it a tourist draw and bring in $$
	Vision for partnerships	Outside pickle ball courts
	Revenue ideas	Play areas outside the fee area
	Show travel times and multimodal access	Playground
		Bouldering wall
		Outdoor feature priority: tennis courts
		Outdoor hiking trails around facility, leave some natural, as is
		Make sure there is an indoor AND outdoor pool
		Outdoor eating area
		Outdoor pool
		Outdoor gathering and seating space
GROUP 4	Safe bike routes. Patterson has zero shoulder on the side of the road	Outdoor tennis/pickleball/pool/multi-purpose fields
		More outdoor fields and pickleball
		Community gardens
		Food truck/outdoor event set-up and hook-ups
		Outdoor stage and covered area for programming and rental income
GROUP 5	No comments	No comments
GROUP 6	How are people getting there? Coordinate with GV Transit/multi modal access	Outdoor picnic /reservations for use of shelters
		Prioritize bike/ped mobility in and around the park
		Allow mixed use zoning in surrounding areas

WORK SESSION 2 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

GROUP 7	Ramp entry in therapy pool for elderly. Larger competitve pool. Climbing wall is a lower priority.	Fields for sports, basketball courts.Walking track outside. Playground options for toddlers/babies and older children. Pickleball
	8-lane pool built for competition. CMU is MAXED out.	Field spaces for sports
	Pools cannot be "expanded" easily. Build it large to accommodate needs in advance. They will come!	Skate park (modern version) is a common request
	Teen options (not necessarily programming, but flexible activities)	Outdoor soccer and lacrosse fields are a big need!
	Education space: safety, outdoor education, first aid/CPR, bike safety. Consider traffic garden.	Shade options over playground and other area. Other parks are too hot in the summer
		Field space, trails, nature areas, outdoor courts, skate park, gardens
		Lots of tree canopy outside
GROUP 8	GJ has a need for a 150-200 person even/meeting facility that could be rented.	Walking trails are nice. No more pickleball courts - as community, we have enough!
	Concerned about lack of safe access via bikes for teen who can't drive/transit in general at the site.	Outdoor lawn space, Outdoor equipment that can be checked-out at the CRC: croquet, bocce bll, badminton, corn hole, etc.
	Include space for arts - theater? Craft spaces, music lessons	Safe bike lanes to / from the Center
	A hot tub please	Keep disc golf
	Missing: 2-3 racquetball courts. Indoor skateboard / bike park	After facility, next phase is fields
	Add lazy river - walking pool.	Keep the disc golf course
	CRC amenities: hot tub, sauna, Kid free zones, changing tables in mens and womens locker rooms, family restrooms, indoor play place, basic equipment rental, racquets/balls/towels/swim diapers for purchase	Outdoor pickleball courts for the fastest growing sport in America
	Art component	Integrate indoor CRC with spring/summer/fall outdoor tennis & pickleball courts.
	Kids play. Teen space. Indoor pickleball courts. Outdoor picklebal courts	More thought into putting in a tennis court? Pickleball courts
	Child care space. Good road access especially if sports fields are added later.	Playing fields (other fields re Canyon View already overcrowded). Walking paths.
	8 (at the least) lap lanes	Outdoor pickleball courts (fastest growing sport in USA)
	8 lap lanes or ability to create that many	2nd priority: fields: soccer, lacrosse. These bring the most people into park for exposure.
	By the time the facility opens we will need 3 x's the number of pickleball courts	Trails/walking paths + dog friendly!
	Classes for kids - year round. Snack bar to encourage longer stays.	Outdoor priority: oval around grassy area
	Lack of off-road access to Matchett Park. Very unsafe and inaccessible to majority of kids.	Outdoor soccer fields, pickleball courts
	I would LOVE to have a lazy river. It is especially good exercise for seniors!	Outdoor skate park / pump track. Even better if they have shade cover.
	Yoga facilities and meeting rooms.	Soccer fields (leagues). Pickleball courts.
	Drop-in child care be included at low cost and be quality and safe	Outdoor walking paths. Other fields
	Must have lazy river in pool.	Walkways and paths. Outdiir picnic area. Ballfields.
	Indoor rock climing that includedi n price. Low cost and kid accessible	Trails
	Include nutrition education, stand, dietician access, cooking classes.	Include a pool (inside and outside)
	Include both indoor and outdoor pool.	Trails are most important
	Community connection classes	Outdoor pickleball courts
	Child care options?	Does bicycle park duplicate CMU pump track?
	Include a place for the arts (music, arts/crafts, etc). Will there be an online platform for reservations? Current method is prohibitive because you have to call. It would be nice to reserve and pay online.	Year round basketball, track, tennis, volleyball, soccer, swim, pickleball, racquet
	Safe access to location via bike/foot. Kids care / staffed space for parents who want to work out.	Indoor/outdoor enclosed play area - sensory wave
	Are we considering adaptive features like at Canyon View?	Enhance outside tennis courts, pickleball courts.

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

Groups

Group 1 | Focus Group 1	7/18 @ 3:30
Group 2 | Focus Group 2	7/19 @ 7:00am
Group 3 | Focus Group 3	7/19 @ 8:30am
Group 4 | Focus Group 4	7/19 @ 10:30am
Group 5 | Focus Group 5	7/19 @ 12pm
Group 6 | Focus Group 6	7/19 @ 2pm
Group 7 | Focus Group 7	7/19 @ 3pm
Group 8 | Public Forum (48 attendees	7/19 @ 6pm

	What indoor features should be priorized for future	General Comments/Concerns
GROUP 1	Indoor amentities becoming popular in other cities: 1) kids ninja challenge type activity rooms. 2) e-gym equipment: German made weight circuit machines activated by users wristband to preset machine	What can young child participate in? What activities? Will there be sufficient multi-generational programs?
	Indoor features: Baseball cages, soccer fields	
GROUP 2	Lazy river	Can there be a location to grow and store 500 cannas? They are currently grown and stored in the house at Matchett.
	Pool as large as possible	New storage location for Joe's boxes of seeds
	Lazy river in aquatics	Is staffing being considered for outside facilities and maintenance or only the rec center?
		Dedicated maintenance staff?
GROUP 3	Indoor warm water is key. Divergence program co-op/mental health	Tabor has changed since 2019. City "De-Bruced" in 2020 and keep excess funds without voter approval
	Keep warm water pool as big as possible	Can there be a County level nicotine tax?
	Game room- pool table, ping pong	Sin tax - soda instead of nictoine
	More meeting space	
	Indoor track	
	Indoor features to consider - games space	
	Extra feature: room for partnership, such as St. Mary's or community hospital with the therapy pool	
	Indoor features: Game room - pool tables, foosball, air hockey, ping pong	
GROUP 4	Theme the aquatics area - make it a destination	Open the center earlier and stay open later
	More community meeting/party room (quinceaneras)	Stay open later, especially on weekends, for teens to have safe, fun, engaged activities
	Aquatics theming: pirates, old west, dinosaurs, whitewater adventure	Repurpose a closed grocery store (1st St) or corp office (Star Teck) and turn it into courts for basketball/volleyball
	Storage space; multi-faceted gym	Liquor license
	More multi-purpose rooms, arts and music dedicated facilities	Use Aspen Rec Center as example: ice rink, rock wall, snack shack
GROUP 5	No comments	No comments
GROUP 6	More indoor projects. Weather is changing a lot and too hold and cold to be outside.	Concern that nicotine is not a stable enough tax.
	Indoor soccer field that way we can have soccer all year long	
	Prioritize bike parking	

WORK SESSION 2 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

GROUP 7	Multi-purpose space to be used as a meeting space for 90+ people. Possibly use room dividers w/classroom. Meeting space for weekly service groups (Lions, Rotary, etc.)	Multi-facility pass option for CRC + Orchard Mesa + Lincoln Pool
	Pickleball; more swim lanes; larger shallow area in leisure pool for young children	Conceptual ideas on how the additional spaces in 83,000sf will be used, i.e., teens?
	Indoor aquatics - lap pool, therapy, leisure. Indoor track. Fitness area. Teen area. Programming space. Gymnasium.	Businesses pay 7 x's higher rate for property tax.
	Large meeting space	Competition pool at CMU is a capacity.
		What happens with Lincoln Park?
GROUP 8	Indoor play place like Kids plex but smaller for hot summer days with no swamp cooler	Raising sales tax will use up potential revenue source of other projects. Psychological resistance to sales tax over 10%
		Utilities - solar power is now competitive. Room in park for a huge collector/battery source.
		Will Lincoln Park Pool still be taken care of?
		Explore partnering with WCCC Community Ed Classes for wellness programs
		Online presence and ease of online membership and reservations
		Rec Center, especially off of Patterson. Thank you for working on a Community Rec Center.
		Matchett Park is the best choice by far! Lincoln Park is crowded, overdeveloped and limited.
		I live in Grand View Addition. I am concerned with traffic thru our neighborhood.
		None. Do not build.
		Please $70M facility. Modest revenue needed from GJ for a much better facility, smart leveraging of funds.
		In 1982 Mesa County Voters approved a 2% sales tax which is still being collected and a portion of which was to go towards Rec Centers in Clifton, Redlands and Fruita.
		Lincoln Park would be ideal location.
		Sales tax is regressive. Nicotine tax stimulates the Black Market.
		Fruita pool is used for physical therapy. Ask VA hospital community and St. Marys to partner.
		Lincoln Park should be considered and maintained as an outdoor option for pools.
		Hamilton Center admission fee for general public is $8 and is much better in all respects. 6 laps/mile, 23 swim lanes. Entrance fee must be < $6.
		Class offerings: Finance, cooking, future planing/end of life planning, grief counseling
		I am glad to see the 2014 Matchett Park map being utilized.
		I like how the new building is situated on the existing Matchett Park site.
		Build the building first - pool, fitness rooms, yoga.
		Building is first.
		CRC is the perfect anchor project for Matchett Park! Related development will explode and only Matchett can accommodate.
		Do not shut down pool at Lincoln park. It is invaluable to the community.
		Grants and partnering corporations: St. Mary's, Community, VA, Lottery Dolalrs, Hilltop, Nursin g Homes, Homeschoolers, Riverside Education Center, 5K fundraiser, project for college students to fundraise, Las Colonias
		I support the Matchett park location but I am VERY concerned about what will happen to Lincoln park. Worried it will fall into disrepair and become an eyesore. Are there plans to keep it up?

WORK SESSION 3 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 3 September 19 20, 2022 | Preliminary Plan Comments

Groups

Group 1 | Focus Group 1	9/19 @ 2:30
Group 2 | Focus Group 2	9/20 @ 7:00am
Group 3 | Focus Group 3	9/20 @ 8:30am
Group 4 | Focus Group 4	9/20 @ 9:45am
Group 5 | Focus Group 5	9/20 @ 12pm
Group 6 | Focus Group 6	9/20 @ 2pm
Group 7 | Public Forum (66 attendees	9/20 @ 6pm

	How can these plans be enhanced?	What is missing from this evolving plan?
GROUP 1	A lot of people are afraid the disc golf course there will be affected	
	What about families just under threshold for scholarships? How to make it accessible for them?	
	Explore discounts and other options	
GROUP 2	I see no storage rooms or maintenance staff area inside. Will need lots of storage	Where will the utility rooms be? Storage for suplies and resources
	Is there a city employee discount?	Missing: Parks maintenance staff for landscape
	Ninja coure, ropes course	Why no outdoor landscape staff?
	Dog obstacle course inside	Bike accessibility and lockers for bikes
	Sound dampering panels for community space	Sustainability options
	Small children warm pool, like a wading pool	Indoor air rifle
	Indoor or outdoor archery range	Priority access and pricing for groups?
GROUP 3	Consider changing proposed parking from level ground (usable for fields) to closer to Patterson	
	Ensure city transportation access into the center area	
	Alternative energy sources and local company products (i.e., glass)	
	Bus / bike access added	
	Covered bike parking	
	Bus stop out front	
	Explain cost estimating	
	Concern it will be too crowded/too busy	
GROUP 4	What other ballot measures may go forward? Do not want to compete.	
	Partnering with the VA for use. Therapy space is at a premium.	
	Need to show how Matchett Park is centrally located in GJ	
	Desire to include nutrition classes	
	Need to show and plan for integration of amenities, including trails, now before development occurs south of CRC. If it's not shown, developers will not do it.	
GROUP 5	No Comments	No Comments
GROUP 6	Coffee, smoothie, or healthy snack options	
	Explain total project budget, soft costs, etc.	
	Can there be an outside portion to the pool or an outside hot tub area?	
	Explain the intention behind the cost recovery, e.g., accessibility	
	Note which soft costs are for the park vs. CRC	
	Access - dedicated transportation should be shown on the site	
	Is it accessible enough for lower income families, esp. family rate	
	Silver Sneakers for non-residents too?	
	Focus on lap pool renovation at Orchard Mesa	
	Why not move it even further south?	

Grand Junction CRC - Phase 2 | Workshop 3 September 19 20, 2022 | Preliminary Plan Comments

GROUP 7	How much energy savings will there be? Solar? Geothermal?	Talk more to the seniors that are less active to see what they would like.
	How will lighting be sensitive to the loss of dark sky? The lighting at the Hawthorne extension to 28 1/4 Rd has shown that the city is not sensitive to peripheral light shining back in to Grand View subdivision and destroying the dark sky view to the east (Grand Mesa)	24 hour gym section?
	With all the positivies in favor of approval, why not bump the sales tax to 0.19%? This would provide greater flex for initial building and much less competing projects already. 0.15% to 0.19% isn't "scary"	Please consider incorporating comfortable places for moms to breastfeed. Semi-private spaces: quiet, high backed seats, pony walls, strategically placed plants, nooks, space for stroller, near indoor play space for toddler siblings. If any questions, Julie Davis 703.627.2132 julhett.davis@gmail.com
	So they don't hit each other, width of lap lanes - request 9.375 feet wide - total of 37.5 ft. wide pool - allows comfortable lap swimming for leisure lap and competitive lap swimmers. This 9.375 ft wide lane is consistent with the width of an Olympic pool that is 50m x 25 yard with 8 lanes.	I hope that one staff person would be specifically for senior activities to include outings planned for them which would require a large van or small coach for transportation like I know Montrose has. I feel that seniors have been ignored by the Parks & Rec Dept. I presume there would be walking paths on the property. I love the building and site - Matchett.
	Can the necessary energy (heat and cooling) be new and maybe grant-funded as examples of how community buildings should work?	Caregivers and Alzheimers support groups. Water savings
	Be thoughtful of the homes in the area around the park!	Food! Coffee/shakes/etc need to provide space for future shops (Clubs, hospitals can do it in the lobby) Not just vending machines/food trucks
	There are lots of windows inside creating spaces of high visual stimulation. Are there places for persons that require lower visual stimulation to recreate?	
	Possible to keep consistent pool depth in lap pool? 6 to 9 ft? This allows lap swimmers, plus synchronized swimming, water polo and underwater hockey. Under 6 ft disallows these! Plus this adds rental income!	
	With all the great kids' areas with the lazy river, slides, zero depth; I'd recommend forgoing diving board! It doesn't add much, is a big liability, and takes away from lap swim by adding more staff to remove/replace lane lines.	
	Can seniors have pot-lucks in the community areas?	
	Keep new traffic off Hawthorne Ave.	
	This beautiful building must be built with the best materials for longevity and the best HVAC tech in the world!	
	Energy efficient? Solar?	
	Any issues with possibly too much solar gain from east windows? Utility costs? Comfort?	
	Charge for overnight lockers. Swim lessons, pickleball $$$	
	Revenue - sell more Silver Sneakers, etc. Advertisement in "The Beacon" etc. Lots of seniors here!	
	It's our views you are blocking	
	With no County contribution?	
	New lights on 28 1/4 Rd by Hawthorne are too bright and invasive	
	Solar from Day 1	

WORK SESSION 3 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 3 September 19 20, 2022 | Preliminary Plan Comments

Groups

Group 1 | Focus Group 1	9/19 @ 2:30
Group 2 | Focus Group 2	9/20 @ 7:00am
Group 3 | Focus Group 3	9/20 @ 8:30am
Group 4 | Focus Group 4	9/20 @ 9:45am
Group 5 | Focus Group 5	9/20 @ 12pm
Group 6 | Focus Group 6	9/20 @ 2pm
Group 7 | Public Forum (66 attendees	9/20 @ 6pm

	What is most exciting about the current direction?	What Outdoor Features should be prioritized at Matchett
GROUP 1		Make sure outdoor landscaping doesn't include things that can be thrown at the windows
		Food truck parking with utilities
		Prioritize multipurpose fields
		Make sure there is shade outside: playgrounds, trees, shade sails, etc.
		Outdoor ampitheater to host outdoor concerts/events, theatre, movies, shade for events, can help w/cost recovery too
		Public request received for tennis courts
GROUP 2	Excited for opportunities for more programming	Dog park or dog training indoors at CRC
	Excited about the pool with rock wall	Outdoor pet area
		Area for quiet recreation - yoga, hammocks
		Skate park: teens and 20's engagement
		Splash pad
GROUP 3		Outdoor gathering, meeting, social, snacking/eating, community space in the front of the building
		More community spaces in the park, close to the CRC
GROUP 4		Need to show and plan for integration of amenities, including trails, now before development occurs south of CRC. If it's not shown, developers will not do it.
GROUP 5	No Comments	No Comments
GROUP 6	Love the variety of places that open to the outside!	

Grand Junction CRC - Phase 2 | Workshop 3 September 19 20, 2022 | Preliminary Plan Comments

GROUP 7	Thank you for all your hard work and extensive research! It's just wonderful. Let's do it!	Bike/ ped trail to east, west and canal
	Great presentation!	Outdoor additions: basketball courts, soccer fields (6), walking trails, downlight to preserve dark sky
	Good plan, reasonable daily entry fees	Outdoor pool
	Bummed the track with activities is gone but the rest is awesome!	Space for farmers market $$
	Outstanding	
	Love the CRC concept for GJ. Very excited! Thanks and hope this passes easily.	
	Fabulous. Let's build it! Use funds from Berkey Park sale for the blue dotted space funding	

Grand Junction CRC - Work Session One Public Comments

Option 1.

Omar Bou-Matar

Lincoln Park is great, but it doesn't have sufficient parking for the many events that it is home to. Thanks for soliciting community participation! And - should it be possible to expand the Lincoln Park-Moyer Pool, I'd be all in favor of that. Keep up the great work in all the ways that you're doing.

Eric Maatta

I really wish someone would do research into the size and population of Grand Junction vs the size and population of all these other areas that have an existing Rec. Center. GJ is way too large for 1 Rec. Center. You have to consider the whole population of Mesa County because everyone outside City limits will be using the facility.
Also, will the residents of the "city" pay for the new Center, but the residents of Clifton and Palisade be the ones using it the most, especially if you locate it East of 28th?
City residents pay a higher tax than County, correct?
For it to be a successful project 2 Rec. Centers would be ideal. One for GJ, and one for Clifton/Palisade. Fruita already has one, so they are exempt.

Julie Martinez

Option 3

B Lacy

I feel like option 3 is the best option for the community. Preserving the current Lincoln Park pool is needed-it is a much-beloved pool for our town and needs to be renovated. But our CRC should be located at Matchett Park-it brings a new option to that area of town and is fairly central for much of our community. I believe Lincoln Park would still attract many patrons for its convenient location in the center of town. But as our community grows-a, a new location for a rec center is needed, while still retaining the history and use of our current Lincoln Park swimming pool.

Sara Chutka

I 'vote' for option 1 at Matchett Park or, secondly, option 3 and the hybrid. Option 2 seems like the pool would be completely unavailable for years during the building. That would be a loss to the community.

Margo Frantz

I am in favor of the rec center being located at Matchett park. I think parking can be an issue at times at Lincoln Park.

Ted Albright

We would like to see option # 1. This space would allow for later growth. The area of 12th and north Ave is already so congested. And it would give us on the Patterson side options closer to home.

Jenn Enoch

I attended the June 14 presentation on a CRC. My preference is Option 1, a CRC only at Matchett Park. Following are my answers to the five important questions: 1. I describe Grand Junction as a beautiful place that gets really hot in summer. I say I love it except that people are too conservative. 2. I think when people are here, they need to go the Grand Mesa and go for a hike on the Colorado National Monument. 3. I live in Grand Junction because my family is here (I was born and raised here), my husband's family is here, and our businesses are here and in Montrose. 4. I want to be perceived as a community that invests in the well-being of our residents - I want to be that kind of community. 5. I don't want to be perceived as we are now - seen as a bunch of tax-averse conservatives. Thanks for the presentation last night. Craig did an awesome job.

Hannah Bou-Matar

WORK SESSION 1 GENERAL COMMENTS

Hi, my first choice would be to build a new community center at Matchett park and turn Moyer pool into a city splash pad (more extensive than the existing one. See almost every city in Utah for splash pad ideas). I have 4 young children and there are not enough free or low-cost water options for us during the hot summer days. My second choice would be to build the community center on the existing Lincoln Park Moyer pool footprint and build a splash pad at Matchett park. I am not in favor of your third hybrid option. I feel that having a centralized location for all community center amenities is essential, especially with multiple children in multiple different programs. I.e. Drop one kid off at basketball at Matchett Park and have to drop the other two off for swim lessons at Lincoln Park at the same time. Thanks for the opportunity to provide feedback.

Abby Watson

I like the idea of Lincoln Park, but where would you locate it onsite? Please include indoor pickleball courts in the project!

We vote to use the Matchet Park property for any future community center facilities. Lincoln Park should be left as it is. That area is too residential to add more conflicting activities. If parking is a problem, you can bet people will complain loudly and even not use it. The current park is not physically large enough to add any more activities. We enjoy the Community Centers in Delta and Montrose, and we are willing to drive that far for activities so why would locals not drive just a few miles here in town to use a nice, new, well-equipped gathering place. Grand Junction is supposed to be a growing, prosperous area but it can't offer its population anything like the other two cities on the western slope does.

Bob and Juanita Moston

Thank you for all the work and consideration put into evaluating the future of the recreation community. Option 3, Matchett and LP, would be ideal for the long-term future of the community. A new rec center plus updates to the pool would improve recreation while providing multiple options. As the community continues to grow, additional rec spaces will be more important. If adding anything at Matchett, Pickleball courts are needed. Thank you again for your work and commitment to having a strong recreation community in the future.

Luke Clayton

It needs to be located toward the east end of town where there are unserved populations. Matchett park is good. Lincoln Park already has options for people living in central GJ.

Regarding the CRC… I like the third option of having the community center at Matchett Park and renovating/modernizing the Moyer Pool. During the summer there's nothing quite like swimming in a large outdoor pool. Indoor pools like the one in Orchard Mesa are great for wintertime, but in the summer, sunshine is the best.

Danika Holt

It would be the preference of myself and my husband, Tim Currey, to establish a community recreation center @ Matchett Park. Thank you,

Maria Currey

Option 2 is the least expensive. Will not support any tax to pay for the center. Individuals on fixed incomes are having a hard enough time making ends meet. Matchett Park should remain a natural park without developing it into a giant playground.

I was unable to attend the in-person meeting but would like to give my input. I believe that we do not need a government-funded recreation center in the Grand Valley. If there was a need for this type of facility a private company would already have opened one. If the City goes forward with this project, I believe funding should not come from taxes. Why should people that won't use the facility be forced to fund it? An increase in sales tax, property tax, or nicotine tax would definitely provide the funding but why should people like myself that will never set foot in the facility be forced to pay more in taxes? With the economy the way it currently is, this is definitely not the time to increase taxes, forcing people to

pay more when a lot of people are already struggling to make ends meet. Perhaps funding should come from investors and any fees charged for the use of the facility could be used to repay the investors. If a miracle does not occur and this project continues, I believe it should be built at Lincoln Park. The Matchett property should be kept as an open space. Leasing the fields to a farmer is also a source of additional revenue for the City. The fields and surrounding area are home to numerous species of animals that would be displaced as well. In a community with increased population growth and development, the city should keep Matchett Park as close to its current condition as possible. Besides being a home to wildlife, it is an excellent area to walk and observe wildlife. Also, since this valley was built on agriculture, it would be nice to see the City continue to show support for that industry. When outside of the valley I tell people that Grand Junction was once a great place to live but that it has changed. I tell them the city does not welcome industry if it is not outdoor recreation related. I tell them they are not supportive of energy development. The day will not come soon enough when I can move out of the city limits and stop paying City property taxes. I already try to spend as little money as possible inside the city limits to avoid funding unnecessary projects like a community recreation center. I tell people that the City of Grand Junction wastes taxpayer money on CMU when the college already charges enough in tuition. Visitors to the Valley should really visit the local fruit growers and wineries. They should visit the plentiful outdoor areas like the Grand Mesa and National Monument. They should patronize local businesses. I wish the valley was still known for agriculture and hunting /fishing opportunities. I hope that the City is never known as another Boulder. I hope it doesn't become a liberal stronghold that tries to destroy the oil and gas industry and the agricultural heritage of the area. It seems, however, that the City is on the way to becoming just that. Increasing taxes to provide unnecessary services to the community. I'm sure the time I spent writing this email was in vain because I'm sure it won't make any difference to those with decision-making powers. I will do everything in my power, however, to encourage people to spend as little money inside the city limits as possible, in hopes that it severely hampers the funding of City projects. Thank you for your time if anyone reads this,

Jake Wertz

My first choice would be Option 2. It seems to me centralizing the facilities in one area would be more cost-effective in the long run. I am not opposed to Option 3, but I am completely opposed to Option 1. Matchett Park is a much more accessible location.

Laura Johnson

I missed the meeting and have participated in all surveys. After reading the PDF and seeing the 3 options, I have changed my choice from Lincoln Park (option 2) or possibly option 3 to for sure option 1 as the most good will come from that being built and will leave the community with the 100-year-old success that is our centerpiece of GJ. Essentially this new build will give the entire grand valley another option whereas the other 2 don't provide such a choice and inevitably disrupt the downtown outdoor pool. Don't fix what's not broken! Thanks, guys!

Jeff Orehek

Please put the CRC at Matchette Park. It is centrally located for ALL residents of the valley from Loma to De Beque. Residents of Mesa County, not just Grand Junction would benefit from the CRC located there. There would be plenty of parking, and plenty of space for all kinds of athletic fields, courts, running tracks, disc golf, etc. I believe it would cut down on crime all over the valley because of the easy access and if it is affordable to all residents. Please consider Matchette Park for the CRC. Thank you, Mesa County Resident and user of all facilities in Grand Junction and Mesa County.

Wanda Robinson

Option 2

Cindy Enos - Martinez

I'm against it but if it must be done then it should be done at Matchett Park.

Lori Alpino-Holloway

WORK SESSION 1 GENERAL COMMENTS

No, we do not need this. Enough taxpayer money is wasted already. You don't need to waste anymore. You people need to spend less. Enough of the fiscal rape everywhere Americans/Coloradans turn. We're tired of it.

Nataniel Pinson

All, I did some research yesterday on the location issue after attending the workshop. A couple of comments: 1) We've run the ballot issue with the Matchett property twice and failed. Lincoln Park has definitely come up as the preferred location in several circles despite the survey. You may remember too that during the citizen workshops for the last comprehensive plan we often brought up that it was time to repurpose Lincoln Park. Many of us would love to move the subsidized golf course and create a more usable area including a people's park and possibly affordable housing among other needs.
2) GJ is doing a mediocre job in working to reduce traffic locally at best. The talk about traffic problems usually starts with adding roads, lanes, bypasses, etc. while most of the world is working on reducing cars on the road and expanding pedestrian/bike accessibility. Patterson Road is overused already and not easily accessible in any manner for much of the city while Lincoln Park is accessible to thousands (including much of our younger population) by foot, bike, and bus. Districts A and E have the highest concentrations of 18 – 39-year-olds in the city who would be needing accessible recreation for themselves and young families. Lincoln Park works better for these districts.
3) We need to get serious about reducing our carbon footprint here which means building where people are and reducing driving.
4) Patterson Road is barely serviced by bus service - one intermittent route. Lincoln Park has three routes that are constantly running. Recreation should be available to people of all income levels.
5) Infrastructure is in place at Lincoln Park which will save money on the project.
6) Costs need to be kept down-my progressive groups will not support any more sales tax increase requests. With a median family income of around $53K in the city, we cannot ask lower-income families and retirees to pay more sales tax for basic needs.

Scott Beilfuss

Hi, I live in Wheat Ridge where we did a new rec center that people said would never be passed by voters, but it was. Wheat Ridge, like GJ, has a large senior population. Why did it pass? Voters were told that it would pay for itself from the day it opened. Except for closures and interruptions from Covid, it has made money from the get-go. Pools are highly used (by many seniors), and exercise rooms and gyms serve all ages. Our side rooms where classes take place or can be used for large and small group rentals are incredibly possible. There's even been a small daycare on-site for parents to safely drop off a little one when a parent is on-site exercising. Ask the City of Wheat Ridge how they passed the Rec Center, it's possible. Please don't let the naysayer citizens run this out of town with their negativity. It's possible to pass it if you can show it paying for itself, combining funding and grant programs and getting younger voters who are potential customers of the pool, rental rooms, and gyms to get involved. They don't typically vote nearly as much but getting out the vote and using Barker Rinker Seacat's advisors is HUGE. I am grateful every day that Wheat Ridge passed and was able to fund such a great community jewel, Grand Junction residents all deserve a great center...Our adult son and his family and our daughter and her husband all like in GJ and would vote YES...please get it on the ballot! And get younger people involved on the committee, not just seniors. You need community cheerleaders for this project~ Good luck!

Cheryl Brungardt

I like the hybrid option, updating the pool, and building the center at Matchett Park.
I reviewed plans and I also voted against the community center when it came up in 2019 for Matchett park. It's too far out from downtown. Not in walking distance of the huge amount of homes and businesses downtown and off an incredibly busy road (Patterson) which will just add to an already busy traffic corridor. Any potential CRC needs to be In the Lincoln Park area or it will continue to fail when it comes up for a vote. Thank you

Brenda Walker

While your presentation is well done, your timing for this project couldn't be worse. We, as a country, are heading into a recession that may last for some time (not temporary!), to say nothing of historically high gas prices, inflation in every economic sector, consistently high construction costs, and increasingly high-interest rates. The last time this project was proposed, it was 'over the top with its costing and it was voted down - it tried to be too many things to too many people; it should have been phased with a small core facility that could be added onto over time based on the public demand. If this project takes on many of these previous attributes, it will fail. Adding to people's sales tax costs and increasing their mill levy at this particularly difficult economic time is a very bad idea, no matter what you think your demographic studies support - they were small focus groups of targeted people who have always wanted a community rec center. Also, counting on sales tax revenue from the marijuana industry to too great an extent may prove to be an unrealistic expectation - if that doesn't provide the revenue needed to support whatever this project turns out to be, will sales taxes and mill levies have to increase to offset that shortfall? Taking more time to develop a workable and economically feasible project in light of the current and increasingly negative economic future would be my suggestion to Parks and Rec and the City Council - let time be your ally, not your adversary. Trying to put this project together for a vote in November, given these concerns, will not turn out well in my opinion, and I will not be a supporter if that is the goal. Many thanks for your consideration,

Tom Rowland

Thank you so much for allowing public comments on such an important topic. I think the hybrid option would be a wonderful idea! If not, my second choice would be Matchett Park. Even though Lincoln Park is more centrally located, the current parking problems and congestion at Lincoln Park are a factor, with not much room to expand as far as land. I am thrilled that you will also be upgrading Orchard Mesa Pool as well! I was part of the group that met to keep the pool open so thank you for continuing to support this pool.

Mariann Taigman

My feedback is that option 2 is the worst of the three for several reasons. Reason 1 is that the CRC needs to be further away from CMU in order to allow it to serve the permanent residents of the city and not be overrun by college students who already have many of these recreational options on the adjacent campus. Reason 2 is: There is already too much congestion in that location, especially when there are events at the football or baseball stadiums. Those wishing to use the CRC should not have to contend with the crowds or plan their use around events like band competitions, sporting events, graduations, etc., which will take up a great deal of the parking no matter how many new spaces are added. Reason 3 is that there need to be recreational offerings on the Northern side of the city to serve those long-overlooked residents. There are already recreational options in Orchard Mesa, at Las Colonias, at Lincoln Park, and at Canyon View Park. The residents on the Patterson corridor from First Street to Clifton have long needed more than just Long Family Park which offers little more than a good walking path for adults. Private businesses have likewise neglected to provide any entertainment, physical fitness, or recreational opportunities to this area, which means the impact on private business would be reduced if Matchett Park were the approved location. What I do not see in the .pdf presentation is a description of what, specifically, the larger CRC will include at the Matchett Park location (option 1) and what would be cut from the facility if the size were reduced to accommodate the renovation of Lincoln Park pool facilities. Simply saying the size of the facility would be reduced is not informative enough to help the average citizen weigh in on the decision. Would the reduced size mean there would not be a pool at the Matchett Park location? What specific amenities are being planned for the CRC — basketball courts? Fitness equipment? Community rooms? Auditorium? A library branch? Lazy river? A senior center? Pools? (an indoor running track would be a top priority for me, as there is not one anywhere else in Grand Junction unless you have access to CMU). Will any of the amenities be eliminated by reducing the size of the facility? Or will they just be reduced? I lean toward option 3 in general provides more options while improving what we have, but that is really hard to say for sure not knowing anything other than the reduction of square footage for the proposed Matchett Park site.

Teresa Black

WORK SESSION 1 GENERAL COMMENTS

I like the idea of improving the Lincoln Park facility. Roller Skating is fast becoming a “thing” in GJ, but we’ve lost our indoor rink. Might you consider an “all-purpose” indoor area that can be used as a Roller Rink? Maybe it would also be used for Pickle Ball, Yoga, Tai Chi, etc. thanks for asking!

Jill Whinnery

Good morning, while the Lincoln Park site is closer to me, the Matchett Park site makes more sense. Option 3 is the best plan. Thank you for all this work.

Eileen Warner

Option 2 ONLY if it includes a pool that has the original Moyer free days of Wed and Sat as the pool did when I was growing up in the 50s. It was such a wonderful thing for all the kids, but especially the families who couldn’t afford a seasonal pass for their children.

Jane Albee Cardenas

Option 3. Improve Lincoln Park but use Matchett park as the new community center location.

Phoebe Johnson

This needs to be at Matchett Park. Lincoln Park is already too crowded and isn’t as accessible to the north/east parts of the city – I absolutely would NOT vote for one at Lincoln Park. I think the voters will approve a center at Matchett much more than Lincoln Park, so long as it isn’t so full of over-the-top features that make it cost too much, like the initial Police Station and Library plans that were turned down before more reasonable options were presented. Get the infrastructure and basic features, then add on as the money allows over time.

Terri Benson

I did not make the meeting, but my family would like to weigh in. We have lived near Lincoln Park for over 50 years. We love it. Love being close to everything that happens close by. However, the parking and the crowds can be terrible for those of us living here. When Las Colonias opened up, and events started there, it got MUCH better. We did not have to deal with all the parking on the streets for everything that happened. Concerts and other events always make issues for the people who live here. But at least they were short-lived and temporary. A Rec Center is a much-needed addition to our city, and I hope it does get built. However, putting it at Lincoln Park would stress an already high level of activity in the area. JUCO, Graduations, and other events are awesome, and we love having them. But a rec center in the area would, we believe, put undue stress and overuse of this area to a whole new level. And it would be a permanent change. It would always be busy and always congested in the Lincoln Park Area. We put our vote in for option 1 or 3. Finally, put Matchet park to good use and Patterson can handle the traffic better than the Lincoln Park area. Option 3 would be ideal, but it all depends on voters and what propositions end up on the ballot. Please consider those of us that live near Lincoln Park, and what we already deal with. Thank you,

Charles Fedler and Family

I don’t think people are thinking of the traffic a rec center would put on Patterson Road. There is so much traffic now Patterson. I can’t get out of my subdivision most mornings and afternoons. This really needs to be something that is considered.

Susan Krizman

Hello, I read the newspaper coverage and appreciate the email with the link to the presentation earlier this week from the meeting about a proposed new Community Center. I was out of town and unable to attend. I strongly support pursuing the CRC at Matchett Park while also renovating the Lincoln Park pool (Option 3). While this is surely the most expensive option, it is worth doing this project right and making the long-term investment in our community that will benefit more people in the future.
Thank You,

Steve Fox

My choice would be the old City Market building on 1st St. Plenty of parking right next to Main St. A great central location.

Jim Craig

As far as comments and feedback on the Rec Center - Clearly Matchett Park is the best choice, but I don't understand why Lincoln Park pool would go away. It's MOYER Lincoln Park Pool and I think it would be a disgrace to the Moyer family to take away the pool (and it's almost free-for-kids-days). Some people like outdoor swimming in the summer. But Lincoln Park as the site of the community rec center - even with additional parking - is a horrible choice. Parking is already limited for all the facilities that ARE there. Not to mention having to relocate one of the disciplines for track meets - how does that make any sense? Adding a year-round community center will only make parking worse. How would you handle when Marching Bands have their competitions and events and block off the parking lot - would you then leave part of the lot open for the rec center thereby reducing the space available for the bands to park? It would also reduce parking for football games, JUCO, and graduation because the rec center would be open WHEN those events were going on. People use a community center to relax, and not deal with traffic congestion and parking. I don't know why PowerPoint mentions how much parking there would be at the golf course as we all know that golf course parking is ONLY for golf course patrons. They do not allow it to be used while any other event is going on at the current Lincoln Park Complex. Would the rec center be the same way? If they're open then parking for events at the stadium is limited. Matchett Park has the space where it could have a very nice facility, but maybe also keep some of the walking trails and such. It is also located close to MANY low-income housing apartment complexes that would be within walking distance to a Rec Center at Matchett Park. Growing up in the Denver Metro Area, I can't tell you the number of low-income kids who thrived by having a rec center within walking distance. I think the overall location is appealing due to its beautiful views and that it's NOT off the very busy and sometimes congested 12th Street. I think we need to think about the kids who would use a rec center. It's not kids who belong to the country club and have a pool or exercise equipment at their disposal at home - it's kids and families who DON'T have those things. Not to say other people wouldn't use it, but I think of a rec center providing opportunities for kids whether it being able to go play pickup games of basketball or go swimming year-round. Swimming is a life skill, NOT something that should only be for that who can afford it. Keep the Lincoln Park complex with Pickleball Courts and such - people love going there. However, a fully family/kid-friendly year-round rec center would also be utilized. I loved going to the rec center growing up. I feel like we are trying to cater to those above a certain age group with where we put this rec center - keep it close to the golf course and pickleball courts that are used by retirees and such. Meanwhile, I am thinking of the youth aspect. Eventually (maybe) there will be an I70 exit off of 29 Road. Bringing new people into town I think saying "The community Rec center is that beautiful building right off Patterson at the top of the hill" is better than "oh it's in the middle of town by the stadiums and golf course" sounds more appealing. The City of Thornton built a great rec center with green space and walking trails as well as a very nice facility that can be used year-round. I think lots of open space around a rec center is definitely more appealing than a small park and stadiums that (according to the seasonal parks and rec guide) host events on days over 2/3 of the year. That's my input. Matchett Park is the clear choice to me. Not to say you couldn't improve Moyer pool, but it's Moyer pool and Moyers wanted it to be such. I think we need to protect that legacy as well as not make the Lincoln Park complex even more congested and crowded. I would also ask that you ask the people that live around Lincoln Park if they would be likely to leave the area if the facility was built there. Thank you.

Jennifer Schmalz

Option 3 gets my vote. Do not waste the opportunity to look at the future of the size of the Matchett property as compared to the size of Lincoln Park which has little opportunity for future expansion.

Juanita Moston

I vote for Option 1 to have the Community Recreation Center built at Matchett Park.

Susan Hyatt

WORK SESSION 1 GENERAL COMMENTS

As much as the eastern side of the city could use a nice community center, the social economic status of the area results in many there NOT taking care of things. Vandalism, graffiti, and theft are more likely to take place there. It's the elephant in the room that no one wants to discuss. But to build a nice facility there would prove to be folly. As such, if sufficient parking can be had, the Lincoln Park site is most likely the better, safer choice. More centrally located, chances of it being taken care of are better there.

Keith Rasmussen

I vote for option 3, with the new CRC at Matchett park and the upgrade of the Lincoln Park pool. The plan for the new CRC at Matchett Park looks absolutely beautiful. Five Questions:
1. When I'm away from home, I describe Grand Junction as a beautiful, quiet, safe small town with lots of outdoor activities available. 2. I'm recommending that visitors experience the Colorado National Monument for hiking, driving through the national monument, palisade wineries, downtown to walk on Main Street, and go to grand Mesa for hiking. Grand Junction should develop more festivals based on the seasons and our natural resources. 3. I live in Grand Junction for the natural beauty, peaceful yet active lifestyle, mountain views, warm climate with seasons, and close proximity to other wonderful locations in Colorado/Utah, such as Moab, Glenwood Springs, Aspen, Telluride, plus it's a great place to raise children. I like the fact that there are no crowds, no traffic jams, and easy access to national parks, for example, we don't have to wait in line and fight for parking to hike at the Colorado National Monument. 4. I want Grand Junction to be perceived as a beautiful, safe, peaceful small town that takes good care of its residents. Visitors from other parts of Colorado and other states come to Grand Junction as a retreat to experience natural beauty, hike, bike, paddleboard, river rafting, go to wineries, and experience local great restaurants. 5. I do NOT want Grand Junction to be perceived as dirty, rundown, old, out of touch, behind the times, boring, bad restaurants, backward, ugly, and having nothing to offer its residents. Thanks for letting me be a part of this process and for taking my input into account. Sincerely,

Stephanie Daniel

The parking at and around Lincoln Park is already challenging at many times. If you build a rec center there, it has the potential to become even worse. As someone who lives near the Park, I am asking that you not consider putting the Rec Center in Lincoln Park!! Thank you

Kate Holmes

I vote for option 1. We are especially interested in an indoor pool because it's doubtful that the Orchard Mesa pool will remain open. I also believe there are other amenities we would use in a recreation center. And what a great thing for the community!

Linda Johnston

I would like to put in my vote for option#1. The recreation center should go in Matchett Park. There is room for everything, and it will be all together. It is not that far from Lincoln Park and here is considerably more room for everything Thank you

Marcia Rising

I know this email is coming from my City email but I am a City resident and I wanted you to know that I think Option 3 is the best alternative for a Recreation Center. The Lincoln Park pool is such an asset already and it would be a shame to lose it for a new recreation center in Option 2. My second choice would be Option 1 and Option 2 in last place. We need more places to swim in the valley and the existing pools get packed! Preferred options
Option 3: Hybrid - Community Recreation Center at Matchett Park with modernization of the Lincoln Park-Moyer Pool.
Option 1
Option 2

Kurt Carson

I attended the workshop on Tuesday and identified my Rec center location preferences and made comments on those preferences. I didn't have an opportunity to think about and answer the Five Important Questions part of the exercise. This email is an attempt to answer those questions. 1. How do you describe Grand Junction when you are away from home? I usually tell people that it is a wonderful place to live and, in my opinion, has everything a person could want, except an ocean. There is high desert, canyon country, alpine activities, rivers, great hunting and fishing, fabulous hiking and mountain biking, low humidity, no hurricanes or tornadoes, only minor earthquakes in the area (mostly man made), close proximity to many world class ski areas with somewhat lower prices than the ski areas, tons of federal land to recreate on, a decent airport, smaller population so not as crowded, great smaller university, great sports town, high school, college, the Rockies, etc., with nice facilities, and reasonably a diverse population as long as you avoid the topic of politics. Don't tell too many people. 2. What places or events must visitors experience when they are here? The riverfront trail system and connected hiking and biking opportunities throughout the valley, amazing fruit orchards and wineries in Palisade, Colorado National Monument, Grand Mesa and Powderhorn ski area, the Uncompahgre Plateau, Juco, concert and other entertainment opportunities at the Avalon, Las Colonias, the Riverfront concert series, Fruita, Colorado Canyons, CMU, Downtown Grand Junction, Canyon View Park, particularly the kids play area, decent regional shopping. I am sure I left many things out. 3. Why do I live in Grand Junction? Short answer…I always have, except for a few years away for education. I was born and raised here and am a third-generation native. Grand Junction has always had most of the amenities I want in a hometown. See answers to questions 1&2. It has been a great place to grow up and to raise a family. It still has most of what I want or need and we can still access bigger cities reasonably quickly and efficiently, if necessary. There are decent employment opportunities and good health care services. Great weather and natural beauty. Great year around recreational opportunities. Did I mention no humidity…sometime wish we had a little more rain! 4. How do you want to be perceived as a community? I would like Grand Junction to be perceived as one that takes pride in itself and provides opportunities for all of our residents to take advantage of public and private opportunities that make this a great place to live. One of the missing links is one or more recreation centers that are available to all residents at a reasonable cost. I think it is a rather glaring missing piece. Like a good library, symphony orchestra, performing arts facilities, art centers, parks and trail systems, CMU, having these assets shows pride in our community and a willingness to make many activities available to all residents. We need to keep working on this. 5. How do you not want to be perceived as a community? I hope we are not perceived as the home of too many ultra conservative residents. I think that we need to strive to all work together to make sure that all residents have access to the wonderful amenities we have here and we need to strive to listen to one another and work with one another, to give everyone an opportunity to succeed. Easier said than done. One way to do this is to make sure everyone has good opportunities to safely participate in indoor and outdoor activities, recreational and otherwise, that are accessible to the most residents. Recreation centers are great equalizers. We need one…or more if we can figure out a way to afford it. It would be nice if Mesa County would participate a little more. After all, Grand Junction is part of Mesa County, and we all use these amenities. Hope these answer the questions. Please add these comments to the Recreation Center file. I sincerely hope City Council commits to moving forward with a recreation center. It has been a long time coming.

John P. Gormley, Esq.

Options # 1.

Question: Should the 100 yr old, historic, outdoor, Lincoln Park Moyer Pool facility be renovated? YES and should be renovated in addition to a new Matchett Park Center. Question: Site Preference? 3 - Matchett Park and update Lincoln Park Pool. Five important questions: 1. Grand Junction is a great town for raising your family or living single. There are several large employers in the area, as well as many small local businesses. Higher education at WCCC and CMU, as well as Colorado Christian Univ. We have a large variety of places to worship. The park system is wonderful, exercise trails at more than one location, and we enjoy nearby State and National parks as well. There are multiple outdoor recreation opportunities. The natural surroundings are beautiful. I am single, 62, and love going to the pool all year-round. I certainly hope we will continue to support the OM Pool and maybe use the old gym there for community activities as well. I love that the riverfront is being developed, and that we are having more diversity of entertainers coming in to GJ through a variety of venues. I am attending a comedy show this week, and I enjoy the music concerts. 2. Visitors must visit the Grand

Mesa, Colorado National Monument, and if JUCO is going on when they visit, they should take in a game or 2. I highly recommend Lincoln Park if you have children with a great playground, swimming pool, pickleball, golf and the stadiums host a variety of teams. The park most visitors love is Canyon View because of the fantastic playground. That park desperately needs more parking. The Science Museum for kids & adults is a fun place to visit. 3. I moved to the area to take care of my folks. I moved from Charlotte, NC and found it difficult to find work in my field of telecommunications. I did find a job in 2005, but in 2008 I had to take care of the folks full time. After 10 years they had both passed so I retired in 2020. I live next door to my sister and its wonderful having family close by. I can't see myself moving anywhere else since I have a wonderful church family, great weather most of the year, and I've adopted Grand Junction as my hometown. 4. I want us to be perceived as a growing, vital community. I really think the past few years have shown an improvement in the downtown area, riverfront, and North Ave. Work still remains. The business loop is a disgrace sending people off the freeway to an area where there are practically no hotels, shopping, or restaurants. It should be re-routed as a truck route and the business loop should go through North Ave. I want us to be a family friendly city. 5. I do not want us to be a marijuana mecca. I don't discourage the dispensaries, but I don't want us to become a marijuana vacation destination. I am concerned about the OM pool because it is a place for seniors year-round to use the pool without joining a gym (and those pools are way too small). The aqua aerobics class and lap swimming are great. I love the aquatic staff, and the managers Pete and Trish are superb. I have had the annual pass for about 3 years and it is such a great value. Thanks for all the work you are doing to improve community recreation. Sincerely,

Pauline Dudley

In response to your newsletter/survey I received via email, I would be in favor of Option #1 for a rec center to be located in Matchett Park. There are already parking issues at Lincoln Park, and a rec center at that location would definitely aggravate that situation. However, since I'm a resident in Palisade, I don't think my comments would be "allowed" or taken into consideration. Thanks,

Arzanna Hanna

Option 1: The Matchett Park. Lincoln Park doesn't have enough parking. Not enough parking now as it is. Additional expense to put in a parking garage. OPTION 4: Maybe consider the church that is for sale on Patterson. Water, plumbing, electrical, parking and plenty of acreage. Just add onto the building for a swimming pool. Building isn't that old, and you only have to change some walls inside. I'm sure this would be a cheaper and easier way to go.

Rose Stoltenberg

None of the above. Can't afford taxes and inflation right now.

Deborah Shults

We choose the Matchett Park location. Thank you.

Nancy Buettner

To whom it may concern, I reviewed the PDF presentation emailed out and prefer option 3 (Hybrid), as it retains a pool at Lincoln Park, which is heavily used, while enabling more recreation opportunities at the Matchett site. Feel free to let me know if you have any questions.

Suzanne Foster Porter

Hello, While I am excited for the prospect of a rec center anywhere in Grand Junction, I really hope that you would choose the Matchett Park site. I would also agree with updating the Lincoln Park pool as it is an important part of the city. If you look at the central area of Grand Junction, there are already so many things to do nearby. Many people who live in the area are already very active. They also tend to have more money to get to places like the Monument, Fruita etc. for their recreational purposes. The Matchett park area has very few resources for recreation and fun things for kids or older people to do. A rec center at Matchett would be a huge asset to the area. It could help keep at-risk kids off the

streets. Elderly people would have a place to walk in the winter when the mall is too far away. I appreciate your working on this project and sincerely hope that this will come to fruition. Thank you,

Stacey Moseley

My choice is #3, but definitely the center needs to be Matchett and the additional upgrades.

Larry Ingram

Option 1 at Matchett Park would be an optimal location.

David Martinez

Matchett is the preferred location for a community center/rec center. Lincoln Park is filled up. The Moyer Pool should be maintained and improved. But trying to dilute a community center by transferring the responsibility of Moyer is a sneaky trick. We should have a separate community center at Matchett. This is a once-in-a-generation opportunity. A well-planned and expandable community center at Matchett makes the best sense. Leave Lincoln Park alone. It is already stressed with the use it has, and the open space it provides in the middle of town cannot be replaced. Please don't destroy it. I knew Ken and Sally Matchett. They intended their donation of prime land to be used as a park. A community center would be the anchor for a jewel.

Ellen Miller

My concern with the option of Matchett and Lincoln Park is voters turned down Matchett and OM pool. I like the idea of both, just not sure the voters will go for it. Remember there are funds set aside from the sale of Burkey park to help with Matchett Park.

Cindie Downs

I believe Lincoln Park is the most centrally located site and the best location for a community center.

Karen Nelson

Option "one" make it a nice one, keep Lincoln Park pool as is. Adults need a pool year-round. Oh, and sometime in my lifetime would be nice.

Gerald Peterson

Matchett Park has the room. I like the location of Lincoln Park but there is not enough room. There needs to be enough room for exercise room and indoor pool. Rooms for meetings and games. Parking would be an issue at Lincoln Park.

Rebecca Cart

Not in favor of any of your options (1,2 or 3). Thank you.

Rosie Reis

Hi, I feel Option 2 ~ Lincoln Park offers the most benefits for our community. 1) It is centrally located 2) Most cost-effective of 3 options 3) summer camps are able to safely walk to pool from their various locations. 4) Infrastructure is already there thus, in theory, should take less time to complete project.

Michelle Archer

Thank you for including me in the opinion poll for a new Recreation Center in Grand Junction. All 3 options shown are good with my vote being first for #2 and then for #3. As the taxpayers have voted this down before, if it was marketed as utilizing existing facilities that already has the infrastructure in place saving taxpayers' dollars, this might be looked at more favorably. Also the location is more

centralized for all around the Grand Junction area pulling from south, north, east, and west. As regards #3, Matchett Park would be good as the space is so large and would not interfere with other activities being held with adequate parking. If there are other events at Lincoln Park, this could pose a parking problem; the only obstacle I see. Modernizing the existing Lincoln Park - Moyer Pool is an excellent idea. It along with Orchard Mesa Pool are great assets for the City and used by many, including Fruita commuters. Both of these should be considered in future plans by the City for continual use especially if the Recreation Center does not go forward. It is essential to all pool users of all ages that we have a year-round pool. Sincerely,

Stephanie Anderson

Hey all! Thanks for putting together a great packet about the community rec center. My preferred option is to have the rec center at Lincoln Park, option 2 in the pdf packet. I believe Lincoln Park would benefit greatly from a community rec center as the accessibility and usefulness of the park would drastically improve. As is, the park is a nice green space, however it is underutilized by the community, outdated, and serves little purpose in expanding recreation opportunities for the overall community. New facilities, specifically a new pool, would be a great addition to Lincoln Park. I believe a community center would improve the walkability of the downtown surrounding areas and revitalize the park for a new era of Grand Junction residents who want to live, work, and play downtown.

David Goe

My preferred option is Option 3. I believe Option 2 creates more demand, potential overcrowding and overload on Lincoln Park. I am fine with the Rec Center at Matchett Park and believe it would be a true asset to have Lincoln Park/Mower Pool upgraded.

Joe Higgins

I for one would love to see the pool stay at Lincoln Park. In a town this size I'm shocked there are not two huge outside pools Fruita and Palisade do not count. This is a growing place, and we need more things to help keep kids and adults going throughout the seasons. I think there should be an outdoor pool at Matchett Park along with the Rex center. Spruce up Lincoln Park pool also. Pricey but we all deserve it.

Lindi Randle

Thank you for asking for community input! I was unable to make it to the June 14 meeting, but I am thankful to be able to share my viewpoint. I think the Lincoln Park pool should be renovated AND a separate facility at Matchett Park should be built. I'd like to see the original design of over 90,000 square feet. Although the cost is more, the Grand Valley continues to grow in population and the need will get larger for this community asset. Lincoln Park has great things going for it, but it already is crowded with multiple events taking place. Matchet parks reaches more people from a short drive radius, and this is important. Again, I fully support option 1 of developing Matchet Park for a Community Recreation Center and I fully support the continuation of Lincoln Park-Moyer Pool. I am embarrassed to share that GJ doesn't have a community center when every other town and city of comparable size has one. Fruita and Delta have managed it, we can too! Thank you again for your time planning and listening to feedback.

Briana Board

Hi there - I revised the pdf and thought I would put in my two cents. I am interested in having as many place for year round recreation for young people as possible. So, if that is what Option 3 means, then I'm down for that. However, I am also excited to have more parks, so it that means option 1 is the best answer, than I'm good with that. I will say that I see the need for year round recreational spaces than for park development. I hope that is helpful.

Joan Axthelm

Build it at Matchett and get going.

Brian Hart

Unfortunately, I was not able to attend the presentation regarding the Community Recreation Center (CRC) last Tuesday, June 14. I have seen the printed summary outlining the 3 options. I would like to direct your attention to the column in Sunday's, June 19, paper by Jim Spehar. In it he points out "Never sell past the close". His point is that with so much community support for a CRC at Matchett, don't muddy the waters with tacking on a modernization of Lincoln Park Pool. In my opinion, the Lincoln Park pool, which opened in 1955, needs to be a totally separate budget item on the Parks and Recreation budget. We have learned in prior elections that any ballot language needs to be Simple, Specific and Sunset. Option 1 can do just that. Consideration of either Option 2 or 3 is not congruent with the results of the community input. Sincerely,

Sue Springer

Two bits: Parking at Lincoln is the BIG problem but would prefer that location for a community center. The given layout shows 85-100 additional parking spaces, but the notes say 180 spots, so not clear. Consider moving the shotput, javelin and discus to within the Suplizio area, thereby having more parking to the east of Suplizio. (Event scheduling, dual use). Also curious how many citizens or general public shotput? Where does the barn figure into all this? More parking?

Thomas Pearson

I, Louise Hecht (who attended the meeting on June 14, 2022) vote for option 3, renovate and upgrade pool at Lincoln Park, and build a rec center at Matchette Park. I feel traffic would be dispersed between parks, and Lincoln Park pool should be kept and upgraded. Additionally, I had to think about responses to the following: 1. How would you describe GJ when you are away from home? Beautiful scenery, lots of outdoor recreation, friendly people and a bit "rough around the edges" 2. What places/events must visitors experience while they are here? National Monument, Grand Mesa, mountain biking in GJ and Fruita, peach and wine festivals, wineries and orchards in Palisade. 3. Why do you live in GJ? Small town atmosphere (but not too small), outdoor recreation, less snow, more affordable. Lots of activities for seniors, but also many festivals, outdoor concerts that are affordable. 4. How do you want to be perceived as a community? Open-minded, progressive and forward-thinking, environmentally oriented, welcoming. 5. What do you NOT want to be perceived as a community? Political knuckleheads that believe in stolen elections, grand "junktion", a bastion of gun-toting, pick-up truck drivers with flags waving four letter words, poor school systems, close-minded people. Will be at next meeting if in town.

Louise Hecht

I, Jay Hecht (who attended the June 14, 2022 meeting) vote for option # 3. WHY: Feel traffic would be better dispersed. See below for MY BEST answers TO THE FOLLOWING QUESTIONS. 1) How would you describe GJ when your away from home. Answer: 4 hrs. west of Denver. 4.5 hrs. east of SLC and very close to the Utah border. Friendly people live in GJ and mostly agricultural. GJ is much smaller than the bog cities but offers enough hood choices for shopping, recreation and restaurants! 2) What places and events must visitors experience while they are here !
Answer: Depends on the season but our airport is excellent. The Colorado National Monument and Palisade Wine Festival is first class. Market on Main St., downtown GJ, and several restaurants are excellent. 3) Why do you live in GJ? Answer: Warmer weather and more affordable than the front range (Denver). Outdoor recreation and more senior activities are available year-round. Newcomers, cycling, Pickleball, hiking, Avalon shows & a great mix of wineries. 4) How do you want to be perceived as a community?
Answer: Open-minded, politically knowledgeable, health-oriented and focused. Progressively minded regarding our downtown, neighborhoods, population growth, and a strong regard for climate change and protecting our scenic valley! 5) What do you NOT want to be perceived as a community?
Answer: "Junktown "and closed-minded, gun-loving, F'n flag-flying morons. Hope to catch you at the next meeting.
Strong and important work.

Jay Hecht

WORK SESSION 1 GENERAL COMMENTS

Sally Matchett left that land for a rec center. Please honor her wishes. Many people in the community are extremely upset over the sale of the Berkey property on 30 Road and Paterson that was intended for a park. We all know that didn't happen. It was sold for profit by the city. There is no room at Lincoln Park, there's no room for parking now with the facilities that are there. Also, that location at Matchett is much more accessible to other parts of the valley. The East End of the valley needs amenities as well.

Darlene Phillips

I vote for a rec center at Lincoln Park. I like the idea that it would be available sooner, and would cost less as there would be existing infrastructure, etc.

Ceanna Ryndfleisz

We have been following the process you have been using to determine what GJ needs/wants are. We like option 3 much better…. we don't believe that the area at Lincoln Park is large enough to rebuild both a pool and rec center for the future needs of GJ. If you are going to put so much money into the project (which, by the way, is long overdue) then you should choose a site that can meet the needs of the community for 25+ years. With the increase in additional Pickleball courts at Lincoln Park, parking is going to get even more difficult in the Lincoln Park parking lot if the Community Rec Center is built there with additional pb courts, and another event occurring at the stadium or ball diamond.

Laurel Haack Pody Woodman

Having followed this issue for the recent past and reviewed the materials I would make the following comment. Matchett Park has been on the drawing table for what seems like forever. The barrier always seems to be that it requires infrastructure to get started. Given its location, it clearly is the better site for a Rec. Center and quite frankly the Rec Center will serve as a catalyst to get the entire park started. Going to Lincoln Park will draw opposition from the neighbors, which is not true of Matchett.

Timothy Foster

In reviewing the CRC Presentation as well as the City's Comprehensive Plan I think the Lincoln Park site is the best spot for the CRC. Below are my points supporting that view: -Cost has long been an issue with the CRC and the Lincoln Park site presents the best opportunity to utilize existing infrastructure and better manage costs. Furthermore, the City's Comp Plan emphasizes re-use and infill development as keys to smartly managing our growth. The LP site is a great opportunity to build upon a great park and create key linkages with nearby areas all without the need to greatly expand infrastructure. -Some of the negative feedback around the LP site emphasizes issues with parking and the concern that over-utilization will occur. As a nearby resident within walking distance to the park I think these fears are miss-placed as I've only experienced overflow parking situations a handful of times a year during JUCO and even then, it was more than manageable. That activity and integration of activities is part of the appeal of living downtown for myself and many others in our neighborhood. Having a CRC that is activated and well-used should be considered a good thing! -Accessibility and equitability. The CRC site provides much better accessibility as it will allow more modes of transportation to be able to access the site. With the City's continued emphasis and development of multi-modal pathways the LP site would make complete sense to integrate which would create better connectivity between CMU, North Avenue, Downtown and the surrounding neighborhoods. The map in the presentation clearly shows the LP site is superior when it comes to providing accessibility as there are far more residents within a 5/10/15 minute walk to the site. This accessibility also makes it a more equitable site as many lower-income populations do not have the benefit of being able to drive to a recreation center. -Site usage demographics. The tapestry segments are illuminating as they show a wider range of ages and income levels near the LP site. I think this is very important to keep in mind as the CRC should be a multi-generational facility for people from different backgrounds and socioeconomic status. The tapestry profiles located near Matchett Park tend to be higher income earners and there is less age diversity within the nearby population. The CRC should strive to be a

thriving place that incorporates a wide range of community members rather than serving a specific neighborhood. Additional thoughts: -The golf facility at Lincoln does not seem to be the highest and best use as there are other golf courses in the community that are more popular. Keeping the driving range and some smaller elements of the golf course would allow for more expansion opportunities and better utilization of the park. -Matchett Park would be a much better site for a more developed multi-use trail network. The popularity of mountain biking, trail running, and hiking has increased pressure on existing trail networks like Lunch Loops that weren't intentionally designed to deal with the amount of usage and COPMOBA is not in a position to keep up with maintenance. One example is the number of clinics, kids programs, groups that have become common at the LL. While it is great to see the increase in these activities the LL was not built to accommodate this type of programming. The elevation profile and topography of Matchett would be ideal for a multi-use trail network that could be used for programming and activities. Examples of this include Valmont Park in Boulder or Snake Hollow in St. George. This would be a great addition to our recreation infrastructure and would be utilized by the community. Thank you for the opportunity for feedback.

Brandon Stam

I first want to applaud you for getting community feedback about a potential GJ Community Recreation Center. By taking the time to learn if we want a new facility and then if yes, designing it around our needs will ensure its success on the April ballot. I'm obviously in favor of a new facility because I've seen success in other similar communities and know Grand Junction has an overdue need. Out of the three options presented last Tuesday, I would prefer going forward with a large facility at Matchett Park. The hybrid option is wonderful, but I fear voters will quickly make assumptions that this it just too much to pay for and vote it down. Matchett has such potential that I can't help but get excited about our community's growth and ever-improving self-image. Thank you again for taking community feedback,

Sara Burkey-Russell

Option 3 is best! Provides a rec. center on land already owned by the city and brings the pool into this century!! Don't like the rec center on Lincoln Park property due to overcrowding, lack of parking, etc. definitely think the pool needs uplifting. Thank you for seeking public input.

Charles Smith

I would vote for Option 3 for the Rec Center options. With the parking at Lincoln Park area already a problem. The hybrid option would provide for less congestion.

David Smith

I realize that I am probably too late to comment, but I thought I would still share my feedback. My family and I would like to see option 3, the modernization of the Lincoln Moyer pool and a CRC at Matchett park. Thank you,

Brittani White

Dear Mayor Stout, Mayor Pro Tem Herman, and City Councilors - Thank you for supporting the current feasibility study and public engagement sessions for a Community Recreation Center. This is a long-term issue that's very important to me and so many in our community, and one that remains unresolved. I appreciate that with your direction the City is revisiting this subject, taking time and resources to dig deeper, and continuing to engage the community in order to bring forward a proposal that reflects the needs and wants of the community, as well as current economic realities. Thank you for moving the City forward on this!

Andreya Krieves

Grand Junction CRC - Work Session Two Public Comments

Ideal building designs have a separate door near the handicapped parking area, so non-disabled people headed to the front door are not as tempted to park there. Please include enough CLOSE handicapped spaces, based partly on your estimated attendance of seniors 65+ at any given time. That estimate is not the same as the number of handicapped people, but if you look at the ages of people exiting handicap-tagged vehicles, it's close enough. Please include in at least one staffer's job description the monitoring of handicapped spaces for violators, especially on weekends and special events. They could broadcast an announcement "Toyota license plate LCD 489 you are in a reserved space, please move your car" somewhat like "Your lights are on" without confronting anyone. I am disabled, often find others have taken all the handicapped spaces, and have never seen any kind of enforcement. Thank you!

Judy M Dyrud
Grand Junction

I am a 75-year-old Mesa County resident of most of my life and I live 1/2 block outside 29 Road GJ city limits. So I know I won't have an opportunity to vote on the Community Center but I am VERY thankful to be able to voice an opinion. I have watched other much smaller communities very successfully establish centers: Delta, Montrose, Fruita and I am dumbfounded as to why we don't have a place for people to go swimming, gather together, exercise, etc. that belongs to the city. I drive ALL THE WAY to Fruita to take advantage of the marvelous pool there. I feel welcome at my age -- I would not fit in in other places like I do there. Seniors find their own hours there when the school children are not present, at a time when we can be free to swim without the energy of young children and within the quieter setting of early morning and such. It's a wonderful place and I've been driving down there as long as that center has existed. I would be ecstatic to have a GJ Center at Matchett -- only 1 mile away from my house. Please do everything possible to bring this about. All ages do need it for so many reasons. But for Seniors to have a place all year round to get in shape, to meet with others, etc. would be quite wonderful. At this time, we have pretty much nothing. Carol Ann Niles, born in GJ 1947, away for a few college + years, back in 1977, and raised 3 sons here. I am a Kiefer -my grandchildren are 7th generation here.

Carol Ann Niles
Grand Junction

Many senior groups play mahjong and card games once a week or more during the weekdays that do not have a place that can accommodate them at a rate that fixed-income seniors can afford. I recommend that the new facility have several rooms available with chairs, tables, and correct game-sized playing tables for these types of activities. I also strongly support the comment about parking and the need for senior/handicapped separate entry/parking areas.

Wes Lowe
Grand Junction

Please use Matchett Park and please include dedicated bike lanes to get there.

Gene Benson
Grand Junction

A good community center addresses the needs of everyone, from Kiddos to Seniors. 1. A floor plan with "wings" of sorts to have rooms available for "rent" for different age groups, that don't overlap. "Quiet" areas. "talking" areas. 2. A large, or several small indoor playgrounds would be absolutely necessary. It's too hot for kids to play on the playgrounds outside in the summer. Outside playgrounds too. Whoever designs the playgrounds needs to keep the intense heat issue on the front of the design. (No 'black' colored railings etc. All slides need to face directly north). 3. Hand ball/ racquetball courts would be awesome too. Both inside and out. 4. Assorted Exercise rooms. Rooms available for 'Jazzercise', yoga, Pilates, etc. 5. Large rooms to "rent" with attached small kitchens.
Maybe rooms that shoot off of a kitchen like a wagon wheel, design. When I quote "rent", I'm thinking that people can "reserve an area", but there shouldn't be a cost involved. Paying to use public facilities, is just not right! We shouldn't have to pay to use covered shade areas in our parks now, either!!!

Linda A Lynch
Grand Junction

I'm in full support of the proposed 83,000 sf rec center in Matchett Park. This area of Grand Junction is severely lacking in walkable and bikeable recreation that supports wellness and a sense of community. Having a larger facility in East Grand Junction would also allow capacity to serve the broader Grand Junction community and balance the recreation options that exist in West and South Grand Junction. Grand Junction is so lacking in this type of facility that I feel it would be a waste of funds to proceed with the smaller sf option. Having a rec center that's so over capacity that no one can truly leverage it will ultimately lead to more money wasted on future, similar initiatives. While I would support any of the funding options on a ballot, my suggestion would be for a sales tax increase or combination of sales and nicotine tax to fund what's remaining after the cannabis funds. I have concerns that a property tax increase would not pass, given how much property values have already increased, and the financial burden already placed on families with the current state of the economy. A sales tax increase would be minimal and would leverage tourists and those outside the city limits. I feel it would be easier to message and communicate to generate broad support. Though I'd support the Nicotine tax, I perceive a downward trend in that revenue stream.

Darby Coleman
Grand Junction

I fully agree with Darby Coleman in saying that the larger square footage located at Matchett Park with a combination of Marijuana tax, sales tax, and nicotine tax seems the best way forward. If I had to choose between sales and nicotine, I would choose nicotine as sales is already fairly high but I hope nicotine sales tax is a declining revenue source. I do feel that going with the smaller square footage space would end up being a waste for all the reasons others have cited (overcrowding, lack of facilities available, needing more parks spaces built down the road) and that it would take GJ a very long time to ever do that so it would be better to take the initial hit and have a good space for everyone.

Tara F Lemke
Grand Junction

Sometimes when I go to the Fruita Community Center I feel like they lacked a bit of vision for what the center could be. I don't want to go to the Grand Junction Community center and think, they could have done so much more. As such, I'm in favor of the bigger facility - I know we'll need it now and in the future. Although I like the idea of taxing nicotine products for this regime since I never buy nicotine products, I'm concerned about the instability of such a funding source. I would be most in favor of a small sales tax increase which puts the burden of funding equal to all residents. Seeing the difference in the plan being proposed now and the one in 2019 was really helpful for me to see how plans are changing to not require as much taxing. I hope this goes through!

Abby Watson
Grand Junction

I am in full agreement with the proposal for the Community Recreation Center at Matchett Park. Having lived near Matchett Park for 11 years now (Grand Junction for 30+ years), I've noticed that there seems to be a discrepancy in the level of commitment to our particular community. For example, any improved children's park in our area is overcrowded with families (ranging from infants to seniors), yet none of them have enough parking spaces or surface area to meet demand. Similarly, there are car accidents nearly every day near 29 Road and Patterson, but there has never been any root cause analysis or improvement. (Not to mention that there seems to be a blind race toward having an interstate interchange there). With a mix of low-income, white-collar, and blue-collar individuals, our neighborhoods are growing. A multimillion-dollar refurbishment in a different, older/established location (Lincoln Park) makes no sense given the level of growth in our neighborhood. The original ideas created for this project were pretty accurate in terms of the kind of public recreation that this community needs (walking trails, playground equipment, picnic shelters and shaded areas, a community rec center with a pool and exercise activities, a dog park, etc.). Having said all that, it would be naïve of us to ignore how counterproductive it would be to raise property taxes on top of a growing housing affordability crisis that young families and the elderly are already currently facing. There must be a strong commitment to finding the third-best answer.

Melissa Calkins
Grand Junction

I have attended both public meetings and added my input in person when I attended, as requested of attendees. The first public meeting at Lincoln Park highly engaged the public and one could feel the excitement in the room with the possibility of Lincoln Park being the chosen site and many good possibilities and options open for consideration. The second public meeting was much less engaging, as many decisions had been made by City administration prior to the meeting. I was personally very disappointed that Lincoln Park was no longer in the running as a possible rec center site. Not one single word was said about the amount of WATER the new location would require for each of the proposed facilities. Look around at our water resources. Don't the planners feel water might be a critical issue going forward? The chosen site off of Patterson Avenue will need safe and easy access by pedestrians walking and bicycle traffic through urban congested & difficult city traffic flows. Why wasn't this issue covered or explained? Who will pay for this necessary safe access to this location for citizens without private cars? Question: How can the City propose to use tax revenue from nicotine sales to support a health oriented recreation center? Does the City propose next to use revenue from Heroin or Alcohol sales to support drug addiction rehab centers? Finally, if we experience a new downturn in the US economy, BOTH plans and the millions of tax dollars they each require are going to be a very difficult sell to the voting public in the City. However, I'm sure you are aware of this.

WR Rice
Grand Junction

Question: The plan above states the larger version would have additional components. Could you address what those would be specifically? The center will be used by all GJ residents, so I think a sales tax increase is the option to use. Thank you!

Bernie Ferrero
Grand Junction

1. Is there any end date wise to the various tax increase options, or will they go on forever? 2. Once the CRC is open for public use, how much will the city charge for someone to use the facility? Will there be different prices for city versus non-city residents? 3. Has this project already been preliminarily approved because there is chain-link fencing surrounding the property at Matchett Park along with a construction trailer parked on the lot? 4. When the CRC is operational, will the fees paid by consumers to use the facility cover necessary expenses, or will the city need to supplement funding on an ongoing basis? 5. Has the city taken into account how a CRC will affect business at local fitness centers?

CJ Rix
Grand Junction

Learn from Fruita's mistake. The Rec Center there is too small. Rooms for exercise classes are overfilled with people wall-to -wall. There's no room to even just get into the classroom for some of the more desirable classes & times. And that's now & has been the case for years. Imagine how much worse it will be with the future population growth that's predicted. It's a lot cheaper to build larger initially, than to go back & try to add on additional space.

John Bonner
Grand Junction

I will not be able to make it to the next meeting for the potential rec center so thank you Ken, for allowing online comments. I would love to see GJ finally have a nice rec center that everyone can afford to enjoy. I hope this will be a standalone ballot measure this time. In my humble opinion, the main thing that needs to be considered is that the cost of services be affordable to all community members. I realize that funding is always the concern for things like this; however, the city has excess Covid funds right now, don't they? Does our local government have a general tax fund that could be accessed? I know in some areas, there are other funds that are used to fund rec centers and that user fees help pay for it as well. You could charge more for non-locals too. What about accessing taxes collected for marijuana sales? It's time to think outside of the box :-). If you had pickleball courts, you could host tournaments which would be another revenue source. How about partnering with the hospitals or other big businesses in town? You could also have a shop that could sell small, packaged snacks, water and sports attire. A coffee shop could bring in more revenue! You could rent pickleball equipment too. I feel that swimming pools are a priority for the new rec center and especially an indoor/outdoor pool. A gymnasium for a variety of sports would be wonderful as well with the ability to create indoor pickleball courts during the winter. At the Delta Rec Center, they have different colored taped lines on the floor of their gymnasium. Good lighting and high ceilings would also be a plus for the gymnasium. Outdoor pickleball courts would allow you to have pickleball tournaments with fees helping to pay for the rec center. A walking track would also be great on the top floor if it will be a two-story building. An area for pool tables, game tables with a kitchen space (sink, refrigerator, microwave) would be nice for small gatherings. It would be wonderful to also have a craft room for classes. As you know, a community rec center promotes exercise, will aide our local economy, increases property values and gives children and their families an affordable way to

WORK SESSION 2 GENERAL COMMENTS

recreate in our town, especially for those that can't afford camping equipment, bikes, etc. to explore and recreate outside. Thank you so much and your team for continuing to try to make a community rec center a reality in GJ. Your efforts are commendable!! Sincerely,

Mariann Taigman
Grand Junction

I'm enjoying reading all the great points people are making so far in these comments. I agree that the Matchett Park location gives the most growth option, space and accessibility for car traffic. Building the larger option from the outset seems most prudent, not only for long term construction costs but also to optimize the public's experiences for longer into the future (not outgrowing the space sooner, as someone mentioned about the Fruita RC). Using multiple sources such as the marijuana and nicotine tax plus sales tax (which everyone including tourists get to pay) seems worthy and personally I like not having further property tax increases. Having a robust offering of activities seems a priority, rather than simply a pool and exercise room. I think the past efforts for a RC felt a threat to the private gyms as directly competing with them. By now, hopefully the message has been emphasized that a RC is not just a pool and workout gym, but truly a community gathering place, with a track, basketball and racquetball courts, childcare, game rooms for all ages, meeting rooms, casual gathering spaces, playgrounds, climbing wall, outdoor fields and so on. I want to highlight as well that our youth, our teens, could benefit from such a complex. It's exciting to imagine the possibilities and ongoing development of programming over time.

Caroline Dohm
Grand Junction

Would a commercial or catering kitchen and event space/patio to accommodate conferences, workshops, concerts, non-profit fundraisers, weddings, proms, memorials, etc., be cost-effective or income generating? The Matchett site is scenic and would lend itself to picturesque events. It could be managed through approved and licensed vendors for rentals, set-up, and catering.

Karen Milbank
Grand Junction

Any CRC should be built and operationally funded fully by Membership Dues and User FEES ONLY! No more TAX increases. If DUES and FEES can't cover all the cost – DON'T BUILD A CRC. There are plenty of activities for all in the GV and plenty of private athletic clubs and public venues to cover indoor exercise classes, swimming, training, various sports, etc. We don't need to burden everyone with more TAXES for the less than 20% of the community that will use CRC on a regular basis. City TAXES are up over 30% in the last 5 years (sales tax, property tax, elimination of TABOR) - when will it STOP!! The city has been pushing the idea of a CRC for years and can't get support for it, let it go!

M Collins
Grand Junction

GJ absolutely needs a rec center. But funding needs to be done responsibly. Leave the property taxes, mill levies, etc. out. Those should be for schools, EMS, and the like. The longer the City takes to get marijuana dispensaries up and going is lost tax revenue. Stop dragging your feet and make it

happen! Those funds can absolutely support the building of and maintenance of this rec center. As well as tax revenue from nicotine purchases. It's beyond time for GJ to emerge from the 1980's!!!

Angie MacKinnon
Grand Junction

I will not support a new CRC as long as the winter cows are no longer welcome at Matchett Park to graze through the winter, period.

Rex Howell
Grand Junction

I love that this idea is continuing to be looked at. I think it is critical for our community to have access to a place where families can do more for their health. I also think we are in need of something like this (for quite some time now) for our kids of this community to be able to be a part of and would definitely add to a healthy outlet for children and adolescents especially! I think the space at Matchett Park would be a perfect place for this to happen. I would love to see a variety of activities. Montrose's rec center is wonderful! Plenty of space for basketball courts (4 or 5 if not 6, I believe), rock climbing wall, racquet courts, pool tables, walking path, etc. The extra additions and activities matter to making this a GREAT rec center. There is nowhere in town now that offers roller skating or rollerblading which another neat option. There needs to be options for people and activities that appeal to our youth. I feel like the Fruita Rec Center, doesn't offer much extra for youth other than basketball courts and swimming. This is about investing in our youth and the overall health of our community.

Kate McPhail
Grand Junction

A community rec center would be nice. However, I would not support a rec center that required taxpayer support. Mesa fitness has great facilities, and they don't get taxpayer support.

Ken Heitt
Grand Junction

GJ Community Recreation Center First we would like to introduce ourselves. My name is Shaina Allmer and my Partner is Manuel Gomez. We are longtime residents of the valley and actually were born and raised here in Grand Junction Colorado. So true Natives would be one way to describe us. As children now to adulthood we have seen an unfortunate decline in our once bustling and beautiful city. As a Child and young Adult Manuel remembers businesses such as The Cabret and Chelsie's and we both remember The Rainbow Roller Rink. He was able to go to them all. As a Child I wasn't as financially fortunate as My incredible partner. I was able to go to the pool and the Rink on occasion throughout my childhood. However, it was more often than not these activities were not things I was able to participate in very frequently due to cost. We are proposing a number of ideas but most importantly we feel it's crucial to make everything affordable, giving all people in the community not just some the opportunity to participate. We feel that certain additions to our GJ community recreation center are beneficial in many ways. The Purpose of our suggestions is to bring more variety (not just access to outdoors) and options for families in the valley. We propose a recreation center like Fruita's with the pool, skate park, workout facilities, indoor ball courts and senior center, but better!! We propose the additions of pool tables/ possible game room and a

skating rink (to double as a dance floor) that are accessible to the patrons. We feel it would be beneficial to also have an auditorium possibly for plays and live entertainment. Definitely a kitchen for food sales and parties. Are just some of our ideas!! Once the center is built, for the center to also host Dances and community events, such as movie nights and hosting various classes from educators on different topics like crafts, education etc. The center will help to spruce up and beautify our community that has seen an unfortunate decline especially on North Avenue and first street. The center would not just help to bring life and vitality but more revenue to our town and give the community more options for family friendly activities. The numerous activities in one location also gives families the opportunities to do and have different interests but still be under the same roof, where parents know their children are safe. All these proposed additions and amenities are beneficial in that they offer People a place that they can go and not have to deal with punks or drunks. A place that is safe and where they can spend time individually or with family. There is no place in town available to take your family to enjoy a game of pool or dance that doesn't involve a place that serves alcohol or a bar. To have a place to go to Dance or play pool void of such things as alcohol, and stupidity would be a breath of fresh air. Nobody wants our children or ourselves for that matter around it. This will be a recreation center that will not just benefit the young but the whole community ranging 0-100. These additions will benefit everyone, giving people more choices on types of activities and opportunities for families. Also keeping people safe and out of trouble! Grand junction needs to have family friendly entertainment! We have lots to do outdoors. But it's also sill only available to those that have the ability and financial means to do so. We would respectfully request a follow up. We are interested to see what you think of our ideas Respectfully yours,

Shaina Allmer and Manuel Gomez
Grand Junction

Mariann Taigman here from the Orchard Mesa Pool "Keep the Pool Open" committee :-). You have been busy! I keep wanting to email you and life gets in the way. Your revitalization of our parks, continued improvements to the Las Colonias Park area, etc. have been amazing. The water stations at the restroom areas along the Las Colonias part of the bike path have been much appreciated as well when I have gone on my bike rides this summer. Thanks so much for all you have done and all that you are planning to do!
I will not be able to make it to the next meeting for the potential rec center. I would love to see GJ finally have a nice rec center that everyone can afford to enjoy. I hope this will be a standalone ballot measure this time. In my humble opinion, the main thing that needs to be considered is that the cost of services be affordable to all community members. I realize that funding is always the concern for things like this; however, the city has excess Covid funds right now, don't they? Does our local government have a general tax fund that could be accessed? I know in some areas, there are other funds that are used to fund rec centers and that user fees help pay for it as well. You could charge more for non-locals too. What about accessing taxes collected for marijuana sales? It's time to think outside of the box :-). If you had pickleball courts, you could host tournaments which would be another revenue source. How about partnering with the hospitals or other big businesses in town? You could also have a shop that could sell small, packaged snacks, water and sports attire. A coffee shop could bring in more revenue! You could rent pickleball equipment too.
I feel that swimming pools are a priority for the new rec center and especially an indoor/outdoor pool. A gymnasium for a variety of sports would be wonderful as well with the ability to create indoor pickleball courts during the winter. At the Delta Rec Center, they have different colored taped lines on the floor of their gymnasium. Good lighting and high ceilings would also be a plus for the gymnasium. Outdoor pickleball courts would allow you to have pickleball tournaments with fees helping to pay for the rec center. A walking track would also be great on the top floor if it will be a two story building. An area for pool tables, game tables with a kitchen space (sink, refrigerator, microwave) would be nice for small gatherings. It would be wonderful to also have a craft room for classes.
As you know, a community rec center promotes exercise, will aide our local economy, increases property values and gives children and their families an affordable way to recreate in our town, especially for those that can't afford camping equipment, bikes, etc. to explore and recreate outside. Thank you so much and your team for continuing to try to make a community rec center a reality in GJ. Your efforts are commendable!!
I hope you are able to have a few days off here and there to play with your family. Take care and hopefully I will get to see you this summer somewhere. There is a lifeguard I would like you to meet who wants to become a pool manager at some point. She is a wonderful young lady. I would be

happy to buy you both a cup of coffee whenever you have time, even if it's this Fall.
Take care Ken. Warmly,

Mariann Taigman

I was going to come to the meeting and then realized I would just be angry. I volunteered to get this passed in the last election. I thought we all knew what programs we wanted included in that last go around. Here you are what two years later still asking what programs do people want. How about try building one thing at a time how about quit wasting time and money on just discussing this to death. Just stop overthinking and start building. I knew I would die of old age before anything ever got done. I now drive clear to Fruita where they have a great rec center with water aerobics and instructors. They have pickle ball, basketball they just did it i don't think it took years of what do we want.
Good luck. I give up.

Patty Nootz

Hi Ken, I saw your story on local tv about you voting to approve a new rec center. You all wanna approve it but the VOTERS have said NO how many times? You vote yes for it; wish YOU had to pay for it. We retired people & average working taxpayers CAN'T AFFORD IT. WHY don't you all get this? You know, wages in this valley for average working people is SO LOW, IT'S RIDICULOUS. And doesn't seem to change. Yep, there are some working professionals, high level college degrees, legal professions, high level medical professionals, that do fine. But it's not most of mesa county working force. We need higher wages across the board, roads & holes repaired, homes for homeless, cost-efficient food & gas prices! THAT WHAT WE NEED, NOT A RECREATION CENTER!!!!!!!!!

Debbie Pace

Grand Junction CRC - Work Session Three Public Comments

As a neighbor to Matchett, I support a recreation center in Grand Junction, but I have a few thoughts about this project: I feel like this project design is outdated and is built for current residents of the valley not for the future and double the population. I like the concept design from 2014 that keeps some of the natural landscape of Indian wash and the desert to the northeast. Access: Looking at the general layout of the plan, the primary means of access is by car which probably is correct however, I feel like more travel corridors (A spoke if you will) for walkers, runner, cyclists, e bikers, skates and other means should be a top priority. Trails along the canal connecting Horizon drive, Cortland, Ridge, Hawthorn, 28rd, 28 3/4, Navaho way, Darla dr, F 1/2, 29rd and the a trail on the canal to G road is a must! The canal is already used daily by hundreds of locals. Efficiency: The design of the building looks very nice and modern however, not practical for Colorado climate. Per the schematics it does not seem to be the most environmental efficient or have thought about climate change. This one concept could make this facility pay its way in energy cost saving while also creating revenue to lower the financial burden to taxpayers. My recommendation is to build the building to exceed the International building code standards for Zone 2 of insulation/ R value of R60 +. Adding solar panels to the parking lots, entry ways and roof of the structure pays for its self in stable income. Adding Natural and LED lighting is a must. Adding passive hot water solar to heat the pools with the sun or using heat pumps will keep utility cost low. Other ways to save energy is to limit nighttime lighting and avoid light pollution towards neighbors. Desertification: The building design in general should be designed for our climate - the desert. The whole structure should have extended roof to limit sun exposure and provide a place to hangout out of the sun. Water: This new park should be water conscious and lead the way in conservation. The grounds should be designed like the desert hills around it, zeroscaped should be the standard, artificial turf should be the norm. It saves taxpayer money, it saves maintenance costs, and it saves water. Amenities: The indoor concept seems really nice. Bigger seems better. One big red flag that sticks out to me is the climbing area. Per the diagrams, the area seems very small for the amount of use it could see. (With 3 other climbing gyms in town) my opinion is either make it bigger or get rid of it all together because it won't be able to handle the use. Most rec center climbing areas are overused, under maintained and are managed by none climbers, making them decline quickly and not an attraction. Bouldering area is a terrible idea, lots of non-climbers with lots of risk for little reward and tons of broken ankles. Seems like pickle ball court would be a wiser use of funds. Funding: I like the idea of sale tax and using multiple sources such as alcohol, marijuana and nicotine taxes to fund this. Thank for hearing my thoughts. Hopefully you'll implement them.

Leonard Ryan

I fully support the CRC plan for Matchett Park. There needs to be space and time allotted indoors for pickleball in the winter. The current situation is untenable. Lighting is awful. Also, please consider adding outdoor courts at the new CRC. According to CNBC, the number of pickleball players will reach 40M by 2030. Please build for the future as it is coming fast!

Tracy Marshall

The plan looks amazing and has clearly gone through an extensive process. I'm in full support! Providing a space in this particular area that promotes community connection and physical fitness is vital to Grand Junction's development and an excellent use of resources. The funding makes sense and is extremely reasonable given the value will have to the community. I've lived in a community with a rec center and the differences are astounding. This is exactly what GJ is missing!

Darby Coleman

I am very excited that GJ is finally pulling together a comprehensive plan for a long-overdue recreation center. It is a great benefit to all ages to have recreation, exercise, social interaction, fun, and community pride all in one place right on a bus route! Everyone wins! As the Communications & Marketing Manager for the Center for Independence I work to promote community solutions and to empower individuals with a disability to live independently. Accommodating people with disabilities is good for everyone and good for business. Everyone should feel included in their community. I hope that a comprehensive plan is implemented to accommodate those individuals in our community who live daily with a disability. As we age we are more likely to need accommodations. High contrast signage, lighting, and Braille for people with vision impairments, easy surface transitions with contrast for sloping surfaces on the floors (and outdoor walkways) and wide doorways and corridors for mobility impairments, grab bars, accessible door handles/pulls, automated/push door buttons, a lift for the pool, age-friendly, captioning for any looping videos, etc. ADA compliant is not necessarily the same a disability friendly. I hope our new rec center will be the shining example of what an accessible facility can be. Please reach out to Billy Allen, Director of Programs at CFI if you have questions about accessibility solutions; ballen@cfigj.org. 970-242-0315 / www.cfigj.org. Thank you.

Katherine Lopez

Having lived and owned property in Highlands Ranch I like the idea of the rec center (or a couple smaller footprint centers). I do not like the extreme East city limit location being proposed. If there is only one large facility, I'd prefer it to be central maybe near Eagle Rim Park in OM or where the old lumber mill was by Las Colonias as Lincoln Park couldn't support a large facility. I believe funding needs to be tied to residency and not to items being purchased by citizens or visitors through sales tax or "sin tax". Also needs to be an option if County residence want to use the facilities either they can opt into pay via property tax, annual association fee, plus the fee to use the facility.

E. Farrington

So you want to tax, Cigarettes, Weed and Property and sales taxes to build and operate this. Why not a Tax on Alcohols like beer, wines and spirits. This a tax on the poor.... going after cigarettes, sales and weeds consumers.... You wouldn't dare suggest a tax on wineries, or the breweries.... because the big money in this town would rake you thru the coals. Increasing the cost of living with more taxes will directly impact the money spent on Season Passes to Powderhorn, or mountain biking, or dirt biking and jeeping and camping. thats what we do for recreation around here. Thats the reason we all moved here. A tax payer funded rec center is not needed or wanted.... That something you build in a town without recreation opportunities. Come on do better... we dont have shelters or trash cans and benches at the bus stops.....or bike lanes on North Ave...and you want to tax and spend millions on a Rec Center. No New Taxes... were already on the hook for a bloated police and fire dept.

William Ferguson

WORK SESSION 3 GENERAL COMMENTS

About time, we always needed one of these. Thanks!

Abraham Ybarra

I'm very excited about this project! The location is perfect. We've needed a community rec center in Grand Junction for a long time.

Leah Kenyon

I am sad there seems to be no "art" component to the plans. I used to live in an area that also offered pottery classes for kids and adults in the rec center. I really miss these classes. There were kilns in a separate room. These classes were very popular, and we paid above the annual membership fee for the classes and of course, for supplies. Everything mentioned in the plans for a future rec center is designed for physical activity, but I think it is important to tap into our creative side. There are very limited options for this in the Grand Valley. And classes that are offered do not cater to the working class. Thank you for considering.

Michelle S.

PLEASE consider adding both indoor and outdoor pickleball courts. This sport has increased tremendously, and the current courts are not sufficient to hold everyone who wants to play! And the sport is still in infancy, it is going to continue to grow in popularity. I believe that if you don't include it with the Rec Center you will soon have to fund a stand-alone building shortly afterward, so it would be a cost savings to simply include it within this current building. AND it would be the only indoor pickleball court in Mesa County - much needed in the heat of the summer and cold of the winter!

Miranda Smith

See my comment July 21, 2022. NO MORE TAXES. A CRC must be funded 100% by CRC users (membership and activity fees). The community is filled with affordable recreational activities and independent businesses that offer specialty items. If users want specialty items like "warm water therapy pools" - let them pay for it.

M Collins

My family would love to see an archery facility considered. When I was young, we would use the parks for archery practice. Not hinting tips of course; just blunt tips and a practice target. Today though… that's illegal. You have to either drive into the hellish desert, take a long drive to forest land or pay a private hole in the wall warehouse in Clifton. We have effectively been banned from practicing anywhere in the grand valley. So, how about a backstop like a racquetball court at the CRC? It's would be safe, cheap and popular with kids and adults starting or continuing their archery adventure. Now THAT would be "integrating the outdoor lifestyle" as your presentation states.

Charles Pabst

Pickleball is the fastest-growing sport in the nation. Please include outdoor courts and indoor courts in the design. For funding, it is my opinion that it is punitive to add taxes/raise the price of cigarettes. Many people believe that is a good idea because they think it will help people quit. Nicotine is highly addictive and people who are addicted will keep paying whatever it takes. If we know anything about addiction, you need to help people quit by funding addiction treatment resources for that! Punitive measures (higher cost) absolutely does not work for addiction! I support a sales tax increase. That seems the most fair in my opinion. Thank you!

Alecia Gordon

The sooner the better. The location at Matchett Park should be perfect! The children (all ages) in our community need more affordable activities, particularly those who are not able to be involved in organized sports. I trust this will be at least as nice as the facility in Montrose, and have a variety of spaces (possibly moveable walls for some areas for utilizing different space options when needed?) for various activities. Basketball and swimming, in my opinion, are favorites, but volleyball, dancing, and others are also greatly enjoyed. Volunteer (skilled) help can help keep costs minimal. We should already have a nice facility, as smaller communities around us do. A well-designed facility with outdoor options will be such a boost to our community. Renting out spaces for receptions, classes, etc., will help to generate operational funds. Fees are fine, but they should be reasonable so that anyone can enjoy the facility. Thank you to the committee working so diligently on this much-needed project.

Sandra Cameron

YES! Kids and Teens need something fun to do! Driving all the way out to Fruita is embarrassing for Grand Junction! It's about time! Can't wait!

Manuela

A rec center is not only unnecessary but a blight on what is otherwise a beautiful oasis to walk the dog or go for a jog or a bike ride. The City should stop wasting money on entertainment venues, there are plenty of recreational activities provided by nature here and you are already building an unnecessary amount of "entertainment" with the riverfront. The City should rather invest in attracting businesses to the area that will create jobs at all skill levels. Tackle the homeless crisis. Create programs for temporary shelter and teach life skills to get out of debt and poverty and homelessness. Give people a chance to learn an employable skill and earn a living. Stop justifying your support for the drug epidemic by promising tax money will be put into Schools and then raising home taxes for that very same purpose. YES to keeping GJ affordable, to creating jobs, to creating community by catering to the less fortunate and giving them shelter, education, and employment opportunities. NO to this whole waste of taxpayer dollars. NO to raising home taxes (so many are already out-priced here). Just NO.

Concerned citizen

WORK SESSION 3 GENERAL COMMENTS

Funding: NO – increasing property tax Yes – cigarette, etc. tax Yes – sales tax Yes: enlarge/revamp Lincoln Park Yes: something at Matchett

Barb Kendrick

I moved to GJ from Littleton three years ago. A realtor insisted that a rec center was on its way! I had been spoiled by the South Suburban Rec Centers, especially the warm water therapy pool at the Buck Center, and looked forward to living near another facility. I had visited the rec center in Montrose, loved it, and envisioned a similar structure here. Despite my own favorable vote, there weren't enough of us to make the dream come true. As you know, neither of the rec centers in Fruita or Palisade has a warm water therapy pool. For those of us with chronic health issues, such a pool makes a significant impact on our physical and emotional health as it gives us the freedom to move about while getting stronger. We stay independent and healthier longer as a result. As GJ continues to try to attract retirees, such an amenity will be a big attraction. Certainly, local physicians, especially Physical Med and Rehab docs and those in similar specialties will support such a pool as well. Please give serious consideration to this feature. For all of my decades using sports centers, gyms, and similar facilities, I will also ask that any indoor track be flat. The few I've used which are tilted toward the center cause more knee, hip, and lower back problems than a flat track. Hopefully, that fad has ended, and won't reappear. Thank you for all you do for our community.

Laura Hylbert

NOT IN MY BACKYARD. NO MORE INCREASE IN TAXES OF ANY FORM OR KIND. Leave Matchett Park as a nature park with all the wildlife and trails.

Charles Jones

I love the multi-use design for the indoor courts. Hopefully, you can come up with some outdoor pickleball courts.

Gene Benson

The design of the building looks very nice and modern, have you considered using bifacial solar panels to make up the canopy structure over the entrance? From the presentation, it appears utilities will be about 10% of the operating budget and by combining solar with heat pumps for space and water heating the long-term utility cost can be reduced and insulated from natural gas market price fluctuations. Another consideration would be solar canopies over the parking lot similar to the VA hospital, and several level 2 EV chargers. The IRA bill may have provisions for making these types of additions more affordable.

Jeremy Plantinga

LOVE the design and consideration of what makes Grand Junction so great. I am a group fitness instructor with a particular interest in bringing affordable, accessible exercise opportunities to parents with young children who find it hard to find time to exercise. I currently teach an 8:00 PM class at the Fruita Community Center which is geared toward anyone who needs a spouse at home in order to leave for exercise. It's really not that uncommon for there to be a group exercise option at 8 or 8:30 pm and I would recommend perhaps adjusting your hours to include one or more nights that are opened later. Daytime fitness classes could also appeal to parents with children, though childcare can add an expense that may not work for some, AND it's just hard to work around naps etc. Utilizing those night-time hours for group fitness may pull in that middle-aged demographic: not seniors and not children.

Abby Watson

I have MS & the only safe exercise I can do is swim. I love swimming at the aquatic center in Montrose... but it's kind of far!

Summer Weisel

Please consider adding pickleball to the rec center both indoor and outdoor courts. Pickleball experienced a 29% growth nationally two years ago and a 40% growth nationally last year! It's not expected to slow down any time soon. Here in Grand Junction, while it's wonderful to socialize with so many new friends at the Pickleball courts we currently have, the wait times to get on a court are getting longer and longer! Help!!

Ed Roffey

Rec center is not needed, not wanted.... the cannabis tax for the Parks should be used to maintain the crumbling park we currently have...not as a funding point to kick off the development of Matchette Park. The entre push behind this needs to be shut down.... we are surrounded by recreational opportunities; we don't need to place 70 million dollars of debt on the backs of tax payers for the next 30 years. The city sold Burkey park which is now a vacant lot owned by out-of-town investors. The economy is crashing into a recession and this sales pitch from special interest focused on making a buck off building this rec center on the backs of taxpayers is what needs to stop.... it was bad idea in 2014 and its still a bad idea... the entire are is full of recreation.... that's why a rec center is not needed and not wanted. The sales pitch given in the video is so typical of used car salesman. I hope you pick up on the amount of bull this dude is spewing.

William Ferguson

What no pickleball courts. I guess I'll have to wait until the next iteration when you listen to the public to vote for it and I wanted to so badly.

Gene Benson

I wish there were outdoor Pickleball courts. There isn't enough in Grand Junction.

Mary Stolle

WORK SESSION 3 GENERAL COMMENTS

I would look forward to having a rec center in Grand Junction. Should have been here a long time ago. I like the Matchett Park location.

Susan Himler Shafer

Where does the $$$ come from to build the building, landscape? Is the city putting up cash to get things started before sales tax increase kicks in?

Barbara Kendrick

This has great potential for GJ and is long overdue. Thanks for all the work put into this and the great updating/communication. Good Work! Diane Birmingham

Diane Birmingham

