

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 66-26

**A RESOLUTION REINSTATING AND AMENDING THE INFILL AND
REDEVELOPMENT PROGRAM**

RECITALS:

On December 18, 2019, the City Council adopted Resolution 93-19. That Resolution establishes the City's incentive program for infill and redevelopment ("Program") within the areas designated by the City Council as the Redevelopment Boundary. The Program utilizes a formula that promotes investment in the City's center and important corridors, while offering additional incentives for vertical construction within other specified areas of City.

As provided in Resolution 93-19, within sixty days of the third anniversary of the adoption of Resolution 93-19, the City Council was to consider the effectiveness of the resolution at achieving its stated purposes. Without further action by the City Council, the terms and provisions of Resolution 93-19 was set to expire on December 18, 2022.

The City Council amended the Redevelopment Boundary Map by Resolution 03-20.

The City Council hereby desires to reinstate the Program and in doing so, the City Council also desires to clarify the application of the program to single-unit detached and attached structures and provide for a future expiration date.

By adopting this resolution, the City Council affirms City policy to provide incentives for infill and redevelopment within the areas designated as the Program Boundary while utilizing a formula that promotes investment in the City's central areas and important corridors while further providing additional incentives for vertical construction within other specific areas of City.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION, COLORADO:**

- The Infill and Redevelopment Program is reinstated and shall be applied and calculated as included in Exhibit A, and
- The Program shall apply to the boundary as shown in Exhibit B; and
- The Program shall be considered for continuation on or before July 1, 2030 or shall otherwise expire on this date.

ADOPTED AND APPROVED THIS 5TH Day of August, 2026.



Laurel Lutz

President of the City Council

ATTEST:





Selestina Sandoval

City Clerk

EXHIBIT A

Application and Calculation of Infill and Redevelopment Program

Within the Redevelopment Area any new development (excluding residential uses with density less than 16 dwelling units per acre) would be assessed a Transportation Capacity Payment (TCP) using the following calculation:

$$\mathbf{rTCP = (TCP*.5)}$$

rTCP – Reduced Transportation Capacity Payment

tTCP - Total Transportation Capacity Payment calculated for all uses within the building

Within the Redevelopment Area any new development (excluding residential uses with density less than 16 dwelling units per acre) and within the following areas, the required TCP will be assessed using the following calculation:

- Properties within the North Avenue Zoning Overlay
- Properties within the Downtown District (Greater Downtown Overlay)
- Properties within the River District (Greater Downtown Overlay)
- Properties within the Rail District (Greater Downtown Overlay)

$$\mathbf{rTCP = (tTCP/n)*.5}$$

rTCP - Reduced Transportation Capacity Payment

tTCP - Total Transportation Capacity Payment calculated for all uses within the building n -
The number of floors

Exhibit B
Infill and Redevelopment Program Boundary

