

# GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY



## FAÇADE IMPROVEMENT MATCHING GRANT PROGRAM

AN INCENTIVE PROGRAM TO ENHANCE THE ONGOING REVITALIZATION OF DOWNTOWN GRAND JUNCTION

### INTRODUCTION TO THE PROGRAM

Downtown Grand Junction has a long history of being the heart of the community. A group of leaders in the 1960's recognized this important role when they redesigned Main Street to meander through the business district. Efforts such as Art on the Corner and sidewalk dining have continued this tradition and have made the Downtown a destination for visitors, a stage for community events such as the Farmers' Market, and a thriving business environment recognized throughout the State. The DDA recognizes that the condition of the buildings downtown forms the basis of the public's overall impression of downtown and reflects the vibrancy and historical value of the area. The Façade Improvement Program has been designed to award a portion of the funds generated by the tax increment paid by downtown property owners as an incentive program for ongoing revitalization. Improvements to the exterior façades (front, back or side) will support the purpose of the DDA to eliminate blight and promote a healthy business environment, as well as preserving the unique character of the area. This matching grant program will provide leverage to property owners for small and large projects and ideally enhance the functionality of properties. It is also intended to encourage compatibility between structures that have been renovated and those that have not to increase the overall aesthetic experience of Downtown.

### WHAT CONDITIONS APPLY?

- All nongovernmental commercial property owners who pay into the DDA are eligible.
- Priority will be given to improvements that eliminate blight and make the greatest visual impact on the surrounding environment, particularly those that have prime location, historical or community/social value, as determined by the DDA.
- Applications will be reviewed by a sub-committee of the DDA and must be approved by the DDA Board before any work is commenced. The DDA Board has sole discretion in determining if funds will be awarded.
- **Application must be made by the property owner; tenants are not eligible.** Grant funded improvements are meant to be permanent and lasting in nature.
- Maximum award is \$10,000 per parcel or \$20,000 per project where the property comprises more than one parcel. The grant requires a 1:1 match by the applicant. Grants will be limited to a total of \$10,000 per property per five-year cycle.
- Work must be started within three months of the date of approval and must be completed within twelve months of approval.
- All work must be completed prior to requesting reimbursement. New construction is not eligible.

### WHAT IF MY PROPERTY ISN'T HISTORIC?

- Even if your property is not considered historic, the Façade Improvement Grant Program can still work for you.
- The Greater Downtown Plan strongly emphasizes the unique and historic nature of the area. Therefore, any renovation of a non-historic building should attempt to compliment that theme.
- Existing building features of non-historic properties should be retained and/or enhanced to be compatible and complimentary to historic structures nearby.
- The use of high-quality, durable materials is encouraged. Recommended materials include brick and stone, with selective use of siding or colored masonry block, to remain compatible with surrounding structures. Long blank walls that lack visual interest should be avoided. The addition or enhancement of balconies, terraces, awnings, windows or other elements is encouraged.
- As with all projects, the improvements must conform to Grand Junction Municipal Code requirements.

## WHAT CAN I USE THE GRANT FOR?

- Add new awnings, lights, permanent signs, or other exterior amenities
- Uncover or rehabilitate the historic exterior of an existing building
- Eliminate blighted conditions like dark alleys, broken fixtures or inaccessible entryways
- Remove non-historic features
- Add window/display areas

- Restore brickwork, wood, masonry, stucco, or siding
- Replace, repair, or add architectural details like cornices or transoms
- Repair or replace windows and doors
- Pointing of brick and mortar joint repair
- Entryway renovation

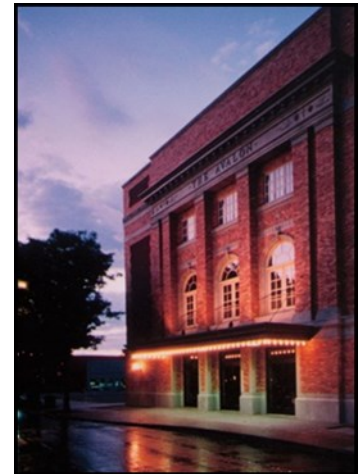
### Ineligible Improvements Include:

- *Non-permanent fixtures (tables, flower planters, etc.)*
- *Anything not seen 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 City codes and/or zoning*

## HOW DO I APPLY FOR A GRANT?

- Meet with DDA Staff to review the conceptual design and to establish eligibility
- Finalize the renovation plans by working with architects, engineers, and builders. Proof of at **least two** cost estimates are required for the application
- Submit the attached application, which will be reviewed by the DDA Façade Grant Committee

- Once approved, begin work on the project within three months. Keep detailed and accurate accounting of actual costs
- Within 12 months of approval, complete the project and submit a final report with invoices and receipts
- If all requirements of the grant have been met, reimbursement will be made



# Grand Junction Downtown Façade Improvement Grant Program

## AGREEMENTS AND CONDITIONS

By submitting and signing the application, the Applicant certifies and agrees to all terms and conditions of the program, including:

- \_\_\_\_\_The Applicant is in good standing by payment of taxes and assessments into the DDA and BID.
- \_\_\_\_\_The Applicant agrees to be bound by the terms as stated herein. Furthermore, the applicant agrees to adhere to the guidelines of the Greater Downtown Plan and Grand Junction Comprehensive Plan when making decisions regarding the aesthetic quality of the façade design.
- \_\_\_\_\_The Applicant agrees that all improvements to be undertaken will be consistent with all applicable zoning and building codes. Any review and approval required by the City of Grand Junction must occur prior to work on the façade improvement. 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 DDA Façade Program Review Committee 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 copies of invoices, receipts, proof of payment and a signed itemized statement of the total cost of the project to the DDA. All documentation for reimbursement must be provided at one time to the DDA for one payment, and the 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.
- \_\_\_\_\_The project grant award will at all times be in keeping with the program guidelines. The amount designated by the DDA Façade Program Review Committee 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 DDA 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 Façade Improvement Grant Program.

**Applicant's Signature:** \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

(If LLC, Corporation or Legal Entity other than Sole Proprietorship)

**Property Owner's Signature:** \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

(If LLC, Corporation or Legal Entity other than Sole Proprietorship)

# Grand Junction Downtown Façade Improvement Grant Program

*Please note that application will not be considered until all information is submitted to the DDA, 437 Colorado Avenue, Grand Junction, CO 81501*

---

## APPLICATION

*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; historic photos of property, if available; detailed budget of project including at least two cost estimates by contractors; and proof of payment of DDA assessment.*

**Applicant/Property Owner:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Business Owner (if different):** \_\_\_\_\_

**Business Name:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_

**Parcel Number (available on Mesa County Assessor's website or our tax bill):** \_\_\_\_\_

**Phone Number(s):** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Work to be performed on façade renovation (check all that apply):**

- \_\_\_ Addition of awnings, lights, signs, or other exterior amenities
- \_\_\_ Uncover, preserve, or rehabilitate the building's historic exterior
- \_\_\_ Elimination of blighted conditions such as dark alleys, broken fixtures, or inaccessible entryways
- \_\_\_ Removal of non-historic features
- \_\_\_ Addition of window and/or display areas in façade
- \_\_\_ Restoration of brickwork, wood, masonry, stucco, or siding
- \_\_\_ Replacement, repair, or addition of architectural details
- \_\_\_ Repair or replacement of windows and/or doors
- \_\_\_ Renovation of entryway to make more accessible
- \_\_\_ Other (please describe) \_\_\_\_\_

**Façades to be renovated (check all that apply):**  Front  Back  Alley  Side(s)

*Please note that preference is given to funding facades that face public areas.*

**Projected Start/Finish Dates for Project:** \_\_\_\_\_

**Total Estimated Cost of Improvements:** \$ \_\_\_\_\_

**Grant Program Amount Requested:** \$ \_\_\_\_\_

---

**For Office Use Only:**

**Date Application Received:** \_\_\_\_\_

**Award Letter Sent:** \_\_\_\_\_

**Committee Award:** \_\_\_\_\_

**Reimbursement (Date/Amount):** \_\_\_\_\_