

CITY OF GRAND JUNCTION NORTH AVENUE REVITALIZATION



North Avenue Overlay
Revitalization

COMMERCIAL CATALYST GRANT PROGRAM

INTRODUCTION TO THE PROGRAM

AN INCENTIVE PROGRAM TO ENHANCE
THE ONGOING REVITALIZATION
OF NORTH AVENUE

Goal: To improve the streetscape and condition of building facades on North Avenue.

Purpose: To stimulate business, new development, redevelopment and pedestrian safety along the corridor.

Background: The vision for the North Avenue corridor was established in the 2007 and 2011 North Avenue Corridor Plans (“the Plans”). The North Avenue overlay zone encourages development features considered critical to implementing the plans by establishing guidelines, standards, development incentives and alternative approaches for development and redevelopment. The Plans envision buildings located near the street, front doors that are inviting and readily accessible, signage on the building rather than pole signs, more and safer pedestrian facilities, and an inviting streetscape, which will create an environment of vitality and livability. The overlay supports and implements the Comprehensive Plan goal of making the City a more livable place. The overlay’s standards and guidelines are intended to stimulate commercial, pedestrian and other activity in the corridor.

ARE YOU ELIGIBLE?

- All nongovernmental commercial property owners abutting North Avenue are eligible.
- Applications will be considered based on visual impact on the surrounding environment. Improvements must be permanent to receive grant funding.
- Applications will be reviewed by the City of Grand Junction. Work cannot commence until the application is approved and all building permits, construction permits, access permits, and work in the right-of-way permits are obtained. The City has sole discretion and final determination to award funds.
- Application must be made by the property owner, or a business owner who has the owner’s express written authorization.
- Awards will be limited to one per property. Funding for the program is not guaranteed. The grant requires a 50% match by the applicant. 50% of pre-tax façade, pedestrian safety and street-scape improvements are eligible for grant funding. 50% of the cost (up to \$1,500) for Architectural / Design services may be included in the grant. Maximum grant award is \$10,000 per property.
- Work must be started within three months of the date of approval and must be finished within twelve months of approval.
- All work must be completed before payment is made. New building construction is not eligible.



WHAT CAN I USE THE GRANT FOR?

Façade & Site Improvements

1. Repair, restore, or install exterior masonry, stucco or siding
2. Repair, replace or install exterior awnings, window, trim and doors
3. Upgrade exterior lighting
4. Signage Upgrades (removal of pole sign and signage placed on façade and/ or monument sign with maximum height 12 ft.)*
5. Add plaza, fountain, outdoor dining, or other pedestrian features in front or side of building abutting North Avenue*

Pedestrian Safety & Streetscape Improvements

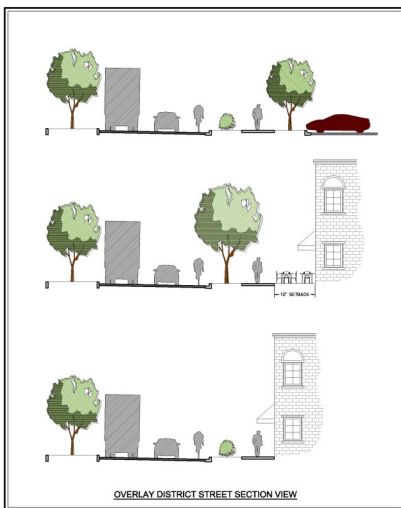
1. Construct detached sidewalk and park-strip running the entire length of the property*
2. Construct "park strip" hardscape features*
3. Renovate front entryway to enhance accessibility

* Implements the Vision, Guidelines and Priorities of the North Avenue Overlay Zone District found in Title 23 of the Grand Junction Municipal Code

PLEASE NOTE:

INELIGIBLE IMPROVEMENTS INCLUDE:

- Non-permanent fixtures and improvements
- Anything not visible from the public right of way unless it is a structural element necessary for façade improvement
- Any element of the proposal deemed to be inconsistent with the comprehensive Plan. City codes, zoning and corridor and area plans



WHAT IF MY BUILDING IS SET BACK FROM THE ROAD?

Creating a streetscape that is envisioned by the North Avenue Corridor Plans and the North Avenue Overlay Zone District is important. Therefore, even if your building is set back from North Avenue and located behind a parking lot, the Commercial Catalyst Grant Program can still work for you.

Catalyst funds can be used to construct streetscape improvements or to enhance the curb appeal of your property.

Whether you opt in to the North Avenue Overlay Standards or not, improvements must conform to City engineering standards and Grand Junction Municipal Code requirements including the dedication of adequate right-of-way.

HOW DO I APPLY FOR A GRANT?

1. Contact the City's Community Development Department at 970-244-1430 to set up a meeting. They will assist you through the process.
2. Meet with City Community Development Staff to review your conceptual design and to establish eligibility.
3. Finalize your renovation and streetscape plans by working with architects, engineers, and/or builders. Provide a

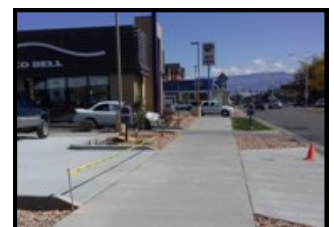
- cost estimate with application.
4. Submit the attached application, which will be reviewed by the Catalyst Committee to receive initial acceptance and recommendation.
5. For eligible costs, provide three bids for public improvements and up to two bids for private improvements.
6. Once the project is ap-

proved by City Council, begin work within three months. Keep detailed and accurate accounting of your actual costs.

7. Within 12 months of approval, complete project and submit your final report with invoices and receipts.

8. If all requirements of the grant have been met, receive reimbursement.

ADDING SIMPLE ARCHITECTURAL ELEMENTS, AWNINGS, WINDOW DISPLAY AREAS, SIGNAGE, AND PEDESTRIAN AREAS CAN ENHANCE THE NORTH AVENUE CORRIDOR



**Grand Junction Commercial Catalyst Improvement Grant Program
APPLICATION**

Please note that application will not be considered until all information is submitted to the City Community Development Department, 250 N. 5th Street, Grand Junction, CO 81501, or scan and email to planning@gjcity.org.

Name of Applicant(s): _____

Mailing Address: _____

Phone Number(s): _____

Email: _____

Project Address: _____

Business Name: _____ Parcel Number: _____

Work to be performed on Front Façade Improvements and/or Pedestrian Safety & Streetscape (check all that apply):

- Repair, restoration, or installation of exterior masonry, stucco or siding
- Repair, replacement or installation of exterior awnings, window trim and doors
- Exterior lighting upgrades
- Signage upgrades (removal of pole sign and signage placed on façade and/or monument sign with maximum height 12 ft.)
- Addition of a plaza, fountain, outdoor dining or other pedestrian features in front of building and abutting North Avenue
- Construction of detached sidewalks and park-strip running the entire length of the property
- Construction and/or installation of park-strip hardscape features
- Design/Architect services for project (up to \$1,500)
- Renovation of front entryway to make more accessible
- Other (please describe) _____

Projected Start/Finish Dates for Project: _____

Total Estimated Cost of Improvements: \$_____

Grant Program Amount Requested: \$_____

Grand Junction Commercial Catalyst Grant Program

AGREEMENTS AND CONDITIONS

1. The following information must be submitted with your application: plans drawn to 30 scale; samples or depictions of finishes to be used; photos of existing condition of property; and detailed budget of project including cost estimates by contractors.
2. By submitting and signing this Application, the Applicant certifies and agrees to all terms and conditions of the Program, including:
 - The Applicant is in good standing with the City including payment of all taxes to the City of Grand Junction.
 - The Applicant agrees to adhere to the goals and vision for North Avenue as established in the Comprehensive Plan and the North Avenue Corridor Plans.
 - The Applicant agrees that all improvements to be undertaken will be consistent with all applicable zoning and building codes. Grand Junction Planning Commission or City Council review, where required must be conducted prior to commencement of work on the catalyst project. All permits and other requirements are the Applicant's sole responsibility.
 - The project must be started within three months of approval and completed within twelve months of approval to be eligible for reimbursement. Any work done on the project prior to approval of application is ineligible for reimbursement.
 - Only the work that is described in the application and approved by the Grand Junction City Council shall be eligible for reimbursement. Disbursement of funds will be made only after the entire project is complete and passes required inspections.
 - The Applicant must submit before and after photos of the project, copies of invoices, receipts, and a signed itemized statement of the total cost of the project to the City. All documentation for reimbursement must be provided to the City at time of request, with a maximum of two reimbursements. All receipts must be provided no more than 15 months after the application has been approved.
 - The Applicant understands that he/she is responsible for all construction management, including but not limited to traffic control and any permits required by the Colorado Department of Transportation (CDOT).
 - The project grant award will at all times be within the program guidelines. The amount designated by the City will not be increased due to cost overruns, changes in scope or other changes made or necessitated by the applicant, its agents and/or financiers.
 - It is expressly understood and agreed that the Applicant shall be solely responsible for all safety conditions and compliance with all applicable regulations, codes, and ordinances.
 - The Applicant shall indemnify, protect, defend, and hold harmless the City of Grand Junction and its agents and employees from all claims, damages, lawsuits, costs, and expenses for any property damage, personal injury, or other loss relating in any way to the Grand Junction Commercial Catalyst Grant Program.

Applicant's Signature: _____ Date: _____

Attest: (if LLC, Corporation or Legal Entity other than Sole Proprietorship)

Owner's Signature (if different): _____ Date: _____

Attest: (if LLC, Corporation or Legal Entity other than Sole Proprietorship)