

CONCEPT  
PLAN

FRUITA LAGOON SITE  
REDEVELOPMENT



JANUARY 17, 2017



FRUITA  
COLORADO

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# FRUITA LAGOON SITE REDEVELOPMENT

## I. INTRODUCTION

The City of Fruita is focused on actions that positively influence the quality of place, economic health, and lifestyle of the community. These outcomes are built upon a base of providing quality core services that are expected by the City's residents, businesses, and visitors. Although the ability to provide these services, and the associated levels of service, are often controlled by the amount of resources available, the City strives to maximize the use of available funds, assets, and staff to provide high quality services. One such asset is the City owned land along the Colorado River that has the potential to support the goals of the City if redeveloped. The purpose of this planning study was to determine the best use of this property and develop a conceptual plan for the site that could be implemented as opportunities for redevelopment arise in the future and as a guide for short-term decisions on what to do with the land.

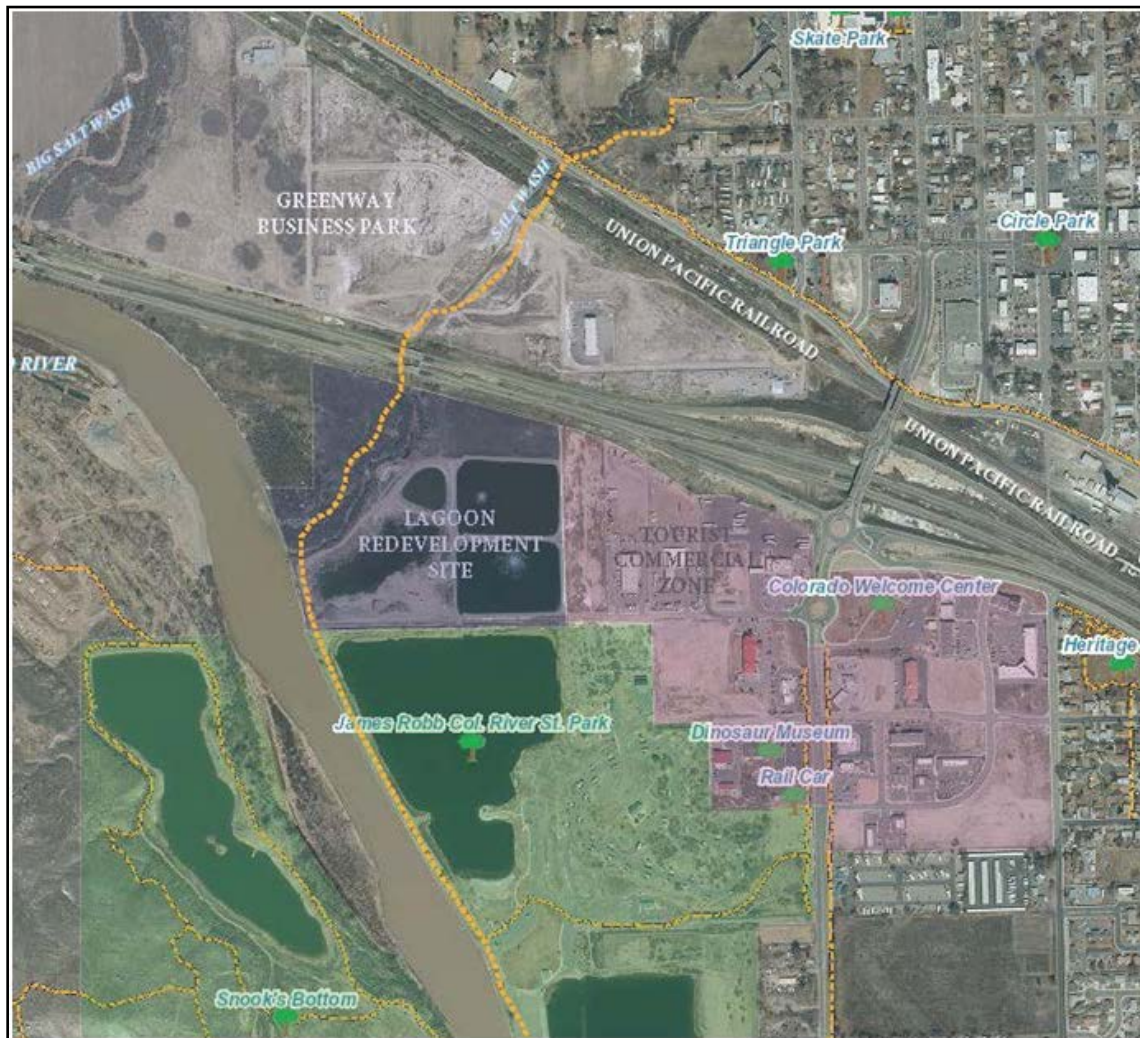


Figure 1 – Vicinity Map



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## II. THE PROPERTY

The subject site is located at the west end of Raptor Road and is bounded by I-70 on the north, the Colorado River & Little Salt Wash on the west, the James M. Robb Colorado River State Park to the south, and commercial land uses to the east. The major portion of the subject property includes a 25-acre parcel owned by the City of Fruita that served as the location for sewer lagoons from 1967 to 2011, when a new sewer treatment facility was constructed further west. These sewer lagoons have since been fully decommissioned and cleaned up to an environmentally safe condition. The site now consists primarily of undeveloped land with four large depressions remaining with the surrounding grounds being used for outdoor storage and a small tree farm.

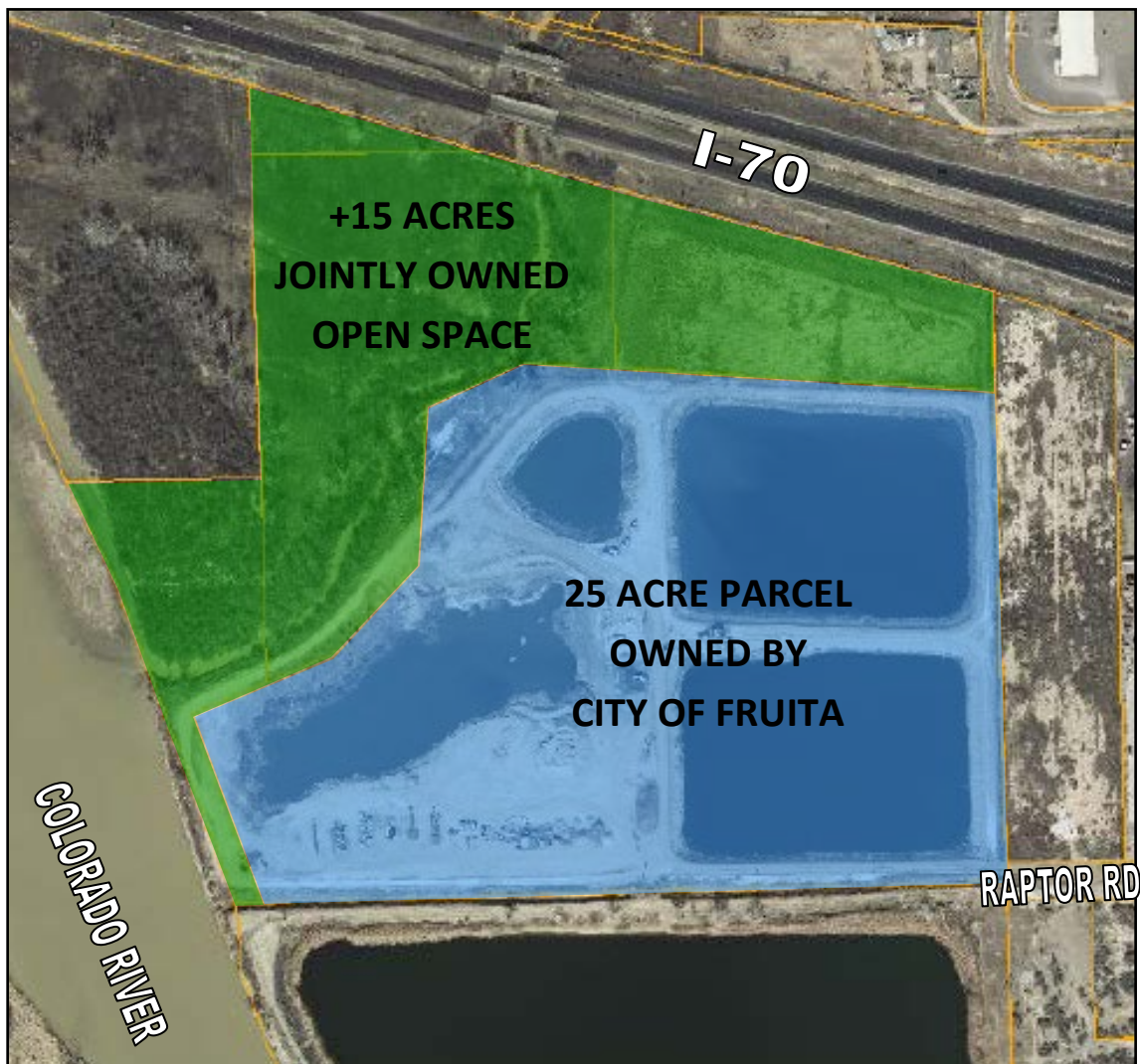


Figure 2 – Property Ownership Map

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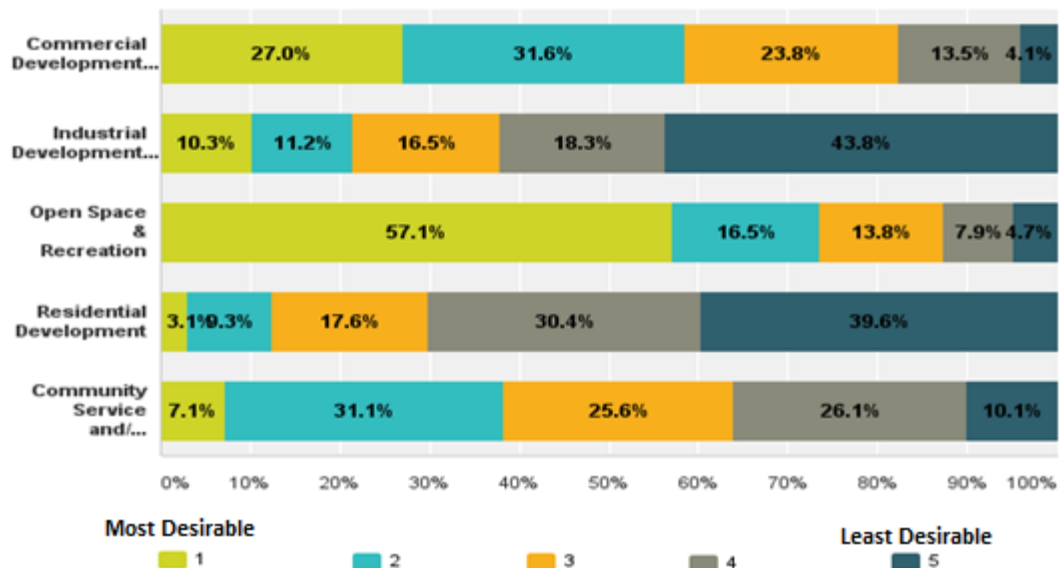
In addition to the lagoon parcel, the City also has partial ownership in over 15 acres of adjacent vacant land along Little Salt Wash in partnership with Mesa County and The Colorado Riverfront Foundation. These properties were acquired for the construction of the Little Salt Wash Trail that was completed in 2016 and serves as a vital segment of the Colorado Riverfront Trail system that is continuing to expand.

This study considered the best use of all 40+ acres while acknowledging the compatibility to surrounding land uses, needs of the community, potential economic impacts, and major physical factors of the site.

## III. CREATING THE PLAN

Developing a conceptual plan is a process that involves many steps, which for this project included engaging the public & various stakeholder groups, preparing alternative development options, and creation of a shared vision for the property.

- The public engagement process started in July of 2016 when the community was asked to participate in an online survey focused primarily on types of land uses for the property. These efforts resulted in receiving 318 survey responses (refer to Appendix B for survey data).
- Information from the public survey showed strong support for redeveloping the property with a mix of open space, recreational, & commercial uses.



- The City of Fruita solicited Ciavonne Roberts & Associates using a matching grant through the Associated Governments of Northern Colorado to assist in development of conceptual plans.

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- 3 concept alternatives were developed in August of 2016 showing a various mixture of land uses.
- Concept alternatives were published on the City's website and sent to the all the City's Boards & Commissions for input. The concepts were specifically presented to the following stakeholder groups in the months of October & November of 2016 to gather further input.
  - Fruita Planning Commission
  - Fruita Parks & Recreation Advisory Board
  - The Riverfront Foundation
  - Mesa County Facilities Staff
  - Colorado Parks & Wildlife Staff
  - Southside Marketplace Business Group
- Concept alternatives were revised based on public input and presented to City Council on November 15, 2016.
- The Grand Junction Daily Sentinel assisted in engaging the public by publishing an article about the need for additional public input on the project on November 20, 2016.
- A single concept plan was further refined that considered direction from City Council and all the public feedback.

The result of this process included development of a single conceptual plan supported by a vision for the property that can be used as a basis for future opportunities.

## IV. SITE DESIGN CONTEXT

While the subject property has potential to redevelop in a manner that would support the goals of the City, the development of a concept plan also needs to consider the major physical and land use factors for the site. This includes evaluating both the advantages and the constraints of the site for different land uses.

### **ADVANTAGES**

The biggest benefit of the subject property is its **prime location**. It is centrally located to the Fruita area, has high visibility from I-70, is directly adjacent to the Colorado River State Park, and direct access to the Colorado River & riverfront trail system. It also has **scenic views** looking south toward the Colorado River State Park or west across the Colorado River toward McInnis Canyons National Conservation Area. With this location, the property is well suited for a wide variety of uses. Most **utilities** are extended to, or in close proximity to, the site; including sewer, water, electric, & gas facilities. There is also a sizable (25 cfs) water right on the Colorado River that is owned by the City and could be further developed at the site for irrigation or other purposes.

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The site also is one of the few properties within the City limits that is right up against open space areas and the riverfront trail system, as well as commercial areas. The desire for recreational activity on the subject property can enhance, and be enhanced by, **connectivity** from the commercial areas to the existing trails and open space.

The ownership of the property also may be one of the biggest attributes of the intended development to meet City goals. Having a **city-owned property** allows the City to control the initial type of development that might occur and also helps opens up the door for prospective public/private partnership development opportunities and provides for more integration between individual developments than what might normally occur. This does not mean that the City has to, or will want to, control the property in perpetuity, but it does give the City more control over development that might otherwise occur if the property was privately owned.

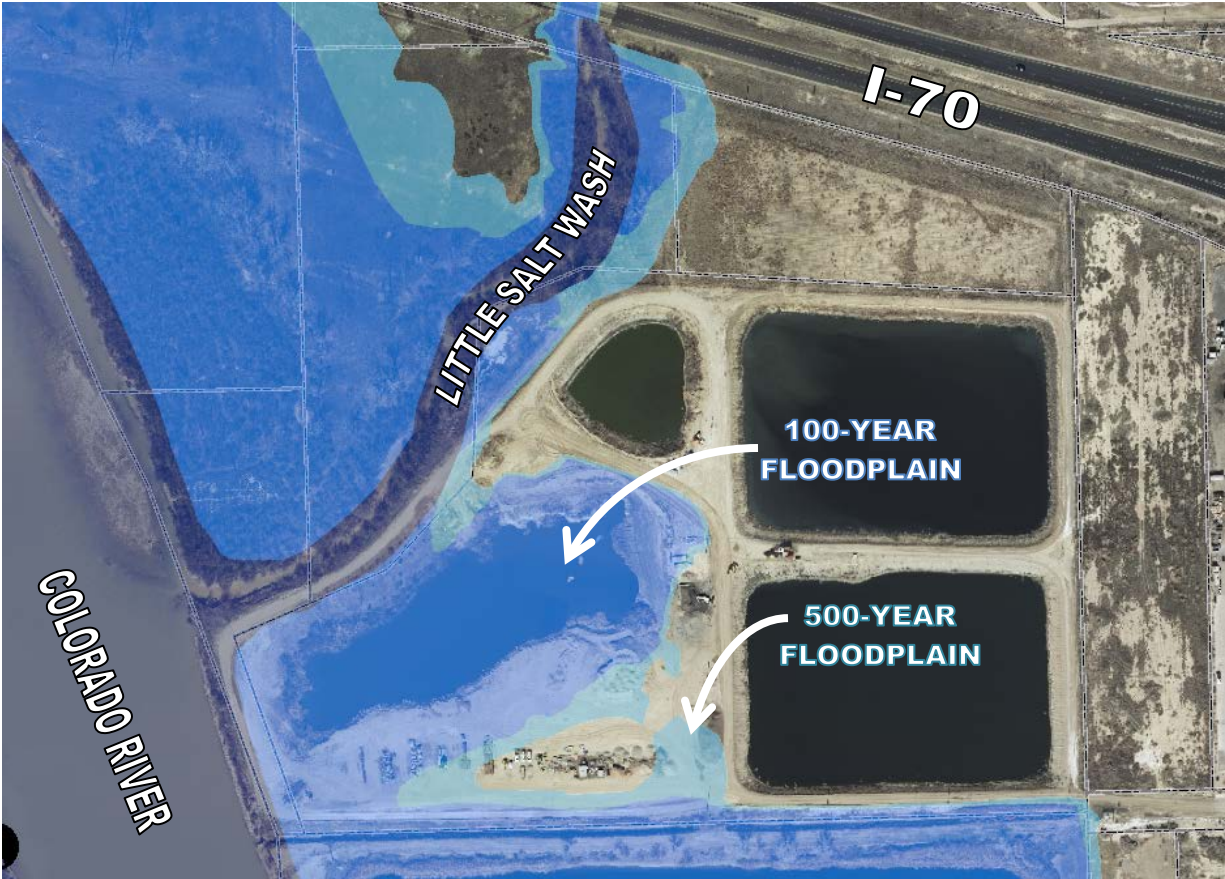
### **CONSTRAINTS**

One of the biggest challenges that has prevented the redevelopment of lagoon site from gaining traction over the past five years since it was decommissioned is related to the **high costs** anticipated with filling in the holes and extending public infrastructure. The initial thoughts at the time the lagoons were decommissioned considered filling in the old lagoons to restore the property to flat, buildable ground. However, the cost to purchase and import this amount of fill materials was estimated at over \$2 million. In addition, it is also anticipated that there would be even more expenses associated with potential offsite road and utility improvements. Most of these costs, though, are highly dependent on the type of development proposed. Until a plan is developed that identifies the best use of the property, it has not made sense to spend funding to flatten the property or install infrastructure.

Although the location is one of the biggest advantages of the property, it also comes with some draw backs. Being located directly next to the river means that there are potential **floodplain impacts** that will need to be considered when building on the site. This will predominantly affect the site grading and the elevations of any structures constructed in the floodplain fringe. This will primarily be of importance on the western half of the parcel that is closer to the river and around the existing southwestern pond.



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**Figure 3 – Floodplain Map**

The other challenge in developing along the wash or river is the potential for negative **environmental impacts** to sensitive natural areas. These impacts, and the associated environmental permitting, might be mitigated to a large extent if the development can avoid environmental sensitive riparian areas. It is not anticipated that there will be significant environmental constraints associated with the old lagoon ponds on the site since they have already been decommissioned through the Colorado Department of Public Health & Environment and the ponds are not anticipated to be classified as wetlands.

If development occurs on the ±15 acres of property owned jointly for open space & recreational uses, the City will need to consider if these changes in use would also require approval by, or reimbursement to, the other riverfront partners according to the **existing property agreements**. Both Mesa County and The Colorado Riverfront Foundation have indicated that they support maintaining the riverfront trail and open space areas along the riparian areas, and would not object to the type of development identified by this concept plan because it accommodates and potentially enhances the riverfront trail & adjacent open space. However, neither organization has a strong



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desire to actually own the property and would prefer that the City of Fruita purchase their share in the properties if developed.

It should be noted that the 25-acre lagoon parcel owned by the City is held as an asset of the Sewer Fund and would need to be transferred to the General Fund if redeveloped for other purposes.

There are no other known restrictions on the property ownership. However, a change in use of the property that the City will need to consider is the potential *loss of municipal areas*. While the City no longer uses the pond areas, it does make use of roughly 2 ½ acres of the property for outdoor storage and operates a ½ acre tree farm for City parks. If these areas are no longer available for municipal use, then the City will need to identify alternate locations for these uses.

## V. OPPORTUNITIES

Through the conceptual plan process, a variety of ideas and opportunities were identified. Many of these ideas identified specific design features or site layout alternatives that were considered, while other ideas were focused more on how the process of developing the property might occur. Some of the key opportunities that have been incorporated in the conceptual plan are described below.

### ***MAINTAIN BODIES OF WATER***

Early on in the process of this plan, the concept of maintaining some bodies of water on the site rather than filling them in was considered. As the plans evolved, it became evident that incorporating lakes into the development plan would provide an amenity consistent with the



proposed recreation and commercial uses, as well as significantly reduce development costs. In addition to creating desirable lakefront type properties, these bodies of water also could provide other functional benefits such as improving stormwater quality, providing irrigation water storage, and creating additional recreational opportunities. The City should be aware that having lakefront properties on the site may require the bodies of water to be lined, aerated, circulated, or other measures depending on the

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intended uses. It is anticipated that, at a minimum, some of these measures will need to be implemented to manage odors and control other biological processes in the lakes. While the lakes are not intended to have a swim beach or be used for swimming at this time, swimming in the lakes would require further measures to control pollutants and pathogens in the water, which could include extensive monitoring and treatment efforts. As an alternative, reduced levels of treatment would be required if the lakes are limited to small water craft, fishing, or other uses that have lower potential health risks.



### ***EMBRACE THE RIVER***

The Colorado River and the Little Salt Wash are both extremely valuable assets to the community and the feedback received strongly supports opportunities to enhance these waterways. This should include preserving the

riparian areas that provide habitat to a wide variety of wildlife, as well as providing public access to this amenity in an environmentally sensitive manner. The Colorado Riverfront partners and many communities have examples of how they have balanced these uses through urban areas that could be used as a reference.

Proposed in this concept plan, is a pedestrian bridge over the Colorado River which would connect the lagoon site with Snooks Bottom Open Space, owned and maintained by the City of Fruita. Providing this connectivity is supported in the City of Fruita's Parks, Open Space and Trail Master Plan and would provide a direct link, not only to Snooks Bottom, but also to McInnis Canyons National Conservation Area where visitors can hike and generally experience Fruita's natural wonders.

### ***EXPANDED PROGRAMMING / EVENTS***

Identifying open space and recreational uses at the site also spurred ideas related to other opportunities that might be created. The ideas of encouraging a development that would provide an outdoor venue for sports fields, special events and entertainment was strongly supported, as was the concept to provide outdoor education. Incorporating open space areas on the site could further support existing special events like the 4<sup>th</sup> of July Celebration, as well as provide new opportunities for run/bike events, concerts, festivals, etc. While an outdoor setting is important for outdoor education, it may also be valuable to incorporate indoor education space that could be interconnected.

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The City of Fruita over the past several years has increased recreation programming and has seen positive community response from program offerings. Youth athletics in particular have grown significantly and use at Little Salt Wash Park, the City's current sports complex has been filled to



capacity. Adding additional turf areas for athletics would help alleviate scheduling and capacity concerns as well as provides an opportunity to expand existing programs. The development of an indoor field house would provide the opportunity to offer year-round programming to the community.

Given the natural setting and outdoor recreation opportunities available due to the region's landscapes, the City of Fruita has a great opportunity to develop and provide outdoor recreation programming for the community. Connecting community members, especially the areas youth, to nature through outdoor recreation is important as kids are becoming more sedentary and screen oriented. Outdoor recreation programming would further enhance the City of Fruita's goals of providing Quality of Place and enhancing Lifestyle as well as further encourage the tourism industry. Special Events aimed at attracting outdoor recreation enthusiasts are popular in the Fruita community as illustrated by the success of the Rim Rock Marathon, Fat Tire Festival, Desert Rat races, and many other events. Providing an events staging area at this site along the Colorado River, the Colorado Riverfront Trail and with unparalleled views of McInnis Canyons National Conservation Area could spur larger, significant events that would positively impact the local economy.

Expanding and providing additional recreation programming opportunities could be developed in a variety ways. With additional facilities, the City of Fruita would have the opportunity to expand existing programs allowing for greater participation levels. New programming opportunities could also be developed 'in-house' but there is opportunity to create public/private partnerships to offer outdoor recreation programs, including water-oriented programs, rock climbing classes, fishing and hunting education programs, mountain bike classes, and so on.



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## VI. THE VISION

The conceptual plan process is intended to begin the discussion regarding the enormous potential that the property has for redevelopment to create lasting impacts on the community. The result is a culmination of maps and text contained in this document that are intended to convey the vision for how the property might be used in the future. The vision includes recommendations on preferred land uses, site layout, and features that will help guide future decisions and future opportunities for development. The concept plan itself is just that, a concept. Although it depicts a general layout for the site and shapes/sizes of certain features, it is intended to be conceptual in nature and will need to remain fluid as discussions continue and opportunities arise. What should not deviate are the overarching vision for the land uses and features of the property that were developed based on the collaborative efforts of the community.



### **LAND USES**

The site is well suited to support a combination of open space, recreational, and commercial uses. It is preferred that these uses be integrated to provide a destination for residents and visitors. It also is preferred that the open space & recreational uses be the predominant use on the site based on the public feedback received. Ideally, the commercial components of the property would be focused toward outdoor recreation and tourist interests. This might include businesses such as restaurants, hotels, retail shopping, or recreational outfitters. It is expected that commercial office spaces and personal services would be attracted to this area as well and needed to allow the



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intended development to thrive. These uses also should complement the activity in the area and support the economic sustainability for the development.

There is a need for additional residential housing types and industrial job offerings in the Fruita area. However, it was determined that these uses may not be compatible with the surrounding properties or the best use of the site. Residential uses should be considered at this site only if they are fully incorporated into a comprehensive mixed use development plan that focuses on the preferred uses.

## ***SITE LAYOUT***

The vision for the property will require more than just changing the zoning to allow for the preferred land uses. There are several other key factors that were identified in creation of the concept plan that should be incorporated into the development.

### *Other Key Factors*

- Family-friendly parkland
- Mobility for bikes, pedestrians, and motorized vehicles
- Land for developing public gathering spaces
- Takes advantage of views to the west and south
- Provides an inviting entrance from Raptor Road

Some of these factors are depicted in the site layout on the concept plan, but most will need to be refined further as design details progress. The preferred **Concept Plan (Figure 4)** is intended to represent the following main features:

### *Main Design Features*

- Maintain public open space areas along the river & wash
- Four (4) acres of new turf area for public open space and parkland
- Maintain over five (5) acres of Ponds on the Site
- Provides space for over 91,000 square feet of Commercial Ground Space
- Field House large enough for an indoor sports field

The rationale behind the main design features selected is described further below.

The principal design feature incorporated into the layout shown on the concept plan includes the desire to keep open space as a buffer to commercial areas along the Colorado River and Little Salt Wash. The plan tries to represent this by having the large open space areas on the west side of the property with the commercial buildings further to the east. This arrangement also provides some separation between the passive and active recreational uses on the site, as well as provides flexibility for a wide variety of recreational and event programming opportunities.

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The concept plan shows lakefront buildings around one main body of water on the east side of the property. This east side location was determined to be well-suited for commercial land uses and requires the least amount of grading on the site since it is in rough proximity to the two largest existing lagoon depressions. A smaller body of water also was incorporated into the plan near the field house with the intent of being used for active recreational purposes and also corresponds with the location of an old lagoon area. All bodies of water shown on the property are intended to be open to public access and serve as an amenity to the site. The preferred uses for the bodies of water should maximize public safety while minimizing fiscal impacts to the City. As such, providing swimming opportunities would not fit within this concept as it may require the City to provide lifeguards at swim beaches. Water-oriented activities that the City feels fits within this concept plan, would include fishing and boating or activities that include water-craft.

The initial concept alternatives showed various amounts of commercial uses on the site and most stakeholder input suggested limiting the commercial areas to the east side of the property. However, the size, shape, and even amount of commercial space will vary from the concept plan to some extent depending on the opportunities presented and further discussion and refinement of the plans for the property. The commercial opportunities on the site would allow for multi-story buildings with the taller buildings being well suited on the east and north of the property to take advantage of views to the southwest. With the construction of any buildings around the lake, the City would expect some of the businesses to take advantage of direct lakefront opportunities (patio dining, decks, etc.), while other businesses may benefit from having more pedestrian traffic and public spaces between the buildings and the lake. Either of these arrangements would be supported by the City and it is expected that a combination of direct lakefront commercial areas mixed with public water access areas would be of the greatest value.

Proposed on this concept is a multipurpose field house intended to promote year-round recreation activity at the site, attracting a constant flow of visitors who could then patronize the adjacent commercial businesses. A field house is envisioned to support outdoor recreation activities including programs such as river-rafting education, rock climbing classes, mountain bike classes, and programs to promote fishing and hunting in the region. A field house would also be a facility that could support large events at the site. Event staging and race start and finish lines could be supported out of a field house. During the winter months, it is envisioned this facility could expand current, and create new, programs by housing indoor soccer, lacrosse, and other athletic activities. Also off the north side, a lake is planned where winter ice skating could take place when sufficiently iced over.

## FRUITA LAGOON SITE REDEVELOPMENT

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While this concept plan shows some general surface construction, it is not intended to be all-inclusive of the infrastructure needs or amenities that might be provided to support this type of development. The conceptual transportation network has been laid out to provide circulation through the site in a manner that is intended to accommodate bikes, pedestrians, and motorized vehicles. The details for this will have to be refined further as building locations, parking needs, access, and other site needs are refined. The parking areas shown on the concept plan have been approximated based on general retail uses of the commercial areas shown and standard park usage factors for multi-story buildings. However, the amount of motorized vehicle, and bicycle, parking actually needed could vary greatly depending on the type and size of commercial uses. It also will be dependent on what type of programmed or special events that the City would like to accommodate parking.

### **VII. IMPLEMENTATION**

This Concept Plan is one of the first steps in the discussion about the future use of the city-owned lagoon property and the adjacent publicly-owned property. As a strategic land use and preliminary transportation plan incorporating concerns for taking advantage of aesthetic views to and from the property, this Concept Plan provides the broad and long term basic framework around which more detailed discussions and more detailed planning work can take place regarding land uses, subdivision and land ownership, transportation, parks and open space, design standards, infrastructure, amenities, and other development concerns.

This Concept Plan also will help guide the City in discussions with private developers about any development opportunities for the properties. The City's willingness to partner with private entities in the near term will be especially important due to the constraints on public resources to implement the types of improvements reflected on the concept plan. Public-private partnerships (PPP) are becoming more common throughout the United States for this reason and can provide alternative benefits to implementing projects that create long-term value to the community. There are many different ways that PPP's can be structured depending on the priorities of the City and the private entities. Since PPP's are not something that the City of Fruita has experience in using to this scale, it will be important that the City understand the potential benefits and risks associated with these types of agreements, and should make sure that the impacts to the community are considered.

No matter how the plan is implemented, it is expected that it will need to be constructed in a phased approach. When redevelopment opportunities do arise, it is expected that development on the south side of the property will occur prior to the north side due to

## FRUITA LAGOON SITE REDEVELOPMENT

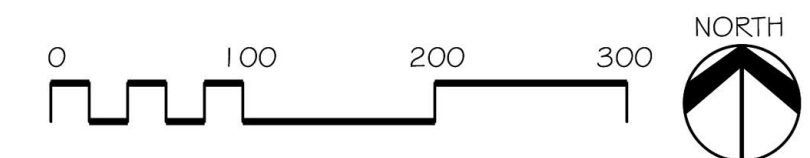
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the costs associated with extending infrastructure. Ideally, the City would identify some type of commercial anchor for the site in one of the first phases that could attract other commercial interests. Until opportunities arise, this Concept Plan will help guide short term decisions such as where and how existing uses on the property should be accommodated (such as the tree farm and other outdoor storage), and where fill dirt should be placed (west side ponds, not east side).





# FRUITA LAGOON REDEVELOPMENT CONCEPT PLAN - EXHIBIT A

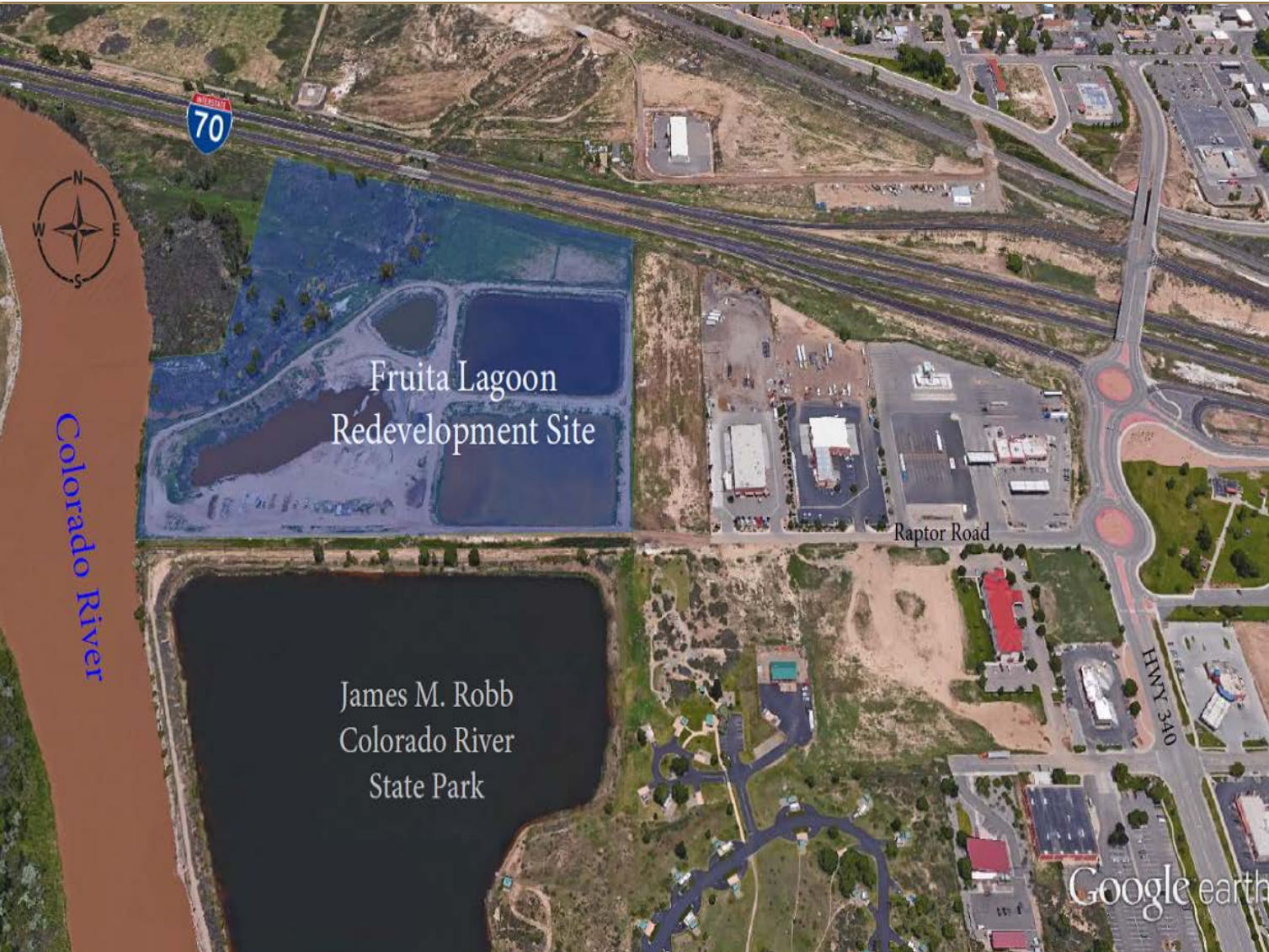


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**EXHIBIT B**  
**SURVEY DATA**

# Fruita Lagoon Redevelopment Survey Results

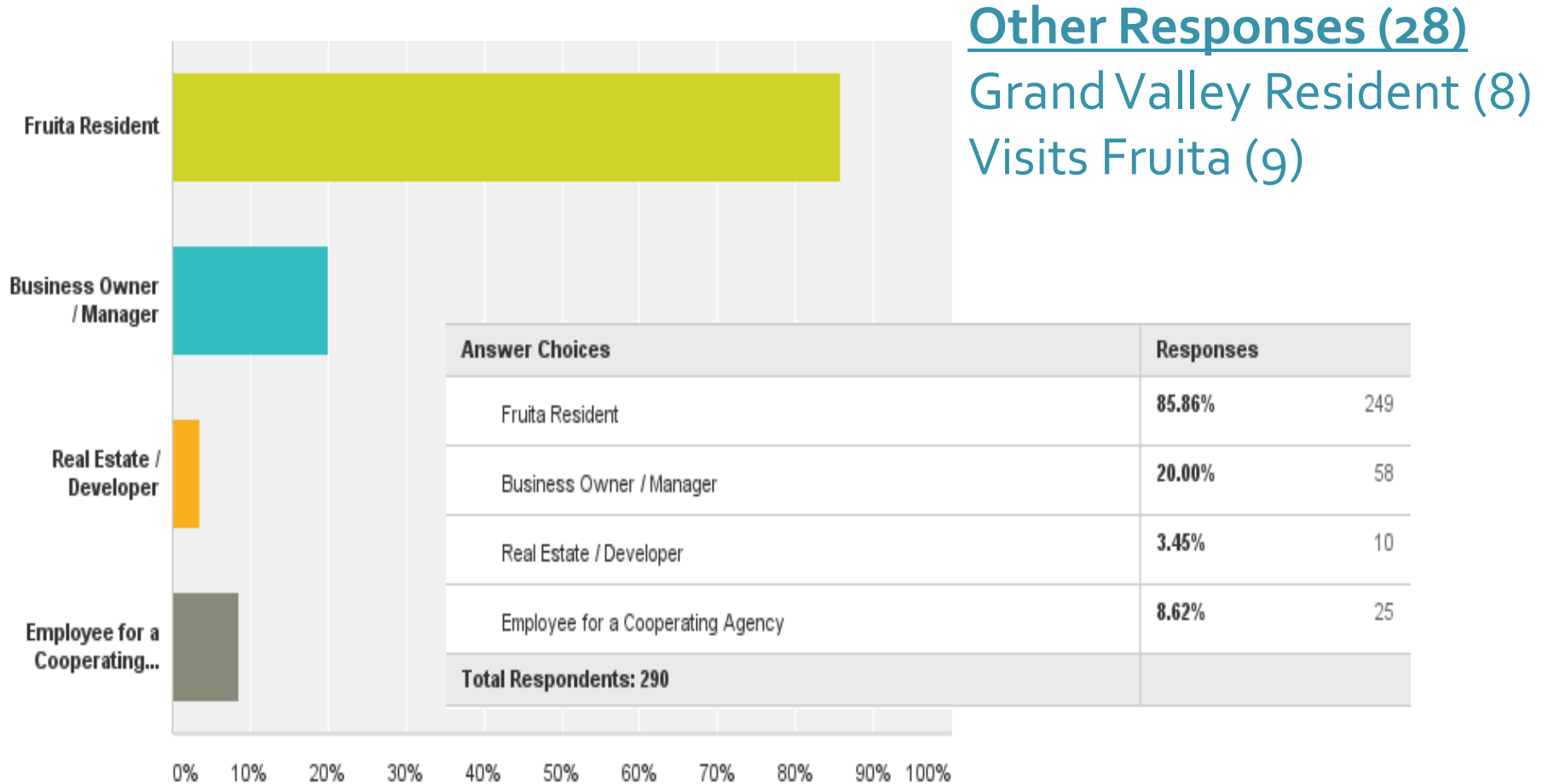


To gather ideas from the community that can be used to develop a conceptual master plan for the site and provide the City with direction as opportunities arise.

**July 18 – Aug 8, 2016**

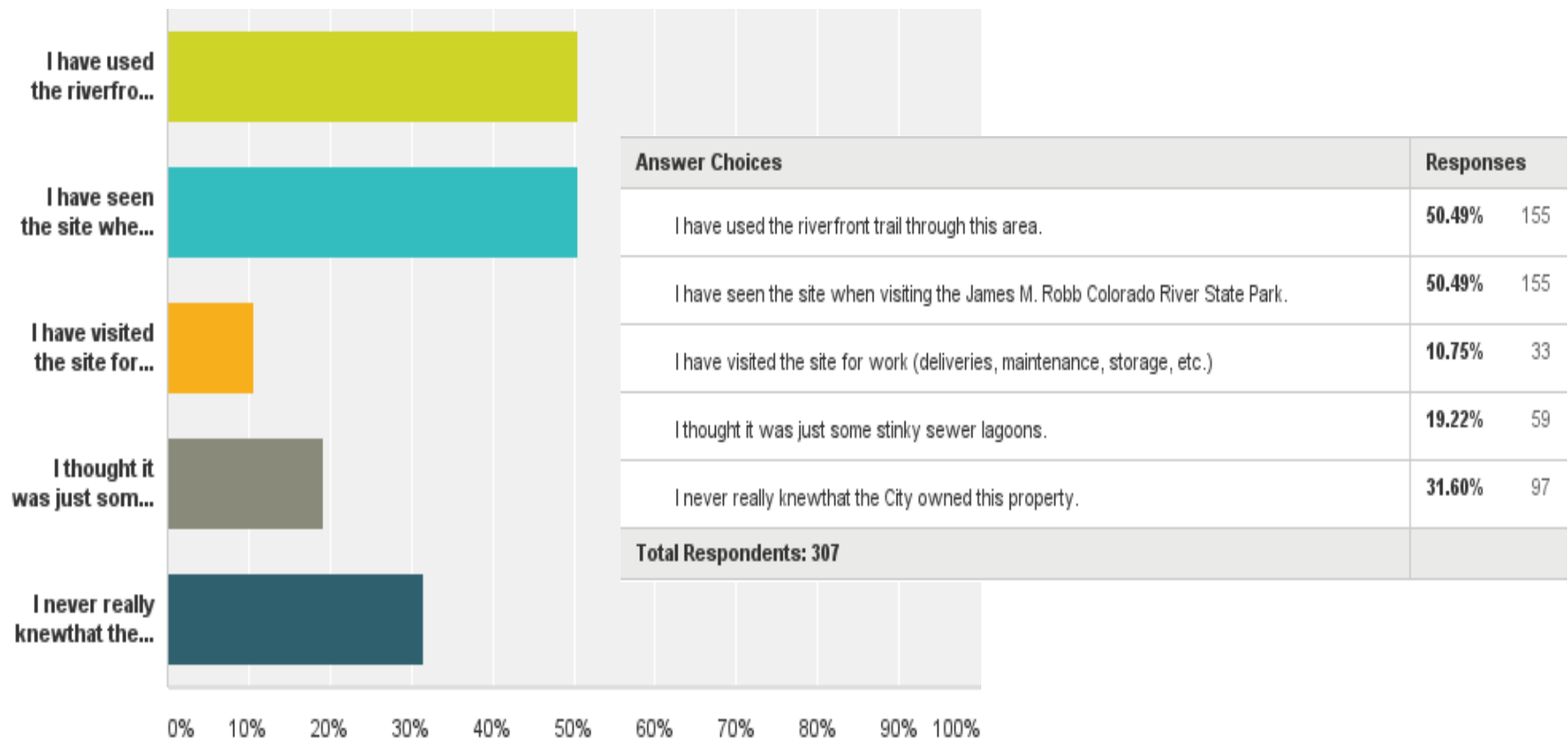
**318 Total Responses**

# Q1: Which of the following describes your interests in the subject property? (select all that apply)

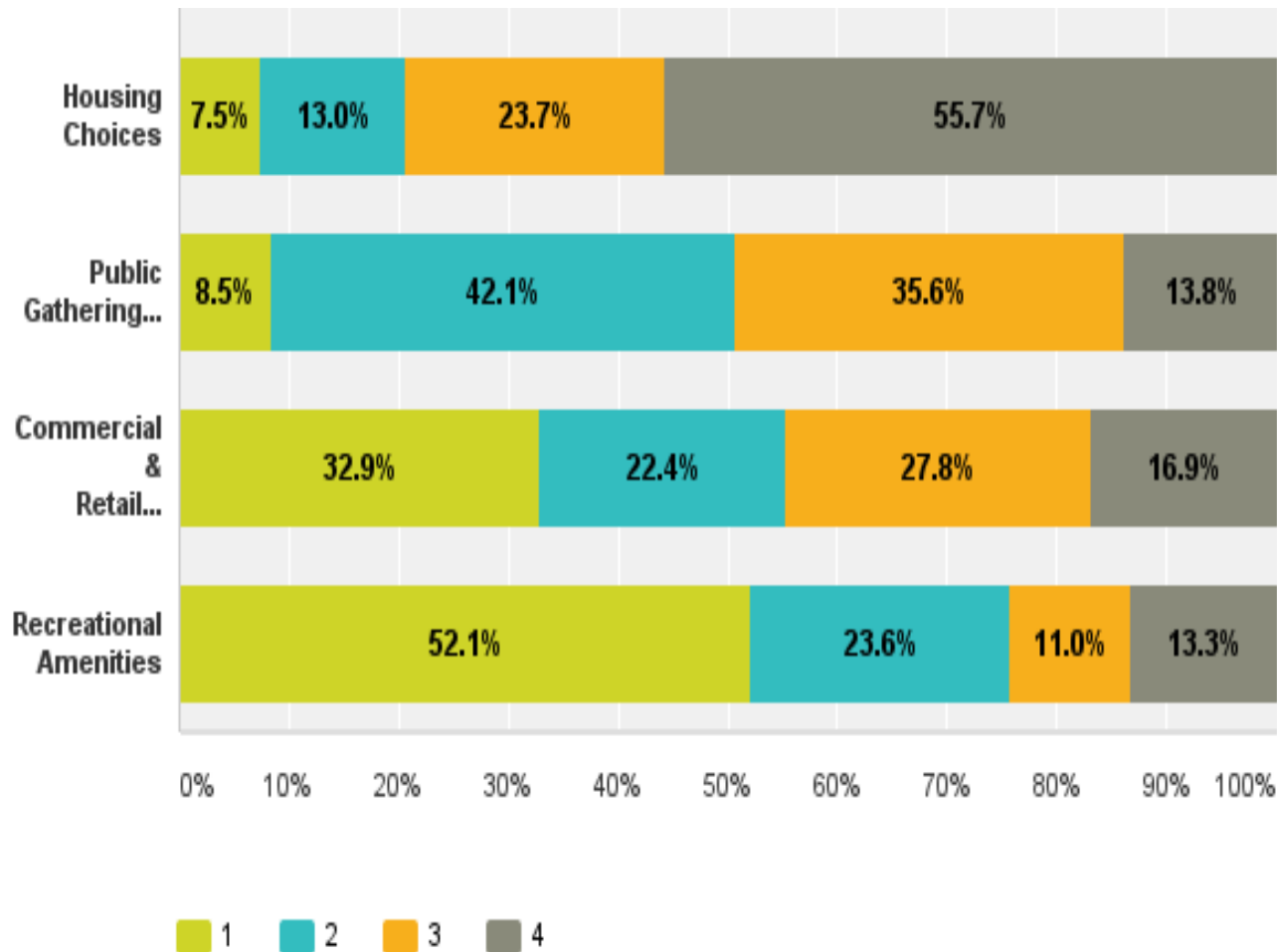




## Q2: Please describe your familiarity with the subject property prior to this survey.

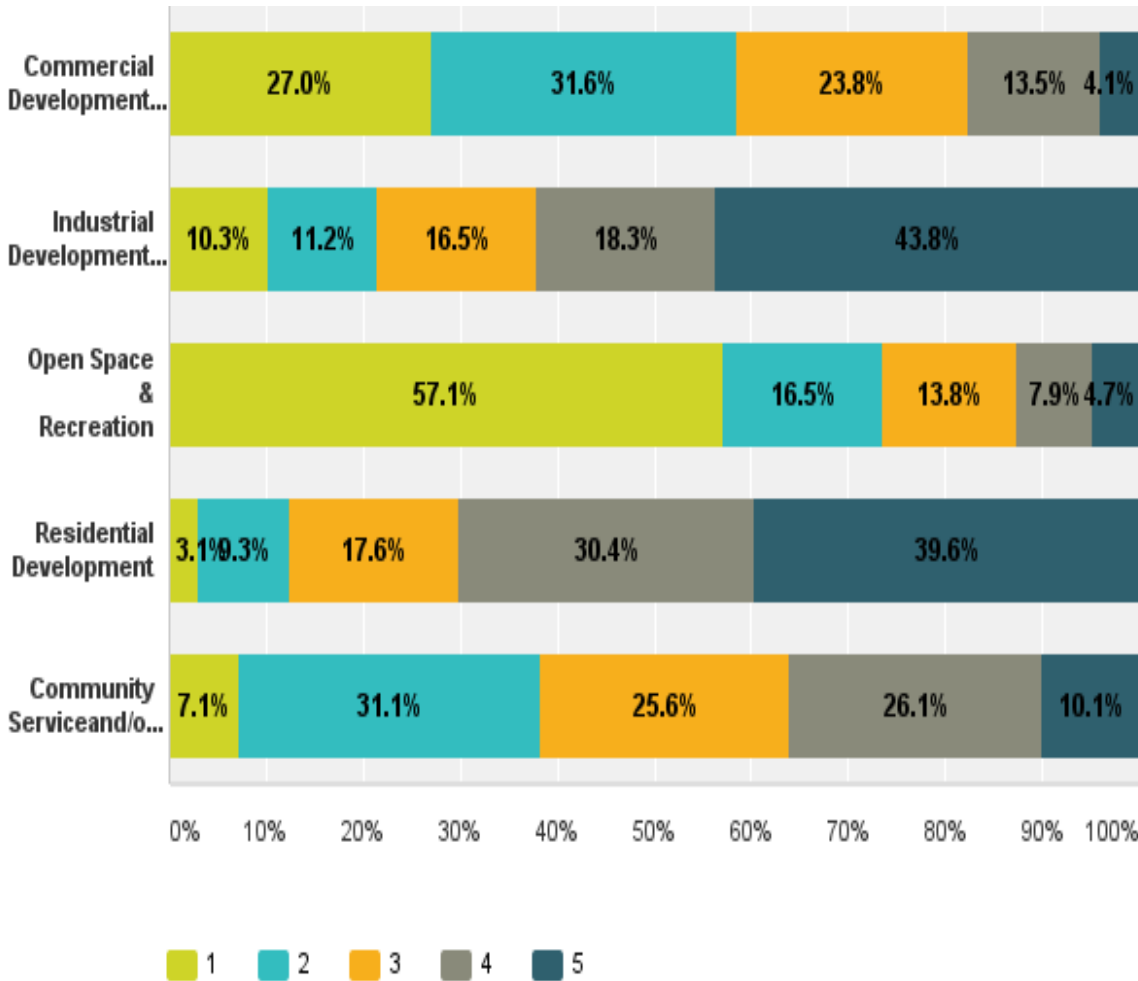


# Q3: Please rank which of the following amenities or services you feel are most needed in Fruita? (1 is most needed, 4 is least needed)



Over Half of Respondents think Housing is LEAST Needed Amenity/Service in Fruita.

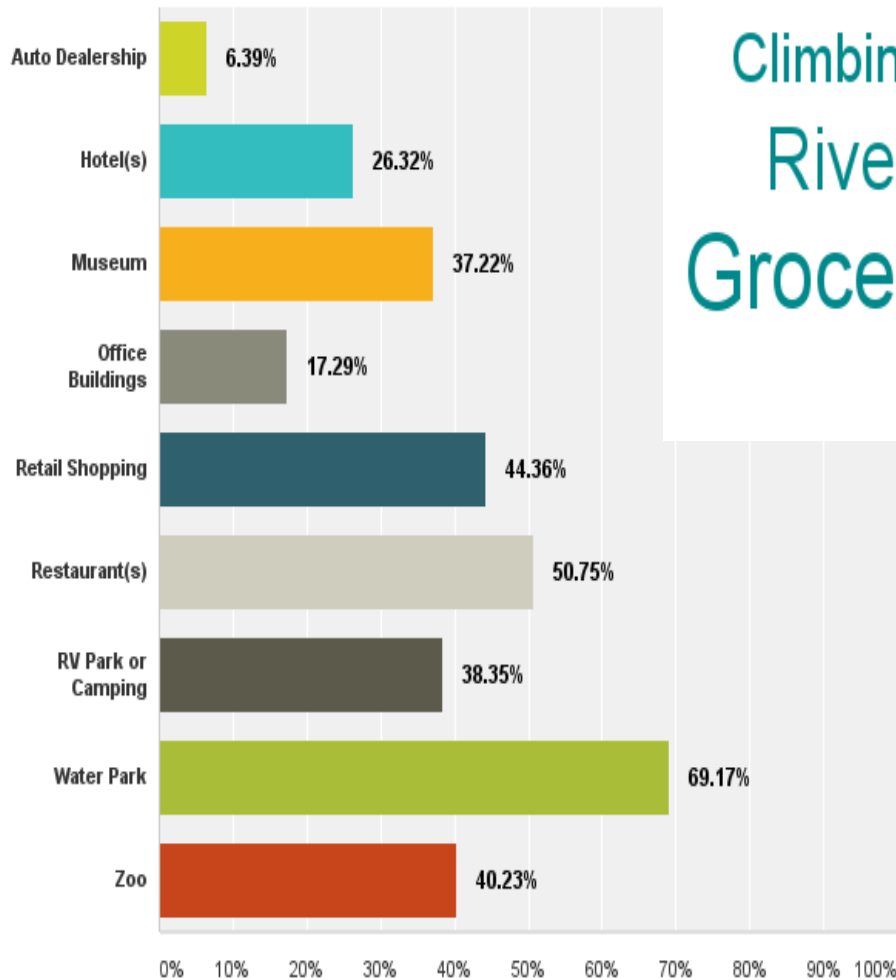
# Q4: Please rank the types of uses that you think would be most appropriate for the lagoon properties.



Commercial or Open Space & Recreation uses are most desired.

Industrial or Residential uses are least desired.

# Q5: Which Commercial uses do you feel might be appropriate if the lagoon property were redeveloped?



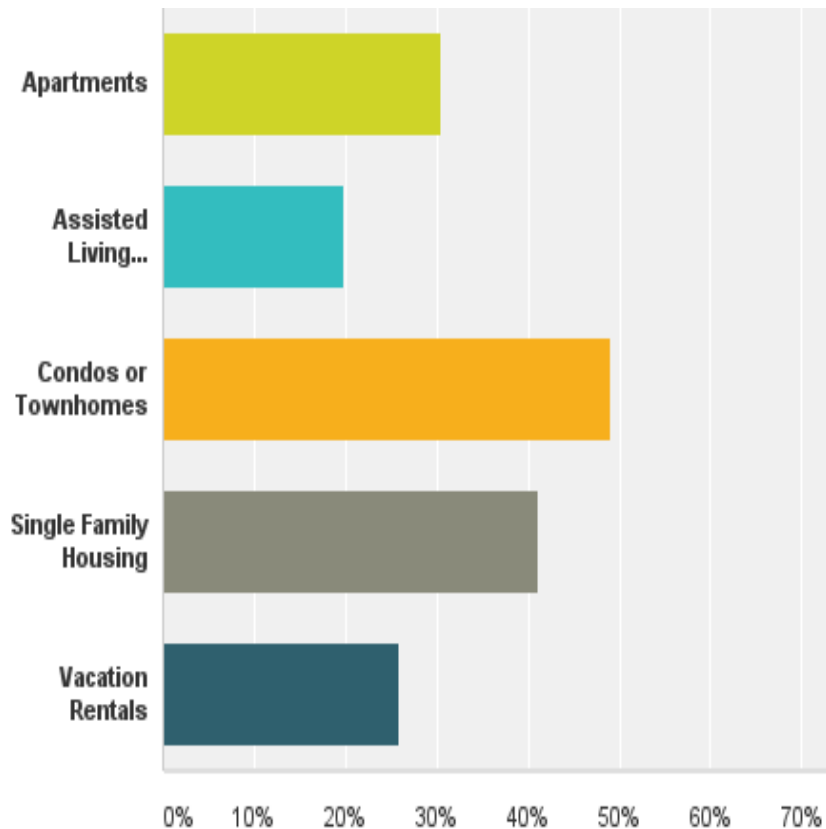
Climbing Walls Zoo Movie Theater Mixed  
 River Supermarket Park Recreation  
 Grocery Family Center Zip Activities Golf  
 Retail Shopping

## Comment Summary (48 Received)

- 16 Respondents suggested some type of Retail Anchor
- 8 Respondents suggested some type of Mixed Use



## Q6: Which Residential Uses do you feel might be appropriate if the lagoon property were redeveloped?



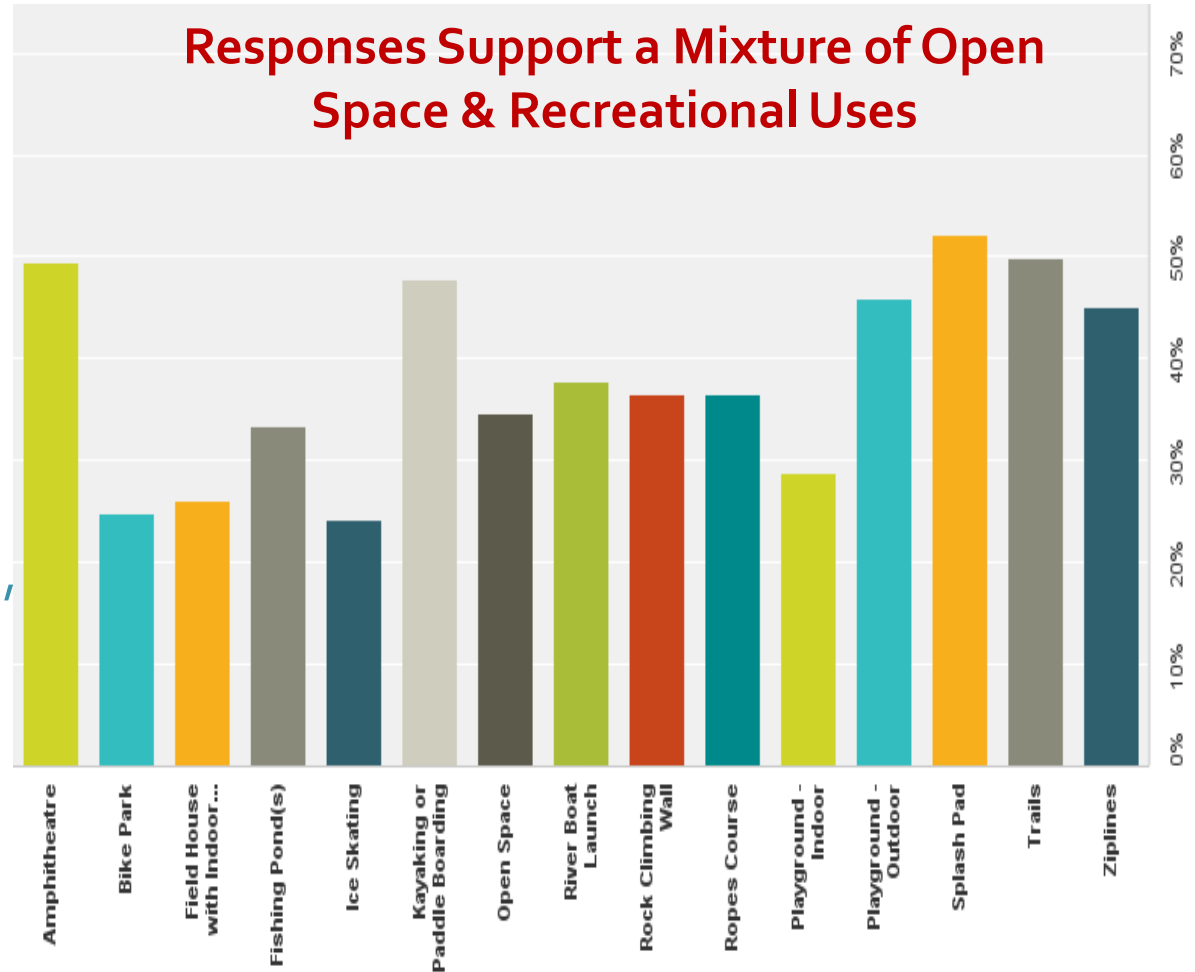
### Question Summary (47 comments)

- 102 Respondents skipped question
- 38 Comments Received suggesting that Residential Not Appropriate
- 4 Comments suggest Residential in Mixed Use Development

# Q7: Which types of Recreational amenities would you like to see developed at the lagoon property?

## Comment Summary (39)

- Dog Park (7)
- Swim Beach (3)
- Nature Center
- Provide Shade (2)
- Public Lands Information Area
- Recreational Amenities that compliment, and not compete with, State Park (2)
- Year-Round Amenities

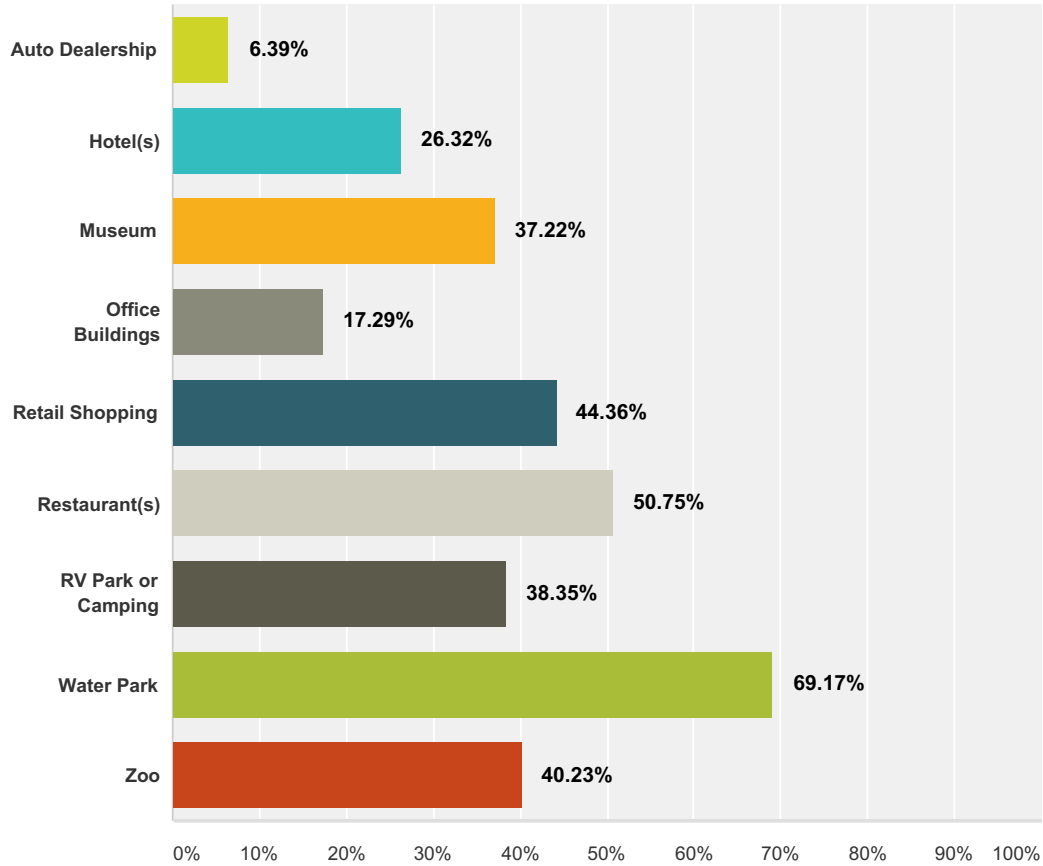


**Q8: Do you have any specific ideas on what you would like to see developed at the lagoon property that was not included in your previous responses?**

Similar Facility River Front Big Open Space  
Industry Splash Pad Natural Nice Museum  
Fruita Little Salt Wash Park Commercial  
Family Boat Launch Businesses Homeless  
Mixed Mall Outdoor Recreation Love Place

### Q5 Which Commercial uses do you feel might be appropriate if the lagoon property were redeveloped?

Answered: 266 Skipped: 52



Answer Choices	Responses	
Auto Dealership	6.39%	17
Hotel(s)	26.32%	70
Museum	37.22%	99
Office Buildings	17.29%	46
Retail Shopping	44.36%	118
Restaurant(s)	50.75%	135
RV Park or Camping	38.35%	102
Water Park	69.17%	184
Zoo	40.23%	107
<b>Total Respondents: 266</b>		

#	Other (please specify)	Date
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## Fruita Lagoon Redevelopment Survey

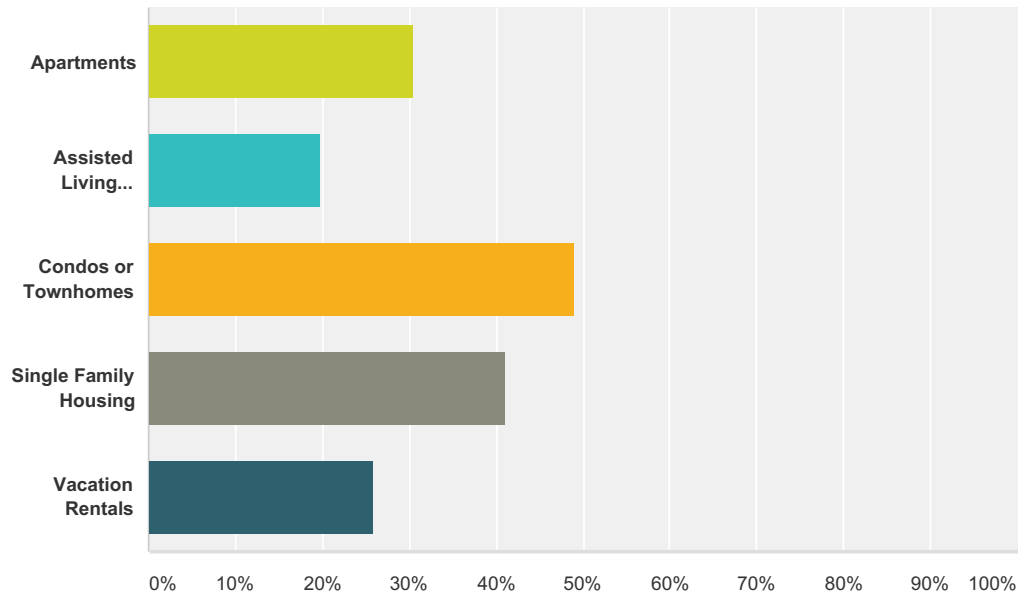
1	<b>Family Friendly</b> Family type things that are NOT mountain bike related	8/5/2016 7:58 AM
2	<b>Commercial/Retail</b> <b>Retail Anchor</b> Bowling alley, movie theater, fun park	8/5/2016 7:55 AM
3	anything related to the existing State Park	8/4/2016 6:07 PM
4	Nature center	8/4/2016 2:32 PM
5	Zip Lines (this is for Mayor Buck)	8/3/2016 2:17 PM
6	<b>Small Retail</b> Small retailer like coffee shop and dinner	8/3/2016 5:32 AM
7	Kayak Park	8/2/2016 6:43 PM
8	Don't do a zoo, do an animal sanctuary.	7/28/2016 6:14 PM
9	Climbing walls/rope courses	7/28/2016 4:54 PM
10	<b>Mixed Use</b> incorporate a river walk that includes some of the listings	7/28/2016 4:48 PM
11	Literally anything but bicycles.	7/28/2016 4:44 PM
12	Outdoor activities i.e. Ropes course, educational nature walk area,	7/28/2016 3:21 PM
13	<b>Grocery</b> <b>Retail Anchor</b> Grocery store	7/28/2016 2:05 PM
14	<b>Grocery</b> <b>Retail Anchor</b> Supermarket	7/28/2016 10:40 AM
15	Miniature golf/climbing gym	7/28/2016 10:22 AM
16	<b>Grocery</b> <b>Retail Anchor</b> Grocery Store	7/28/2016 9:40 AM
17	Other Rec activities	7/28/2016 7:10 AM
18	Adventure center (high/low ropes, zip line, climbing walls etc), racquetball courts, mini golf, interactive playgrounds, anything active!	7/27/2016 9:58 PM
19	<b>Mixed Use</b> <b>Small Retail</b> In addition to small but upscale housing, super small retail.	7/26/2016 9:36 PM
20	<b>Mixed Use</b> mixed use.....go commercial on bottom and residential above for the Monument and river views.	7/25/2016 5:24 PM
21	<b>Mixed Use</b> Boardwalk style design with retail shopping, restaurants/bars with venue for outdoor events in the center, such as music and/or festivals	7/25/2016 11:07 AM
22	Cant see eating at the old sewer lagoon	7/25/2016 10:41 AM
23	<b>Grocery</b> <b>Retail Anchor</b> Grocery Store	7/25/2016 8:31 AM
24	low income housing for homeless	7/25/2016 8:04 AM
25	<b>Mixed Use</b> Retail Shopping, Restaurants, Office Building complex	7/24/2016 10:19 AM
26	<b>Grocery</b> <b>Retail Anchor</b> Fruita needs a different competitive grocery store	7/23/2016 10:29 PM
27	<b>Mixed Use</b> Look at the Woodlands area of Houston Texas. Gorgeous multi use that offers all of the above	7/23/2016 3:39 PM
28	<b>Grocery</b> <b>Retail Anchor</b> Grocery Store	7/23/2016 3:06 PM
29	<b>Retail Anchor</b> Movie theater	7/23/2016 10:18 AM
30	<b>Grocery</b> <b>Retail Anchor</b> Grocery store!	7/23/2016 8:06 AM
31	<b>Grocery</b> <b>Retail Anchor</b> A larger grocery store. NOT NOT walmart!	7/23/2016 6:40 AM
32	<b>Mixed Use</b> mixed use	7/22/2016 8:20 PM
33	commercial recreation	7/22/2016 4:29 PM
34	Instead of a zoo, a natural history facility that celebrates the flora, fauna and heritage of the upper Colorado River Basin.	7/22/2016 11:24 AM
35	Event Center	7/22/2016 10:21 AM
36	Drive-in movie	7/22/2016 9:23 AM
37	<b>Mixed Use</b> White water park with restaurants and shops riverside	7/21/2016 10:25 PM
38	RV/Camping shouldn't compete with State Park	7/21/2016 9:57 PM
39	<b>Family Friendly</b> Family oriented activities	7/21/2016 9:18 PM

## Fruita Lagoon Redevelopment Survey

40	<b>Grocery</b> <b>Retail Anchor</b> Grocery Store	7/21/2016 8:54 PM
41	<b>Family Friendly</b> <b>Retail Anchor</b> Wal-mart would be amazing. Or a splash pad/ park for kids!	7/21/2016 6:57 PM
42	<b>Grocery</b> <b>Retail Anchor</b> Bigger grocery store!	7/21/2016 6:22 PM
43	<b>Grocery</b> <b>Retail Anchor</b> We NEED a decent grocery store in town. The City Market in town just isn't enough to sustain the community.	7/21/2016 5:45 PM
44	Riverwalk type businesses, cafes and galleries	7/21/2016 3:01 PM
45	<b>Retail Anchor</b> Costco / outlet mall	7/21/2016 2:49 PM
46	<b>Grocery</b> <b>Retail Anchor</b> Walmart supermarket	7/21/2016 12:48 PM
47	Outdoor Recreation Venues	7/21/2016 12:36 PM
48	Restaurant only if it incorporates the Colo. River somehow	7/20/2016 5:21 PM

### Q6 Which Residential Uses do you feel might be appropriate if the lagoon property were redeveloped?

Answered: 216 Skipped: 102



Answer Choices	Responses
Apartments	30.56% 66
Assisted Living Facilities	19.91% 43
Condos or Townhomes	49.07% 106
Single Family Housing	41.20% 89
Vacation Rentals	25.93% 56
<b>Total Respondents: 216</b>	

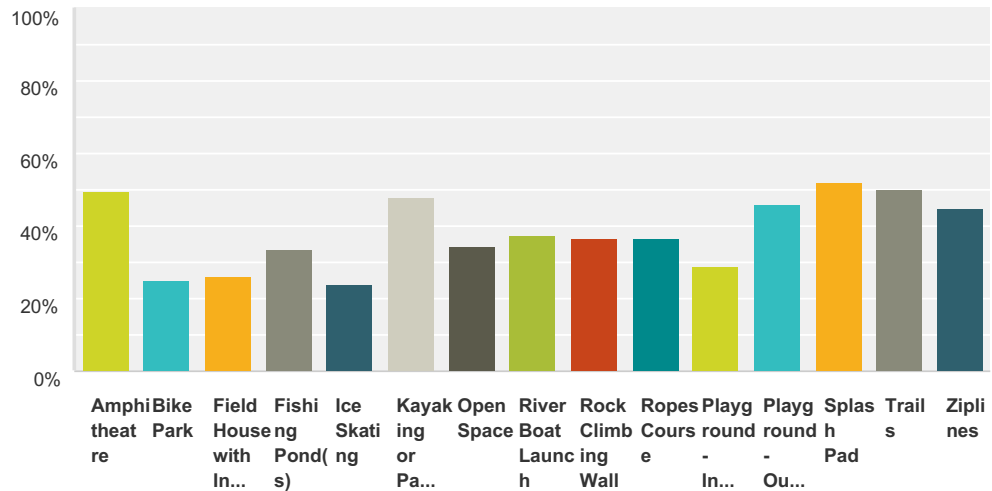
#	Other (please specify)	Date
1	No Residential none	8/5/2016 9:38 AM
2	affordable Affordable housing that looks nice and isn't trashed	8/5/2016 7:59 AM
3	No Residential None	8/5/2016 7:55 AM
4	No Residential none	8/4/2016 6:07 PM
5	No Residential none	8/3/2016 4:28 PM
6	No Residential I don't think residential would be the best use for this property	8/3/2016 2:18 PM
7	No Residential None of the above	8/3/2016 10:02 AM
8	No Residential None in that area	8/3/2016 5:32 AM
9	No Residential none	8/2/2016 7:25 PM
10	No Residential None	8/2/2016 5:08 PM
11	relocate all the trailer parks there or put in homes to raise the overall property values here	7/28/2016 6:17 PM

## Fruita Lagoon Redevelopment Survey

12	A crack den would be better than bicycles.	7/28/2016 4:45 PM
13	<b>No Residential</b> none	7/28/2016 11:23 AM
14	<b>No Residential</b> Nobody wants to live next to I70 and a truck stop	7/28/2016 10:41 AM
15	<b>No Residential</b> No housing there	7/28/2016 10:22 AM
16	<b>No Residential</b> None	7/28/2016 10:04 AM
17	<b>No Residential</b> None	7/28/2016 9:47 AM
18	<b>No Residential</b> With that water table....none!	7/28/2016 9:41 AM
19	<b>No Residential</b> Inappropriate location for residential development	7/27/2016 8:57 AM
20	<b>Mixed Use</b> 600-800 sq/ft residences---mixed use.	7/26/2016 9:37 PM
21	<b>Mixed Use</b> Residential above commercial	7/26/2016 8:03 PM
22	<b>Mixed Use</b> Blend it, go mixed use with some office space but primarily residential	7/25/2016 5:24 PM
23	<b>No Residential</b> None	7/23/2016 6:40 AM
24	<b>No Residential</b> I feel there are other areas better than this one for residential.	7/23/2016 1:16 AM
25	<b>Mixed Use</b> higher density development to take advantage of nearby commercial and recreational uses	7/22/2016 4:30 PM
26	<b>No Residential</b> none of the above	7/22/2016 12:33 PM
27	<b>affordable</b> affordable housing - combination single-family and apartment/townhomes	7/22/2016 11:31 AM
28	<b>No Residential</b> none of the above	7/22/2016 11:28 AM
29	<b>No Residential</b> None, there are enough available housing development properties in Fruita	7/22/2016 10:22 AM
30	<b>No Residential</b> None	7/22/2016 9:53 AM
31	<b>No Residential</b> None of the above, not suitable for residential	7/22/2016 9:23 AM
32	<b>No Residential</b> None	7/22/2016 8:55 AM
33	<b>No Residential</b> no residential at this site	7/22/2016 8:54 AM
34	<b>No Residential</b> None probably in the floodway and would require addition insurance requirements	7/22/2016 8:43 AM
35	<b>No Residential</b> None!	7/21/2016 11:48 PM
36	<b>No Residential</b> none	7/21/2016 9:18 PM
37	<b>No Residential</b> None	7/21/2016 8:54 PM
38	<b>No Residential</b> Not a good place for housing next to the interstate.	7/21/2016 8:01 PM
39	<b>No Residential</b> None	7/21/2016 5:45 PM
40	Smaller affordable homes. NOT mega homes!	7/21/2016 4:54 PM
41	<b>No Residential</b> None	7/21/2016 4:37 PM
42	<b>No Residential</b> Na	7/21/2016 3:35 PM
43	<b>No Residential</b> none	7/21/2016 1:36 PM
44	<b>No Residential</b> None	7/21/2016 1:31 PM
45	<b>No Residential</b> none at that location	7/21/2016 1:11 PM
46	<b>No Residential</b> none	7/21/2016 1:10 PM
47	<b>No Residential</b> None, Build on the North Side	7/21/2016 12:36 PM

### Q7 Which types of Recreational amenities would you like to see developed at the lagoon property?

Answered: 257 Skipped: 61



Answer Choices	Responses
Amphitheatre	49.42% 127
Bike Park	24.90% 64
Field House with Indoor Sports Fields	26.07% 67
Fishing Pond(s)	33.46% 86
Ice Skating	24.12% 62
Kayaking or Paddle Boarding	47.86% 123
Open Space	34.63% 89
River Boat Launch	37.74% 97
Rock Climbing Wall	36.58% 94
Ropes Course	36.58% 94
Playground - Indoor	28.79% 74
Playground - Outdoor	45.91% 118
Splash Pad	52.14% 134
Trails	49.81% 128
Ziplines	45.14% 116
<b>Total Respondents: 257</b>	

#	Other (please specify)	Date
1	none	8/5/2016 9:38 AM



## Fruita Lagoon Redevelopment Survey

2	<b>Shade</b> Playground! I will not go to Reed. Little Salt Wash Park is nice, but small. Canyon View has great options, but with no trees for shade, the sun is brutal and my kidson can't touch anything without getting burned.	8/5/2016 8:02 AM
3	Bowling alley, go cart track	8/5/2016 7:57 AM
4	<b>State Park</b> something related to the museum or State Park	8/4/2016 6:08 PM
5	none	8/3/2016 4:28 PM
6	<b>Dog Park</b> Off-leash dog park	8/2/2016 4:36 PM
7	We need a much better boat launch.	7/28/2016 6:18 PM
8	I think you already know my answer here.	7/28/2016 4:46 PM
9	Golds Gym!!!	7/28/2016 12:36 PM
10	none	7/28/2016 11:23 AM
11	Miniature golf	7/28/2016 10:22 AM
12	<b>Dog Park</b> Large off leash dog area	7/28/2016 9:59 AM
13	A place where people can float in a maze (river ( in a controlled environment. Much like Lagoon a beach at Lagoon Water Park.	7/28/2016 9:49 AM
14	Nature Center	7/28/2016 9:42 AM
15	Mini golf	7/27/2016 10:00 PM
16	water park	7/27/2016 8:58 AM
17	A mixture of above	7/24/2016 10:21 AM
18	Develop recreation amenities that can share spaces or rotate by season...i.e. large fieldhouse that can be used for rafting, rigging, etc in the summer and then indoor soccer, lacrosse, etc in the winter. Fishing in the summer, ice skating in the winter. Multi use! Educational classrooms for out door rec would be good too - hunter safety classes, wilderness first aid, etc. A public lands information area would be great so NPS, BLM, NF, CPW could disiminate and provide information on recreational opportunities on their lands...	7/23/2016 4:10 PM
19	Horse back riding trails	7/23/2016 3:40 PM
20	None of the above	7/23/2016 10:19 AM
21	<b>Dog Park</b> Fenced Dog Park: Could use access to the water to create and inexpensive swimming hole for the dogs like GJ's Canyon View Park	7/22/2016 6:11 PM
22	something you can see from interstate	7/22/2016 4:42 PM
23	developed open space (picnic tables, shelters, trails, etc.) The property is big enough for more than one, but should include some passive areas.	7/22/2016 4:32 PM
24	none of the above	7/22/2016 12:33 PM
25	<b>Dog Park</b> Dog Park	7/22/2016 12:01 PM
26	<b>Swimming</b> Swimming pond	7/22/2016 11:32 AM
27	Event Center	7/22/2016 10:23 AM
28	*Handicap accessible recreational opportunities	7/22/2016 5:43 AM
29	<b>Swimming</b> Swimming	7/21/2016 10:46 PM
30	Kayak/surf park in the river.	7/21/2016 10:25 PM
31	<b>State Park</b> State Park already has ampitheatre and boat launch	7/21/2016 10:00 PM
32	<b>Dog Park</b> Dog park	7/21/2016 9:46 PM
33	<b>Dog Park</b> Off leash dog park	7/21/2016 9:20 PM
34	indoor/outdoor bike park/skate park	7/21/2016 9:19 PM
35	<b>Swimming</b> Swim beach during summer, unique destination for riverfront trail users	7/21/2016 2:55 PM
36	<b>Dog Park</b> Dog Park	7/21/2016 2:44 PM
37	Drive in movie or IMax	7/21/2016 1:24 PM

## Fruita Lagoon Redevelopment Survey

38	<b>Shade</b> Shaded playgrounds, splash pad would be amazing. Parks need more shade over the play areas as the equipment gets too hot to quick to enjoy	7/21/2016 12:49 PM
39	NO SPLASH PAD!	7/21/2016 12:37 PM

## Fruita Lagoon Redevelopment Survey

### Q8 Do you have any specific ideas on what you would like to see developed at the lagoon property that was not included in your previous responses?

Answered: 94 Skipped: 224

#	Responses	Date
1	restore to natural condition and maintain as open space	8/8/2016 1:28 PM
2	Something that isn't seasonal would be nice. Enough mountain bike stuff already. A lot of us want safe, family options that we can do year round that don't involve man bikes. Indoor/outdoor playground type option sounds great.	8/5/2016 8:04 AM
3	I actually worry about the structural soundness of any place built on that land. It's a giant sink hole waiting to happen and doesn't seem like a wise spot to put a building	8/5/2016 7:58 AM
4	Something related to the existing State Park or Museum	8/4/2016 6:09 PM
5	Plant trees!!!	8/4/2016 12:25 PM
6	Not currently	8/3/2016 9:21 AM
7	<b>Mixed Use</b> City park with small retailers or maybe a food truck lane	8/3/2016 5:34 AM
8	No	8/2/2016 7:25 PM
9	Walmart, Dave and Busters, Texas Roadhouse !	8/2/2016 6:19 PM
10	Insure that what is provided is in tune with Fruita's Master Plan and enhances the Quality of Place.	8/2/2016 5:41 PM
11	<b>Mixed Use</b> Live/work facilities. Businesses on ground level and affordable housing above.	8/2/2016 4:55 PM
12	A feasible boat launch in Fruita would increase traffic for local businesses and create options for those who do not have a state parks pass.	8/2/2016 4:03 PM
13	No	8/2/2016 2:06 PM
14	<b>Mixed Use</b> I see a mixed use "masterplan" area similar to what you see in the outskirts of other big cities like Chicago and Houston, that accommodates new business with office space and ability to move employees directly there - complemented with retail and hospitality.	8/2/2016 1:49 PM
15	<b>Mixed Use</b> I would like to see a true "mixed use" community in that location complete with ground floor commercial, upper level offices and residential, trails, open space, park, etc. A community that faces the river instead of turning its back on it. As a Landscape Architect and Planner I would love to do the planning and design for such a community! Rob Breeden-Nvision Design Studio, Inc. - rb@nviz.biz	7/29/2016 4:32 PM
16	Nah	7/28/2016 10:54 PM
17	If its retail please put in a grocery store. Maybe an outdoor mall for the property. If outdoor recreation, put a NICE boat ramp in please. or use the property to build the world's biggest dinosaur statue.	7/28/2016 6:36 PM
18	While I'm sure my efforts here were all in vain, please do focus on anything but turning Fruita into Moab.	7/28/2016 4:47 PM
19	Family friendly activities	7/28/2016 12:17 PM
20	movie theatre	7/28/2016 11:46 AM
21	A water park or indoor park would be great!	7/28/2016 10:59 AM
22	I'd like to see another supermarket in the area. City market in fruta is the worst. Never carries anything good. Give it competitors and let's see them raise their standards	7/28/2016 10:43 AM
23	Something different from what is already offered. I live on the south side of I-70, need a mini golf, rock climbing, zip lining, ropes course with a splash pad and paddle boarding area.	7/28/2016 10:24 AM
24	Off leash dog area	7/28/2016 10:00 AM
25	Would love a zoo.	7/28/2016 9:49 AM
26	<b>Family</b> Small, child friendly water park similar to pirates cove in denver.	7/28/2016 9:13 AM

## Fruita Lagoon Redevelopment Survey

27	<b>Family</b> I would like to see a recreational park that would give our children and families another choice in activities.	7/28/2016 6:04 AM
28	The city of Castle Rock has a wonderful outdoor/indoor recreation site that would be awesome to see Fruita emulate. <a href="http://co-castlerock2.civicplus.com/2049/Miller-Activity-Complex-MAC">http://co-castlerock2.civicplus.com/2049/Miller-Activity-Complex-MAC</a>	7/27/2016 10:20 AM
29	No.	7/27/2016 9:38 AM
30	develope one pond for fishing and general rest area for bike riders, walking, and jogging. Provide benches, and picnic tables for family use.	7/27/2016 9:01 AM
31	<b>Mixed Use</b> I would like to see small apartment sized housing, but not branded as "affordable housing". This is the future trend. It attracts creative and community minded people. They can hop on their bike and ride on the path right in iver to downtown. A mix of vacation rentals( with limits because we want some full time residents) would be nice. Small supporting retail could be nice. But, community spaces might be better. I believe there is huge potential in this property! The connection to the river is Fruita's connection to river sports and that may be the more relevant small retail business for the area.	7/26/2016 9:42 PM
32	no	7/26/2016 1:46 PM
33	No	7/25/2016 5:26 PM
34	<b>Mixed Use</b> Multi Use Commercial/Residential with Trail Connections	7/25/2016 3:42 PM
35	<b>Mixed Use</b> Using the space to generate tax revenue, serve residents and tourists, and promote outdoor activity all with a river front theme would be my thought.	7/25/2016 11:10 AM
36	I would like them to be settling ponds for river water and pumped to the city of Fruita irrigation system	7/25/2016 10:43 AM
37	Amphitheater	7/25/2016 9:40 AM
38	Homes for the homeless, keep them off the streets	7/25/2016 8:06 AM
39	no	7/25/2016 7:44 AM
40	No	7/24/2016 10:21 AM
41	Again, a public lands information area would be great, coupled by multi-use areas for outdoor recreation.	7/23/2016 4:11 PM
42	<b>Mixed Use</b> Easy access for disabled users, good parking access, linked to the already developed bike paths. Mix of private and public use	7/23/2016 3:43 PM
43	When can we have a City Market like the one in 24rd? There's a severe need. If there were a good City Market in the lagoon, it would draw the tourists to the river front trail too.	7/23/2016 6:43 AM
44	<b>Mixed Use</b> A multiuse plan with trails connecting to the riverfront trail and one connecting to the little salt wash system. Commercial dev along the North edge and recreation going to the river. Maybe a water park along the river.	7/23/2016 1:23 AM
45	Tree plantation	7/22/2016 6:55 PM
46	Drive in where kids could show their cars and have a place to hang out. So they wouldn't have to go to Junction.	7/22/2016 6:54 PM
47	Another Park including Dog Park & Play Ground (both fenced!) and perhaps a soccer field. Above all at no cost. We don't need another Riverside Park that involves a fee.	7/22/2016 6:13 PM
48	Fruita would do well to develop industry. Specifically, the technology industry could be extremely beneficial here. Because it usually attracts young people that like to "play", this could be a wonderful spot for them to relocate. There are wonderful hiking/biking trails right outside their window!	7/22/2016 5:37 PM
49	a bigger city market would be nice.	7/22/2016 4:56 PM
50	Shelter for homeless cats.	7/22/2016 4:32 PM
51	Public park with Dog park included	7/22/2016 12:02 PM
52	More water stuff like a water park or swim beach. A place for families to gather.	7/22/2016 11:29 AM
53	Natural History facility that celebrates the Flora, Fauna and Heritage of Western Colorado. As an example, look at the High Desert Museum in Bend Oregon and the Arizona-Sonora Desert Museum in Tucson Arizona.	7/22/2016 11:27 AM
54	<b>Mixed Use</b> Mixture of housing, business & retail would be nice.	7/22/2016 11:13 AM
55	The site has great visibility from I-70. It has easy access from the interchange. The site should really serve as a tax generator. A master plan for the south side including the Kokopelli Center, Museum, State Park, etc. should be conducted. There is a real opportunity with this site and the entire south side could use a vision.	7/22/2016 10:26 AM

## Fruita Lagoon Redevelopment Survey

56	Fruita needs an event/meeting center that will hold both smaller meetings for conferences as well as a larger room for events.	7/22/2016 10:25 AM
57	<b>Mixed Use</b> amusement or water park - something that benefits the community AND draws tourists to stop off the interstate. biking trails and open space could still be incorporated around the parameters.	7/22/2016 10:11 AM
58	A lake that is better than highline. Highline is known to be tiny, crowded waste dump.	7/22/2016 9:55 AM
59	Fruits needs a better park	7/22/2016 9:43 AM
60	boat launch!	7/22/2016 8:59 AM
61	<b>Mixed Use</b> mixed use	7/22/2016 8:53 AM
62	Something that makes use of the natural beauty or continues the tourist oriented use (similar to Dinosaur Journey).	7/22/2016 8:43 AM
63	What about a dog park?!	7/22/2016 7:11 AM
64	No	7/22/2016 12:08 AM
65	Any kind of water park is much needed in this heat!	7/22/2016 12:03 AM
66	<b>Mixed Use</b> Copy Montrose River park but with riverside restaurants and shops/hotels	7/21/2016 10:26 PM
67	nope	7/21/2016 10:16 PM
68	Fruita Lagoon Water Park	7/21/2016 10:05 PM
69	Keep open space along river!	7/21/2016 10:01 PM
70	<b>Family</b> An indoor play center for families with young kids is MUCH needed! Especially something where they can play make believe!	7/21/2016 9:32 PM
71	Stay true to Fruita! Don't redevelop with more housing or businesses!	7/21/2016 9:31 PM
72	Off leash dog park with parking	7/21/2016 9:20 PM
73	I think retail spaces should be continued to be developed in downtown fruita and this space should be used for outdoor recreation	7/21/2016 9:19 PM
74	Beach	7/21/2016 9:02 PM
75	Off leash dog park	7/21/2016 9:02 PM
76	Splash pad	7/21/2016 7:25 PM
77	Splash pad	7/21/2016 7:22 PM
78	<b>Family</b> I truly believe that Fruita residents would benefit from having a wal-mart that is near by. I also think that a splash pad or water park would attract tourists as well as keep Fruita's youth occupied and out of trouble. Either one would make our family very excited! Can't wait to see what happens!	7/21/2016 7:01 PM
79	Swim beaches would be fun!	7/21/2016 6:58 PM
80	A huge Mall	7/21/2016 6:41 PM
81	Cracker Barrel!	7/21/2016 6:23 PM
82	Only that a larger grocery store with adequate parking is desperately needed in this town.	7/21/2016 5:46 PM
83	If you put the RFT on Raptor Rd then you would have to use the roundabouts to get to it if traveling east to west. The Fruita trail was built to AVOID the roundabouts.	7/21/2016 4:47 PM
84	No	7/21/2016 3:36 PM
85	<b>Mixed Use</b> I think a Riverwalk type area would be nice with cafes and galleries and then family-type recreational things like the splash-pad and rock wall.	7/21/2016 3:04 PM
86	Swim beach with paddle boards and kayaks. A unique destination in the valley, great access for families and bikes in riverfront path. Similar to Highline's beach, but much easier to access.	7/21/2016 2:56 PM
87	Big open area that club/groups could use/rent, IE... Car clubs, Jeep clubs, Scouts, Recreation dealers, Bike clubs... You get the idea.	7/21/2016 2:47 PM
88	Industry or manufacturing amt that would bring jobs and help stabilize economy even more	7/21/2016 2:12 PM
89	I would like to see a connector bike path from Raptor Rd to the Little Salt Wash bike path through the lagoon property.	7/21/2016 1:38 PM



## Fruita Lagoon Redevelopment Survey

90	Recycling facility	7/21/2016 1:25 PM
91	Regardless of what gets developed here, it would be very helpful and convenient to have a multi-user paved path through this property that would connect Raptor Road with the new Little Salt Wash Trail. This would allow trail users, particularly cyclists, to go to and from the Little Salt Wash Trail without having to go through the James M. Robb State Park. I noticed the need for this connector to Raptor Road the very first time I rode the Little Salt Wash Trail. By the way, the Little Salt Wash Trail is a fantastic trail and a great addition to Fruita. Thanks for asking for my ideas!	7/21/2016 1:15 PM
92	no	7/21/2016 1:11 PM
93	Community gardens, off-leash dog park.	7/21/2016 1:03 PM
94	My biggest suggestion is shade! There isn't enough shade over play equipment for the children resulting in it being too hot to play on and burned legs and butts from slides. I think a multipurpose park would be amazing, playground, splash pad, fields and a bike/skate area would be amazing!	7/21/2016 12:53 PM

**EXHIBIT C**  
SUMMARY OF  
STAKEHOLDER FEEDBACK

**LAGOON REDEVELOPMENT SITE  
CONCEPTUAL PLANNING  
SUMMARY OF STAKEHOLDER FEEDBACK**



**FRUITA PARKS & RECREATION ADVISORY BOARD**

October 10, 2016

- Incorporate Event Space
- Like more Open Space & Rec. than Commercial, but realize the need to consider economics necessary for implementation
- Open Fields and Bodies of Water are appealing and provide flexibility
- Opportunities to develop along Little Salt Wash (invite people to the water)
- Like Field House concept
  - Make sure use is as flexible as possible
  - Focus on outdoor programming and offerings
  - Seasonal benefits to wide variety of programs
- Preserve View sheds (have field near River rather than Field House or structures)
- Improve view corridor from Raptor Road. Make inviting...not just a dead end road.
- Don't like commercial uses along the River
- May be opportunities for birding or other passive user groups
- Also like the idea of active recreation areas like ziplines.
- May need to separate passive and active areas.
- Potential benefits in having mixed uses that could provide revenue generation.

December 5, 2016 (Additional discussion & comments)

- Like open space near river that is shown on revised concepts.
- Like clustered parking areas.
- Support for looped road.
- Liked connected lake ideas, strongly suggest water be circulated.
- Increase size of Field House to accommodate 35 yard x 55 yard indoor sports field.
- Discussed need for dedicated synthetic sports field vs. just having turf space that could be more flexible.

**SOUTHSIDE MARKET PLACE**

October 17, 2016

- Like idea of "tourist oriented" destination
- Would like to see commercial limited so that it is not economically taking away from Kokopelli businesses.
- Discussed types of retail business that would complement existing businesses
  - Tourist focus, increase activity and traffic to south side, etc.
- Asked about City's priority in constructing improvements and timing, which are unknown at this time.
- Development needs inviting entrance from Raptor Road
- Could be good venue for July fireworks, but would probably take away from existing family event in Kokopelli

## FRUITA PLANNING COMMISSION

October 11, 2016

- HH – More Recreation, does not like Commercial concept
- RH & DK – Concerned with amount of money that would be required to implement plans
- KS – Suggested developing lake and “sit on” property until a developer comes along.
- KS – Needs to be compatible with others along Raptor Road , does not know if promoting walking near truck stop is wise.
- DK – Suggested incorporating more open space that could be used for staging events (maybe near River)
- HE – Need to Embrace River!
- HE & RH – Would be a nice setting for sports fields or complex
  - Does school district have a need for this type of space?
- RS – Prefers Recreation Concept, does not want to promote something that takes away from other businesses. Promote and enhance businesses, create synergy.
- KS – Would like to see amount of land area maximized, more valuable to sell.
- KS – Does not see the value in having bodies of water.
- DK – Prefers any commercial land be toward North or East, Rec. toward River.
- No real preference on alternative road circulation concepts. Dead end roads would promote more walking, but looped road would be nice for motorized users.

## RIVERFRONT FOUNDATION BOARD MEETING

October 27, 2016

- Primary interest is in riverfront trail and maintaining open space along the river.
- Supportive of having commercial integrated into development as long as buffered from the river.
- Not interested in being property owners and would like compensated for their portion of the properties that might be used for other uses.
  - Opportunity for reinvesting into other riverfront areas.
- Supported uses that would provide access to, and promote, the riverfront trail.

## COLORADO PARKS & WILDLIFE STAFF

- No objections to the types of uses being proposed
- Would be nice if property had amenities that would appeal to State Park users rather than just encourage more unpaid walk-in users in the State Park.
- Would like to limit site lighting and noise (after 10:00 pm) that may impact campers in State Park, especially near southeast corner of the lagoon property.
- Potentially permitting and environmental impacts with discharging lakes directly to River, will need to coordinate with US Fish & Wildlife.
- Discussed opportunities to combine lakes, amenities, or other services with State Park, but struggled to identify ideas that would be feasible.
- Prefer to limit pedestrian access (i.e. LSW trail and maybe east near Raptor Road)
- OK with piping N. Young Drain, habitat refuge along north side of lake not performing as originally intended.

CITY COUNCIL

November 15, 2016

- Preferred location/orientation of Anchor Store shown in Concept 1.
- Preferred a looped road system rather than two dead ends, but do not want it to feel like a busy road that is not pedestrian friendly. Maybe one-way traffic only.
- DK – Expressed concern that left turning movement out of the development may be difficult during large events. One-way traffic may help resolve this.
- Would like to keep the plan flexible realizing that this is going to be opportunity driven and going to need to change based on business needs.
- No objection to the types of uses being presented.