

**CITY COUNCIL, CITY OF GRAND JUNCTION
RESOLUTION NO. 87-04**

**A RESOLUTION ADOPTING AN INFILL/REDEVELOPMENT
IMPLEMENTATION PROGRAM**

Recitals:

In September, 2002 the City Council reviewed and approved the framework of an infill and redevelopment program. At that time the Council considered definitions of the terms infill and redevelopment. This Resolution furthers that work by and through the adoption of an incentive program that will foster Infill and redevelopment projects as defined by the Council.

In accordance with the adopted definitions, "Infill" relates to vacant parcels partially encircled by development. "Redevelopment" or a "Redevelopment Area" is defined as land/land uses that are in transition and comprise at least two acres containing or consisting of improvements that do not meet current socioeconomic potential.

Implementation of a program to encourage development of Infill parcels and redevelopment of underutilized land within certain areas of the City of Grand Junction is beneficial for several reasons. Such development:

- Makes more efficient use of existing infrastructure including streets, water and sewer lines and other public facilities and services;
- Provides opportunities to reduce commuting distance/automobile dependency;
- May help to provide affordable housing within the City; and
- Reduces the demand for and impact from "end of the road" suburban sprawl.

Additionally, there are other plans and policies of the City that support and encourage the development of an Infill and Redevelopment strategy. Those include:

- The City Council's Strategic Plan 2002 -2012, Shelter and Housing Solution, which encourages affordable housing through infill and redevelopment policies. The objective of this goal was to create infill and redevelopment policies which were accomplished with the adoption of the Growth Plan update (Objective 32). This implementation program furthers the Strategic Plan Objective by

providing several incentives that will encourage the development of affordable housing by possible financial and processing assistance.

- Adoption of an Infill and Redevelopment Policy as part of the City of Grand Junction Growth Plan as amended in May, 2003. The Growth Plan element includes definitions, framework policies and supporting guidelines.

In furtherance of those goals both the City Council and the Planning Commission have:

- Developed a map outlining the boundaries of “Infill areas” within the City;
- Developed a map outlining the boundaries of “Redevelopment areas” within the City;
- Considered a list of criteria for evaluating potential City involvement in Infill and Redevelopment Projects; and
- Considered a list of potential forms of City involvement including possible incentives for private applicants in infill and redevelopment projects.

The City Council has concluded its review and has given direction to the Staff to implement a program so that there may be some flexibility when approached by a project, some opportunity for exploration of incentives and establishment of criteria for City involvement and/or participation on a case by case basis.

By adopting this resolution the Council adopts the attached policies and guidelines and affirms its direction that the Staff follow through with implementation.

Furthermore, the Council instructs the Staff to develop an application process for potential applicants in order that an applicant knows that the City has a plan in place for identifying areas for Infill and Redevelopment ,so that those owners know what is planned or possible and such that consistency and flexibility will be maintained in the policy.

For the reasons stated in the foregoing recitals, the City Council of the City of Grand Junction does hereby adopt the program to implement the infill and redevelopment portion of the Growth Plan including the attached Infill Area Map, Redevelopment Area Map, list of potential forms of City involvement (incentives) and list of criteria for evaluating potential City involvement in infill and redevelopment projects (review criteria).

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

The program for implementing the infill and redevelopment policies as outlined in the recitals and guidelines of the City of Grand Junction Growth Plan are hereby adopted.

PASSED AND ADOPTED this 15th day of September 2004 by the City Council of the City of Grand Junction.

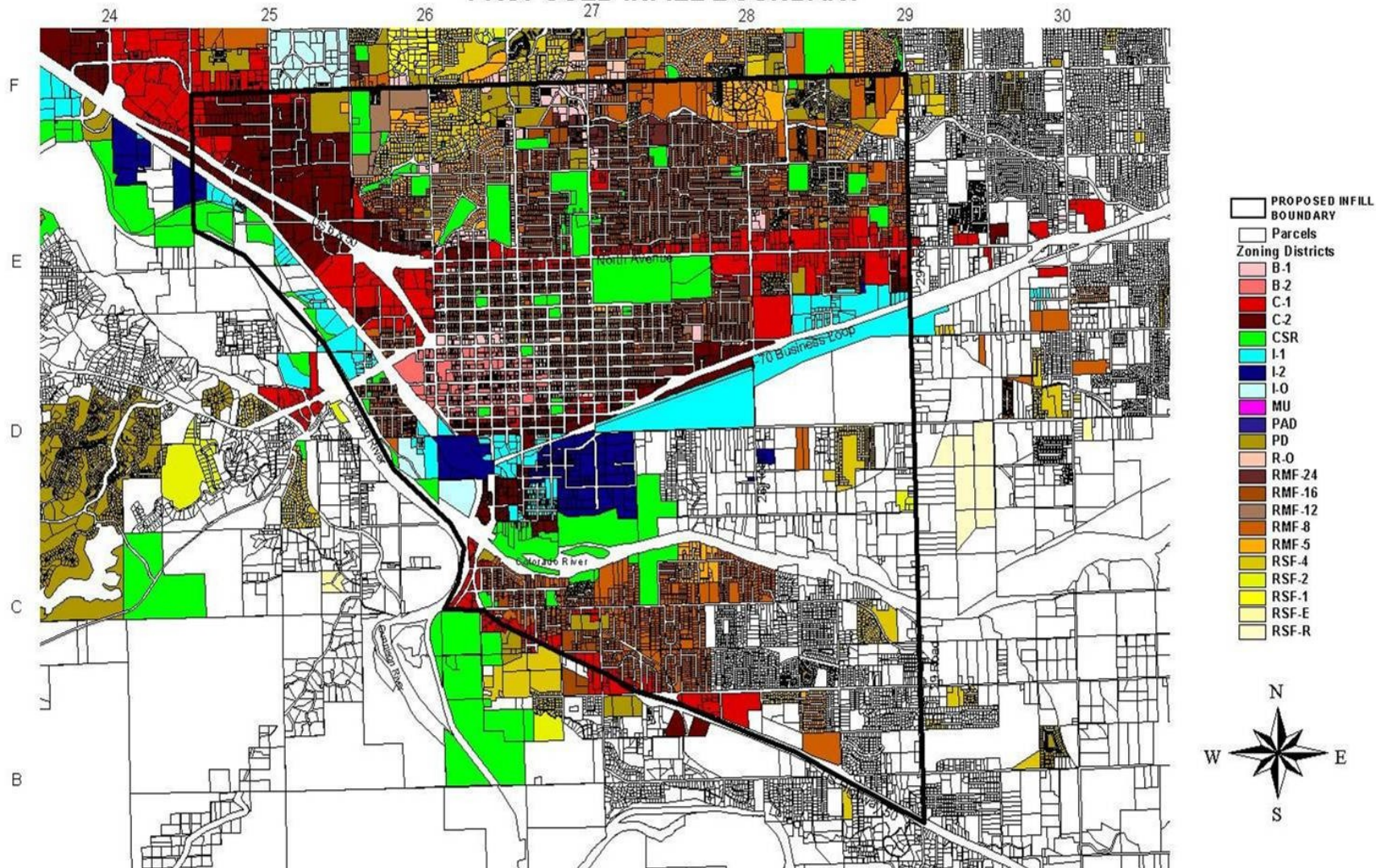
ATTEST:

/s/ Bruce Hill
Bruce Hill
Mayor

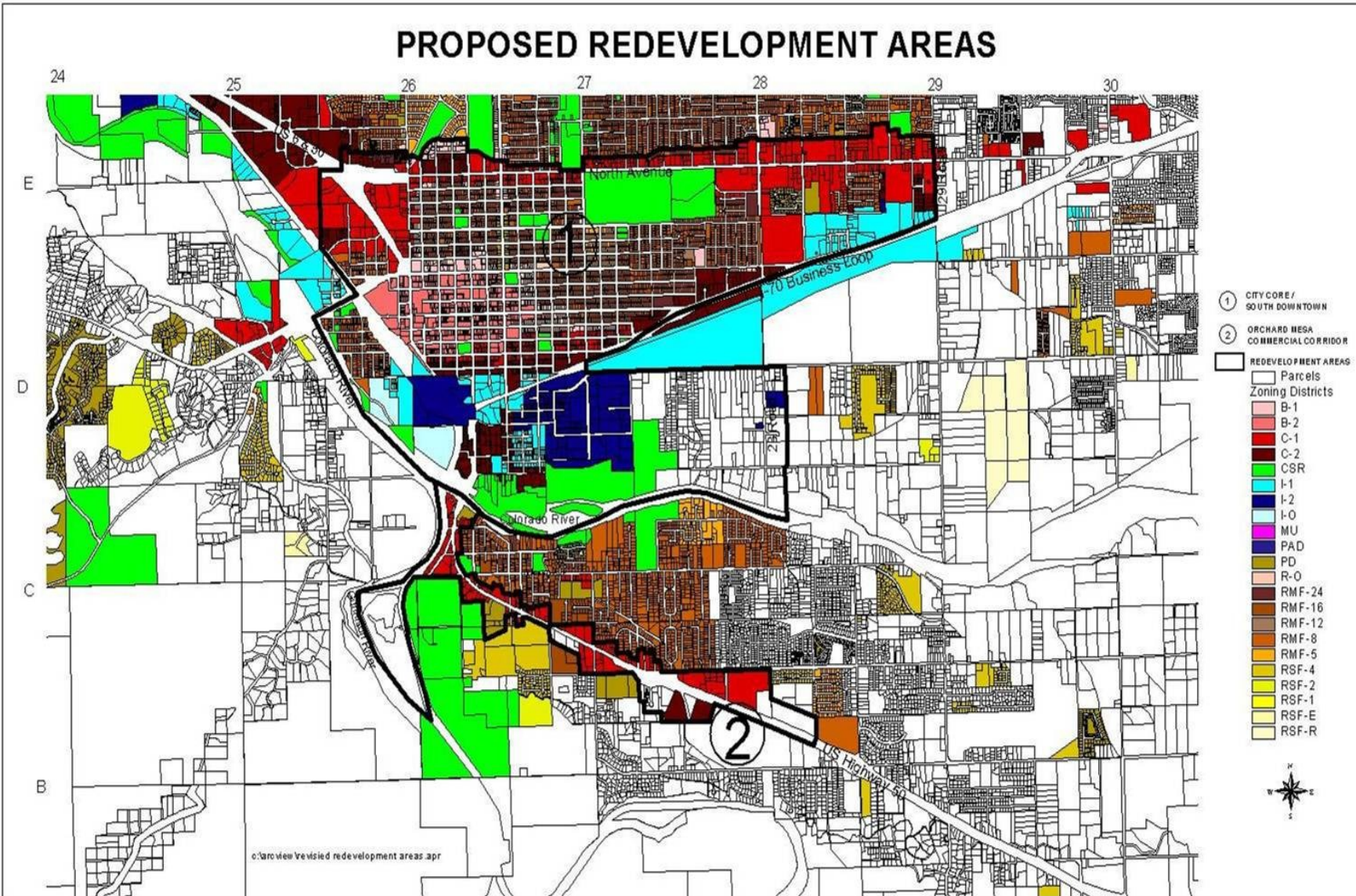
/s/ Stephanie Tuin
Stephanie Tuin
City Clerk

Attachment 2

PROPOSED INFILL BOUNDARY



PROPOSED REDEVELOPMENT AREAS



Potential Forms of City Involvement

1. Expedited development review process
2. Assistance with city agency review
3. Deferral of fees (examples may include permitting fees, tap fees and impact fees)
4. Density bonuses for residential projects
5. Proactive city improvements – i.e. “prime the pump” by investing in various city improvements prior to any private development commitment
 - a. Targeting the use of the Transportation Capacity Payment (TCP) funds
 - b. City initiated Limited Improvement District (LID), Business Improvement District (BID), General Improvement District (GID)
 - c. Reimbursement agreements either with the developer or the City (based on incremental development)
 - d. Shuffling priorities within the CIP (within a 3 year bracket, example: storm drainage improvements)
6. Financial participation - because many desired projects are not viable without city participation and/or to reduce the relative land cost for redevelopment versus vacant property
7. Contribution to enhancements / upgrades versus typical standards (for instance upgrading a split face block building treatment to a stone building treatment.)
8. Off-site city improvements required by Code – access, under grounding of utilities, streetscape, etc.
9. City assemblage of development parcels for redevelopment bids

Criteria for Evaluating Potential City Involvement in Infill and Redevelopment Projects

- 1) Is the site within City's geographically mapped area?**
- 2) Does the site meet the definition of "Infill" or "Redevelopment?"**
- 3) Describe how the site is compatible with the surrounding area and meets community values including compatibility with surrounding quality of design and site planning.**
- 4) Describe the project's feasibility. This should include the developer's resume of experience, whether project financing is in place and, for non-residential projects, what tenant commitments are in place.**
- 5) Within a distance of 1,000 feet, list any specific infrastructure projects planned and/or funded) by the City or any proposed off-site contributions anticipated by the proposed project that address existing deficiencies as defined by the City.**
- 6) What is the level of sharing of City vs. private participation for specific enhancement request or code requirements?**
- 7) Does the proposed project include a mixture of uses? If so, describe the types and percentage.**
- 8) Is the proposed project part of an economic development recruitment.**
- 9) Will the proposed project preserve or enhance any historic structure or site? Has the structure / site been inventoried by the City?**
- 10) Does the proposed project include an affordable housing element? If so, provide details including how the project meets different HUD definitions for affordable housing.**
- 11) Does the proposed project go beyond current Code requirements and provide enhanced architectural and design elements?**