To access the Agenda and Backup Materials electronically, go to the City of Grand Junction Website. To participate or watch the meeting virtually register for the GoToWebinar.

CITY COUNCIL AGENDA
WEDNESDAY, APRIL 2, 2025
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Appointments

To the Grand Junction Regional Airport Authority

Public Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, April 2, 2025 or 4) submitting comments online until noon on Wednesday, April 2, 2025 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

a. Summary of the March 17, 2025, Workshop

b. Minutes of the March 19, 2025, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing for April 16, 2025

ii. Introduction of an Ordinance Authorizing the City Manager to Sign Loan Documents with ANB Bank for Expenses Related to the Material Recovery Facility and Setting a Public Hearing for April 16, 2025

b. Quasi-judicial

i. Introduction of an Ordinance Revising Chapter 13.08.320 Repair, Maintenance of Service Pipes and Setting a Public Hearing for April 16, 2025

3. Continue Public Hearings

a. Legislative

i. An Ordinance for Supplemental Appropriation for the Materials Recovery Facility **Continued to April 16, 2025**

4. Procurements

a. Authorization of Construction Contract for Sewer Replacement - Chuluota Ave & 29 Road Project

5. Resolutions

a. A Resolution Authorizing the Department of Local Affairs Admin Planning Grant

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

6. Public Hearings

a. Legislative

i. An Ordinance Amending Sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Related to and Concerning Impact Fees, Fee Credits and Dedications

ii. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado

b. Quasi-judicial

i. An Ordinance for an Agreement Committing City Funding for the Liberty Apartments by Aspire Residential, LLC

7. Non-Scheduled Comments

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

8. Other Business

9. Adjournment

Grand Junction City Council

Regular Session

Item #

Meeting Date: April 2, 2025

Presented By: Selestina Sandoval, City Clerk

Department: City Clerk

Submitted By: Kerry Graves

Information

SUBJECT:

To the Grand Junction Regional Airport Authority

RECOMMENDATION:

To appoint the interview committee's recommendation to the Grand Junction Regional Airport Authority.

EXECUTIVE SUMMARY:

There is one vacancy on the Grand Junction Regional Airport Authority.

BACKGROUND OR DETAILED INFORMATION:

Thaddeus Shrader's term expires June 30, 2025, and he is term-limited.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

To (appoint/not appoint) the interview committee's recommendation to the Grand Junction Regional Airport Authority.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
March 17, 2025

Meeting Convened: 5:34 p.m. The meeting was in-person at the City Hall Auditorium, 250 North 5th Street, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Mayor Pro Tem Randall Reitz, and Mayor Abram Herman.

Staff present: Interim City Manager Matt Smith, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Housing Manager Ashley Chambers, Deputy City Clerk Krystle Koehler and City Clerk Selestina Sandoval.

This workshop's purpose was to hear public comment regarding the Resource Center and its impacts on the downtown area and hold a roundtable discussion with service providers to discuss the Resource Center's future, its current operations, and options moving forward.

1. Discussion Topics

a. Listening session on the Resource Center at 261 Ute Avenue

Public comment was heard from:

Chris Silverberg, Rob Arnold, Scott Aker, P.J. McGovern, Chris Masters, Charlie Quimby, Porcia Silverberg, Andi Tilmann, Caroline Ely, Candace Canahan, Andy Sweet, Ben VanDyke, Jodi Visconti Clow, Wendy Harley, Kristen Seidel, Kevin Tinsley, Lehua Laia, Niki Hunn, Shane Burton, Nicki Campbell, Richard Crespin, and Stephania Vasconez.

b. Discussion with Service Providers

Key Themes from Service Providers:

- The current model may need revision, but ending services abruptly is not viable.
- Providers need more time to transition services or relocate them.
- There is concern about fracturing the collaboration between organizations if the Resource Center closes without a new location.
- Ideas proposed included mobile outreach, decentralized service hubs, and potential use of other agency spaces temporarily.

City Council Discussion Highlights:

- Some Councilmembers emphasize honoring the April 15th closure date for trust and consistency; others are open to a brief extension if a tangible plan can be developed.
- The need for a concrete transition plan was suggested : identifying essential services, alternative locations, and transportation options.
- Council agreed to hold a special workshop on March 26th to discuss the extension and may schedule a special meeting if needed.

2. Other Business

Mayor Herman stated that Councilmember Simpson asked 448 Bookcliff Avenue be added to the March 19th regular meeting and had three other councilmembers' support for doing so. He reiterated that it would be a policy-level discussion.

5. Adjournment

There being no further business, the Workshop adjourned at 8:33 p.m.

Grand Junction City Council

Minutes of the Regular Meeting

March 19, 2025

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 19th day of March, at 5:32 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Also present were Community Development Director/Interim City Manager Tamra Allen, City Attorney John Shaver, Community Development Planning Manager Niki Galehouse, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Herman called the meeting to order. Councilmember Kennedy led the audience in the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming March 31, 2025 as Cesar Chavez Day in the City of Grand Junction

Councilmember Stout read the proclamation, which Ruben Pacheco, Cesar Chavez Celebration of Mesa County Committee Member, accepted.

Proclaiming March 2025 as American Red Cross Month in the City of Grand Junction

Councilmember Nguyen read the proclamation, which Christie Caster, Executive Director of Western Colorado Chapter of the American Red Cross, accepted.

Appointments

To the Urban Trails Committee

Councilmember Nguyen moved to appoint Barbara Kapustin, Benaiah Adams and Maureen Garelick to the Urban Trails Committee for three-year terms expiring June 2028, seconded by Councilmember Stout. Motion carried by a unanimous voice vote.

To the Downtown Development Authority Business Improvement District

Council President Pro Tem Reitz moved to reappoint Garrett Porta and to appoint Afton Neal for four-year terms expiring June 2029, and to appoint Karli Hyland for a partial term expiring 2026 to the Downtown Development Authority Business Improvement District, seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Kristen Seidel, Maya Obstfeld, Porcia Silverburg, Jeremy Sheetz, Bishop Walden, Richard Crespin, Kian Highland, Thomas Copp, and Stephania Vasconez.

City Manager Report

Community Development Director/Interim City Manager Tamra Allen, filling in for City Manager Mike Bennett, announced the upcoming Coffee with the City Manager event. City Manager Mike Bennett will be joined by General Services Director Jay Valentine on March 24, 2025, at 7:30 a.m. The event will take place at Colorado Craft Coffee and Beer House at 1144 N. 12th Street.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the workshop he attended with Mesa County Collaborative for the Unhoused.

Council President Pro Tem Reitz reported the Grand Junction Housing Authority received a $500,000 grant from the Department of Local Affairs to support the affordable housing development, “The Current.”

Councilmember Stout stated that the Colorado Municipal League (CML) Policy Committee had met, but she was unable to attend. Assistant to the City Manager, Johnny McFarland, attended in her place. She also mentioned that organizations receiving lodging tax are working closely with staff on a Memorandum of Understanding (MOU), which will hopefully be ready for approval by either the current or incoming council.

Councilmember Nguyen had an update on the Urban Trails Committee and gave kudos to staff for hosting a bike repair clinic at the Resource Center.

Councilmember Kennedy updated on the Grand Junction Regional Airport Authority and stated that Weststar Aviation broke ground on their new expansion.

Council President Herman shared his appreciation for Gustavo Flores, who led a group of approximately 40 volunteers from the World Mission Society Church of God in a clean-up of Watson Island at the riverfront. Additionally, the Parks and Recreation Board received a $500,000 grant from Great Outdoors Colorado (GOCO) lottery funds for outdoor amenities and field space at Matchett Park. Lastly, a new riverfront trail has been added near Redlands Parkway.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of March 3, 2025, Workshop

b. Minutes of March 5, 2025, Executive Session

c. Minutes of March 5, 2025, Regular Meeting

2. Set Public Hearings

a. Quasi-judicial

i. Introduction of an Ordinance Zoning the Dixon Annexation from County RSF-2 (Residential Single Family – 2) to RL-4 (Residential Low – 4) located at 2019 South Broadway, and Setting a Hearing for April 16, 2025

ii. Introduction of an Ordinance for an Agreement Committing City Funding for the Liberty Apartments by Aspire Residential, LLC, and Setting a Public Hearing for April 2, 2025

3. Continue Public Hearings

a. Legislative

i. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado - Continued to April 2, 2025

ii. Ordinance for Supplemental Appropriation for the Materials Recovery Facility Continued to April 16, 2025

4. Procurements

a. Contract Approval for Chip Seal Road Oil – 2025

4. Resolutions

a. A Resolution Issuing a Revocable Permit within 185.6 square feet of the South 7th Street Right-of-Way for a Building Encroachment at 811 South 7th Street

Councilmember Stout moved to adopt Consent Agenda Items 1 through 5, seconded by Council President Pro Tem Reitz. Motion carried by a unanimous voice vote.

REGULAR AGENDA

6.a. Council Discussion and Possible Direction Regarding 448 Bookcliff/Group Living Facilities

This item was introduced at the direction of four Councilmembers and is intended to facilitate discussion and possible direction from the City Council regarding 448 Bookcliff/Group Living Facilities.

Councilmember Kennedy recused himself from this item. After some discussion with City Attorney John Shaver, he left the auditorium.

City Attorney John Shaver and Community Development Director/Interim City Manager Tamra Allen were available to answer questions from Council. They referenced Colorado House Bill 24-1007 (The Home Act), which limits the City's ability to regulate the number of unrelated individuals living in a single home. This has implications for zoning and how group living facilities are managed under the City's Municipal Code (Title 21). Staff has been reviewing options for regulating group living facilities under health and safety standards still allowed by law. Any changes to regulations would go through the Planning Commission before coming to Council.

Council President Herman stated the item was added to the agenda by a majority of Council, not by the agenda committee, and emphasized the discussion should remain focused on the policy implications of the new legislation.

There was discussion regarding how the line between residential and business uses can be blurry, especially with group living facilities. Much depends on how the property is used and perceived.

Council took a short break at 6:32 p.m.

The meeting resumed at 6:43 p.m.

Discussion continued regarding the City's limited regulatory power due to how the HOME Act is written, especially regarding health and safety standards.

The public comment was opened at 6:56 p.m.

Public comments were heard from Victoria Patsantaras, Karen Cordova, Katherine Zeck, Kelley Turner, Kerry Dunn, Carrie Shahbahrami, John Williams, Amy Agapito, Thane Depuey, Thomas Copp, Renee Grizer, Diane Schwenke, Hollis Kermens, and Brent Jacobson.

The public comment closed at 7:31 p.m.

Key points of closing discussion included the need for better public outreach, notification, and transparency in future facility placements. Council emphasized the need to distinguish policy decisions (their role) from operational matters (staff's role). There was agreement to refer specific concerns about 448 Bookcliff to city staff for further investigation and support for agendizing a future workshop to dive deeper into long-term solutions.

Council took a short break at 7:53 p.m.

The meeting resumed at 8:02 p.m.

5.a.i. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Residential Single-Family Attached Dwellings in Mixed-Use Zone Districts, Residential Attached and Multifamily Design Standards, and Definitions Related to Residential Uses

When the Zoning and Development Code (ZDC) was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff have identified several items that were amended, which inadvertently conflict with standard practice, have challenges with the implementation of new practice, or could use additional clarification. In addition, in the general course of usage of the Zoning & Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope to those associated with the adoption of the 2023 Zoning & Development Code.

Community Development Planning Supervisor Niki Galehouse presented this item and was available to answer questions from the Council.

The public hearing was opened at 8:07 p.m.

Public comments were heard from Katie Davis and Diane Schwenke.

The public hearing closed at 8:11 p.m.

Councilmember Stout moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5252, an ordinance to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code regarding Residential Single-Family Attached Dwellings in Mixed-Use Zone Districts, Residential Attached and Multifamily Design Standards, and Definitions Related to Residential Uses on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by roll call vote.

8. Non-Scheduled Comments

Non-scheduled comments were heard from Hollis Kermens and Thomas Copp.

9. Other Business

There was none.

10. Adjournment

The meeting adjourned at 8:17 p.m.

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Selestina Sandoval, MMC

City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: April 2, 2025

Presented By: Jodi Welch

Department: Finance

Submitted By: Jodi Welch, Interim Finance Director

Information

SUBJECT:

Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing for April 16, 2025

RECOMMENDATION:

Staff recommends setting a hearing on a proposed ordinance making supplemental appropriations to amend the 2025 City of Grand Junction Budget and ordering publication in pamphlet form.

EXECUTIVE SUMMARY:

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is predominantly for the carry-forward of capital projects. New spending authorization is required to spend grant funding and other outside revenues not anticipated in the original 2025 budget and new expenditures authorized by City Council actions.

BACKGROUND OR DETAILED INFORMATION:

General Fund:
The General Fund requires a total supplemental appropriation of $1,227,204 ($522,360 for 2024 carryforward requests, and $704,844 for new 2025 spending).

New spending includes $510,894 to support Phase 1 of the Liberty Apartments

development. City Council adopted Resolution No. 83-24 in support of using General Fund reserves for this support to combine with additional funds already budgeted in 2025 for total support of $885,531 for this project.

New spending also includes $193,950 for the Police Department K-9 program. In late 2024, the Police Department received a generous donation expressly for this purpose. The funds will be used to purchase to K-9 dogs, training or both dogs and police officer handlers, and supplies.

A supplemental appropriation of $522,360 is required to carry forward programs and projects that were authorized in the 2024 budget but not completed within the year. This includes $390,000 in non-profit funding to the Grand Junction Housing Authority (GJHA) for The Current 24 Road Housing Project, originally approved in the 2022 Adopted Budget and subsequently carried forward in 2023 and 2024. It also includes funding for the CDOT property purchase to support the planned mobility hub on Ute Avenue. Additionally, $32,360 is included for a city pooled vehicle that could not be ordered due to availability issues. Because this spending was previously authorized, it does not result in a reduction of the General Fund fund balance.

E911 Fund 101:
The E911 Fund requires a supplemental appropriation of $254,681 to support new expenditures for Enterprise Public Safety Software and an upgrade to the Logging Recorder. These funds will be transferred to the Communications Center Fund, where the project costs will be incurred.

CDBG Fund 104:
The Community Development Block Grant (CDBG) Fund requires a supplemental appropriation of $425,880. As approved by City Council in mid-2024 for the CDBG allocations, funding of $218,145 for improvements to Columbine and West Lake Park will transfer to the Sales Tax Capital Improvement Fund where the costs will be incurred. $207,735 is needed to carry forward previously authorized federal pass-through funds for Safe Routes to School and third-party projects.

Sales Tax Capital Improvement (CIP) Fund 201:
The Sales Tax CIP Fund is where most of the City's capital projects are budgeted, excluding transportation capacity, utility, and internal service fund projects. The Sales Tax CIP Fund requires a supplemental appropriation of $21,213,667 ($820,039 of fully funded new spending and $20,393,628 of carryforwards).

New spending authority of $820,039 includes $510,894 to support Phase 1 of the Liberty Apartments development as previously approved by City Council to fund from General Fund reserves; $91,000 for a grant award for improvements to the Fire Training Facility (this adds to a $39,000 match already included in the 2025 budget); and $218,145 for the CDBG funded parks improvements discussed above.

An additional $20,393,628 is required to carry forward capital projects initiated in 2024

that will be completed in 2025. Over half of this amount is for the construction of Fire Station No. 7, the acquisition of Salt Flats, and funding for the Grand Junction Housing Authority's The Current project. A listing of each of the eighteen projects is included in the attached supplemental schedule.

Storm Drainage Fund 202:
The Storm Drainage Fund requires a supplemental appropriation of $410,000 for new spending on the regional stormwater detention basin approved by Council on February 19, 2025. Revenues include $73,000 from the Major Capital Projects Fund (204) and $180,000 in contributions from two nearby businesses. The remaining City share of $157,000 will be funded through available fund balance in the Storm Drainage Fund.

DDA Capital Improvement Fund 203:
The DDA Capital Improvement Fund requires a supplemental appropriation of $4,831,471 to spend grant revenue on the Terminal project, including $3,206,471 from CCI/OEDIT and $1,625,000 from the DOLA Strong Communities program. The DDA Board authorized the amendment to the 2025 budget on March 27, 2025.

Major Projects Capital Fund 204:
The Major Projects Capital Fund requires a supplemental appropriation of $73,000 for the regional stormwater detention basin at Matchett Park, which will be expensed from the Storm Drainage Fund (202) as discussed above.

Transportation Capacity Fund 207:
The Transportation Capacity Fund requires supplemental appropriation of $6,788,169 for the carryforward of projects budgeted in 2024 that will be completed in 2025. The largest of the projects is Horizon Drive at G Road and 27 ½ Road, for $4,219,456 million. A list of the remaining seven projects is provided in the attached supplemental schedule.

Water Fund 301:
The Water Fund requires a total supplemental appropriation of $2,612,720 to carry forward projects budgeted in 2024 that will be completed in 2025. These projects include Water Line Replacements ($762,360) and Kannah Creek Water System Improvements ($744,115). A listing of the remaining six projects is provided in the attached supplemental schedule.

Solid Waste and Recycling Fund 302:
The Solid Waste and Recycling Fund requires a supplemental appropriation of $1,078,984. This includes new spending of $420,000 for the accelerated purchase of a refuse truck authorized by Council on February 19, 2025 which will be a use of available fund balance in the Solid Waste and Recycling Fund. The carryforward of $658,984 is for the purchase of an electric trash/recycling truck, offset by $315,469 in grant revenue.

Information Technology Fund 401:

The Information Technology Fund requires a supplemental appropriation of $1,248,600 to carry forward the Finance and Human Capital Management ERP system replacement project for final implementation in 2025.

Equipment Fund 402:
The Equipment Fund requires a supplemental appropriation of $3,569,329 to carry forward vehicles authorized for replacement in 2024 that were not purchased or received by year-end.

Communications Center Fund 405:
The Communications Center Fund requires a supplemental appropriation of $292,682. New funding of $254,681 is needed for the Logging Recorder Upgrade and 911 Telephone Upgrade, as well as software to which make dispatch information available on phones or tablets. These expenditures are from the E911 Fund. A carryforward of $38,001 is needed for the Fire Alerting Hardware/Software Upgrades from 2024 that will be completed in 2025.

DDA TIF Service Fund 611:
The DDA TIF Service fund requires supplemental appropriation of $1,200,000 for the payment of the 2024 Richmark incentive which was delayed slightly into the first quarter of 2025.

Sewer Fund 900:
The Sewer Fund requires a supplemental appropriation of $29,241,153 to carry forward projects started in 2024 that will be completed in 2025. Most notable is the Wastewater Treatment Plant Expansion Projects for $19,714,023 and Lift Station Elimination/Rehabilitation for $6,783,132. A listing of the remaining eight projects are provided in the attached supplemental schedule.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to introduce an ordinance making supplemental appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025 and ending December 31, 2025 to set a public hearing for April 16, 2025 and order publication in pamphlet form.

Attachments

1. 2025 Supplemental Appropriation List
2. 2025 Supplemental Appropriation 1st Reading April 2, 2025

Supplemental Appropriation List By Fund
April 2nd, 2025

Fund	Description	Amount
General Fund 100		
New	Aspire-Liberty Apartments Transfer to Sales Tax Capital Fund	510,894
New	K-9 Program - Donation received in 2024	193,950
	General Fund New Spending Authorization	**704,844**
Carryforward	Transfer to Sales Tax Capital Fund - GJHA The Current More Housing Now Multi Year Non-Profit Carryforward	390,000
Carryforward	CDOT Property Purchase for Mobility Hub on Ute Avenue	100,000
Carryforward	Pooled Vehicle	32,360
	General Fund Carryforward Authorization	**522,360**
	Total General Fund Supplemental Appropriation	**1,227,204**
E911 Fund 101		
New	Transfer to Comm Center Fund - Logging Recorder Update	201,700
New	Transfer to Comm Center Fund - Enterprise Public Safety Software	52,981
	Total E911 Fund Supplemental Appropriation	**254,681**
CDBG Fund 104		
New	Transfer to Sales Tax Capital Improvement Fund - Columbine Park Improvements	140,245
New	Transfer to Capital Improvement Fund - West Lake Park Improvements	77,900
	CDBG Fund New Spending Authorization	**218,145**
Carryforward	Safe Routes to Schools - Palmer Street from Highway 50 North to Unaweep Avenue	174,883
Carryforward	Housing Resources, Administrative, Habitat for Humanity	32,852
	CDBG Fund Carryforward Authorization	**207,735**
	Total CDBG Fund Supplemental Appropriation	**425,880**
Sales Tax Capital Improvement Fund 201		
New	Aspire-Liberty Apartments	510,894
New	Columbine Park Improvements	140,245
New-Grant	Fire Training Facility	91,000
New	West Lake Park Improvements	77,900
	Sales Tax Capital Improvement Fund New Spending Authorization	**820,039**
Carryforward	Fire Station No. 7 Construction	7,423,114
Carryforward	Acquisition of Salt Flats	3,204,678
Carryforward	Housing Projects and Services: GJHA The Current	2,647,184
Carryforward	North Avenue Enhanced Transit Corridor	1,488,342
Carryforward	Monument Connect Phase II	1,282,221

Supplemental Appropriation List By Fund
April 2nd, 2025

Fund	Description	Amount
Carryforward	Downtown Main to Trains Connector - 2nd Street Promenade	905,781
Carryforward	Riverfront Trail Widening Broadway & Colorado River	750,000
Carryforward	2023 Crime Prevention Through Safer Streets Grant	517,203
Carryforward	Ranchman's Ditch Trail	507,903
Carryforward	Transfer to Information Technology for ERP	496,000
Carryforward	Solar for City Hall	309,361
Carryforward	Safe Routes to Schools - Palmer Street from Highway 50 North to Unaweep Avenue	275,000
Carryforward	City Facility and Security Improvements	132,185
Carryforward	Conversion of Downtown Fountains to Recirculation	129,655
Carryforward	4th and 5th Street Design and Improvements	100,000
Carryforward	Ditch Move at Matchett Park	100,000
Carryforward	Colorado River Levee Renovations	75,000
Carryforward	22 1/2 Road Path Construction at Broadway Elementary	50,000
	Sales Tax Capital Improvement Fund Carryforward Authorization	**20,393,628**
	Total Sales Tax Capital Improvement Plan Fund Supplemental Appropriation	**21,213,667**
Storm Drainage Fund 202		
New	Regional Stormwater Detention Basin	410,000
	Storm Drainage Fund New Spending Appropriation	**410,000**
DDA Capital Improvement Fund 203		
New	Termial Project Grant Spend	4,831,471
	DDA Capital Improvement Fund New Spending Appropriation	**4,831,471**
Major Projects Capital Fund 204		
New	Transfer to Storm Drainage Fund - Regional Stormwater Detention Basin	73,000
	Major Projects Capital Fund Supplemental Appropriation	**73,000**
Transportation Capacity Payment Fund 207		
Carryforward	Horizon Drive at G Road and 27 1/2 Road	4,219,456
Carryforward	F 1/2 Parkway, Market to Patterson	685,163
Carryforward	Highway 50 at Palmer Street Intersection Improvements	562,738
Carryforward	D 1/2 Road, 29 to 30 Road	469,464
Carryforward	Patterson Capacity Improvements (5 Intersections)	450,000
Carryforward	I-70 Interchange @ 29 Rd 1601 Enviro Imp Study	245,800
Carryforward	B 1/2 Road, 29 Road to 29 1/2 Road	92,848

Supplemental Appropriation List By Fund
April 2nd, 2025

Fund	Description	Amount
Carryforward	Crosby Avenue, 25 1/2 Road to Main Street	62,699
	Total Transportation Capacity Payment Fund Supplemental Appropriation	**6,788,169**
Water Fund 301		
Carryforward	Water Line Replacements	762,360
Carryforward	Kannah Creek Water System Improvements	744,115
Carryforward	2022 Purdy Mesa Flowline/Kannah Creek Backwash	550,748
Carryforward	2022 Water Plant Modifications-MCC Replacement	199,524
Carryforward	Grand Mesa Reservoir Improvements	114,608
Carryforward	Design of Juniata Reservoir Seepage Repair	92,568
Carryforward	Water Treatment Plant Modifications	79,678
Carryforward	Ranch Improvements/Sustainable Agriculture	69,119
	Total Water Fund Supplemental Appropriation	**2,612,720**
Solid Waste and Recycling Fund 302		
New	Accelerate Purchase of Refuse 2026 Truck - Procurement Authorized on 2/19/2025	420,000
	Solid Waste New Spending Authorization	**420,000**
Carryforward	Electric Trash/Recycling Truck (partially grant funded)	658,984
	Total Solid Waste/Recycling Fund Carryforward Authorization	**658,984**
	Total Solid Waste/Recycling Fund Supplemental Appropriation	**1,078,984**
Information Technology Fund 401		
Carryforward	Finance and Human Human Capital Management ERP Replacement	1,248,600
	Total Information TechnologyFund Supplemental Appropriation	**1,248,600**
Fleet Fund 402		
Carryforward	Fleet Replacement Vehicles and Equipment	3,569,329
	Total Fleet Fund Supplemental Appropriation	**3,569,329**
Communications Center Fund 405		
New	Logging Recorder Upgrade and 911 Telephone Upgrade	201,700
New	Enterprise Public Safety Software	52,981
	Communications Center Fund New Spending Authorization	**254,681**
Carry Forward	Fire Alerting Hardware/Software Upgrades	38,001
	Total Communications Center Fund Carryforward Authorization	**38,001**
	Total Communications Center Fund Supplemental Appropriation	**292,682**

Supplemental Appropriation List By Fund
April 2nd, 2025

Fund	Description	Amount
DDA TIF Debt Service Fund 611		
Carryforward	DDA to Richmark 2024 Incentive	1,200,000
	DDA TIF Debt Service Fund Supplemental Appropriation	**1,200,000**
Sewer Fund 900		
Carryforward	Wastewater Treatment Plant Rehabilitation/Expansion Projects	19,714,023
Carryforward	Lift Station Elimination/Rehabilitation	6,783,132
Carryforward	2023 Wastewater Treatment Plant Expansion Projects	1,418,041
Carryforward	Jetter Truck	311,796
Carryforward	Odor Control Improvements	276,040
Carryforward	Sewer Improvement Districts	270,000
Carryforward	Sewer Line Replacements/Rehabilitation	220,000
Carryforward	2022 Wastewater Treatment Plant Expansion Projects	134,260
Carryforward	Sewer Capacity Projects	95,000
Carryforward	Wastewater Treatment Plant Improvements and Asset Replacements	18,861
	Sewer Fund Supplemental Appropriation	**29,241,153**

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2025, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	$ 1,227,204
E911 Fund	101	$ 254,681
CDBG Fund	104	$ 425,880
Sales Tax CIP Fund	201	$ 21,213,667
Storm Drainage Fund	202	$ 410,000
DDA Capital Improvement Fund	203	$ 4,831,471
Major Projects Capital Fund	204	$ 73,000
Transportation Capacity Fund	207	$ 6,788,169
Water Fund	301	$ 2,612,720
Solid Waste and Recycling Fund	302	$ 1,078,894
Information Technology Fund	401	$ 1,248,600
Fleet and Equipment Fund	402	$ 3,569,329
Communications Center Fund	405	$ 292,682
DDA TIF Debt Service Fund	611	$ 1,200,000
Joint Sewer Operations Fund	900	$ 29,241,153

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of April 2025.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of April, 2025

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: April 2, 2025

Presented By: Jay Valentine, General Services Director

Department: General Services

Submitted By: Jay Valentine

Information

SUBJECT:

Introduction of an Ordinance Authorizing the City Manager to Sign Loan Documents with ANB Bank for Expenses Related to the Material Recovery Facility and Setting a Public Hearing for April 16, 2025

RECOMMENDATION:

Staff recommends City Council approval of the ordinance on first reading.

EXECUTIVE SUMMARY:

Staff is seeking City Council approval for the funding necessary to acquire and develop a regional Materials Recovery Facility (MRF) at the Grand Mesa Industrial Park. This facility is essential to advancing the City's recycling operations, improving sustainability, and reducing landfill dependency.

BACKGROUND OR DETAILED INFORMATION:

The City Recycling Division has been exploring options to establish a regional MRF to enhance recycling operations and streamline waste diversion efforts. After conducting a feasibility study and engaging in a Request for Proposal (RFP) process, the City partnered with Bruin Waste to pursue the acquisition of an existing facility, which was determined to be the most efficient and cost-effective approach.

Bruin Waste initially entered into a contract to purchase the property at 365 32 Rd, formerly known as the Halliburton site, which has since been subdivided into four lots now known as the Grand Mesa Industrial Park. The City has assumed the purchase contract for Lot 2, designated for a Recycling Collection facility, as approved by the City Planning Commission through a Conditional Use Permit on February 11, 2024. The transaction is set to close later this month.

This facility will allow the City to resume automated recycling services and transition to single-stream recycling, supported by modern optical and robotic sorting equipment and compliance with the Extended Producer Responsibility (EPR) Act. The shift to single-stream recycling will simplify participation for residents, reduce capital equipment costs by decreasing the number of collection trucks required, and increase the volume of recyclable materials diverted from landfills.

The loan structure provides immediate access to funding while maintaining financial flexibility. This short-term financing allows the City to assess the amount of grant funding it will receive before issuing a Certificate of Participation (COP). By using the COP to pay off the loan, the City can better determine the precise amount of COPs needed, minimizing unnecessary debt issuance. Additionally, investing in an MRF will generate long-term cost savings by reducing landfill dependency, increasing recycling efficiency, and lowering operational expenses associated with dual-stream collection.

FISCAL IMPACT:

To facilitate the acquisition and development of the MRF, the City is securing an $18,000,000 short term loan. All funds will be deposited into a separate City of Grand Junction account at closing. This is a single-advance loan rather than a line of credit, meaning no monitoring or draw requests will be required. The loan is set to mature on December 31, 2025, with an interest rate of 6.5% and a 1% origination fee. The City will repay the loan using proceeds from a Certificate of Participation (COP) issued prior to December 31, 2025.

SUGGESTED MOTION:

I move to introduce an ordinance authorizing the City Manager to sign loan documents with ANB Bank for expenses related to the Material Recovery Facility.

Attachments

1. ORD-ANB MRF Loan Agreement 20250331

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. [___]

AN ORDINANCE CONCERNING THE CITY OF GRAND JUNCTION IN CONNECTION WITH THE ISSUANCE OF A SHORT-TERM SPECIAL REVENUE NOTE AND APPROVING THE FORM OF A LOAN AGREEMENT.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

Section 1. Recitals:

(A) The City of Grand Junction, Colorado ("City"), is a duly organized and existing home rule municipality of the State of Colorado, created and operating pursuant to Article XX of the Constitution of the State of Colorado and the home rule charter of the City ("Charter").

(B) Members of the City Council of the City ("City Council") have been duly elected or appointed and qualified.

(C) The City has determined that it is in the best interest of the City and public interest and necessity to acquire, construct and equip certain solid waste facilities by expanding its recycling operations ("Project").

(D) The City expects to execute certain certificates of participation ("Certificates") in order to finance the Project.

(E) In order to facilitate the construction of the Project in a time efficient manner, the City has determined that it is necessary to enter into a short-term financing to commence construction, which such short-term financing is to be repaid with the proceeds of the Certificates.

(F) The City has received a proposal from ANB Bank ("Bank") to loan the City $18,000,000 pursuant to the terms of a loan agreement ("Loan Agreement").

(G) The Loan Agreement and the loan will be evidenced by a promissory note ("Note") issued by the City to the Bank.

(H) The Loan Agreement and Note are payable from any legally available revenues of the City, subordinate to any general fund revenue obligation bonds heretofore or hereafter issued by the City.

(I) The Note shall be due and payable on or before December 31, 2025, and thus is an exception to the restrictions of Article X, Section 20 of the Colorado Constitution.

(J) The City has the power and authority to issue bonds (which may include notes, certificates of indebtedness, debentures or other contractual obligations) pursuant to the State law, the Charter, and the Supplemental Public Securities Act, constituting Sections 11-57-

201 et seq., C.R.S. (the "Supplemental Act"), to finance the activities or operations permitted and authorized to be undertaken by the City; and

(K) There has been presented to the Council and are on file at the City offices the proposed form of the Loan Agreement, including the form of Note.

(L) No member of the Council has any conflict of interest or is interested in any pecuniary manner in the transactions contemplated by this ordinance.

Section 2. Authorization; Ratification and Approval of Prior Actions:

In accordance with the constitution of the State, the Charter, the Supplemental Act, and all other laws of the State thereunto enabling, City is authorized to enter into the Loan Agreement and execute and deliver the Note. The City elects to apply all of the provisions of the Supplemental Act to the Loan Agreement and the Note. All action heretofore taken (not inconsistent with the provisions of this ordinance) by the Council or the officers, agents or employees of the Council or the City relating to the Loan Agreement, the Note, and the Project, is hereby ratified, approved and confirmed.

Section 3. Approval of Documents:

The Loan Agreement and the Note (collectively, "Documents"), in substantially the forms presented to the Council and on file with the City Clerk, are in all respects approved, authorized and confirmed, and the President of the City Council is hereby authorized and directed for and on behalf of the City to execute and deliver the Documents in substantially the forms and with substantially the same contents as presented to the Council, provided that such documents may be completed, corrected or revised as deemed necessary by the parties thereto in order to carry out the purposes of this ordinance. The City Clerk is hereby authorized and directed to attest the signature of the President of the City Council on the Documents.

Section 4. Authorization to Execute Collateral Documents:

The President and City Clerk and other appropriate officials or employees of the City are hereby authorized to execute and deliver for and on behalf of the City any and all additional certificates, documents, instruments and other papers, and to perform all other acts that they deem necessary or appropriate, in order to implement and carry out the transactions and other matters authorized by this ordinance.

Section 5. No Recourse against Officers and Agents:

Pursuant to Section 11-57-209 of the Supplemental Act, if a member of the Council, or any officer or agent of the City acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the principal, interest or prior redemption premiums on the Note. Such recourse shall not be available either directly or indirectly through the Council or the City, or otherwise, whether by virtue of any constitution, statute, rule of law, enforcement

of penalty, or otherwise. By the acceptance of the Loan and as a part of the consideration of execution and delivery thereof, the Bank specifically waives any such recourse.

Section 6. Limitation of Actions:

Pursuant to Section 11-57-212 of the Supplemental Act, no legal or equitable action brought with respect to any legislative acts or proceedings of the City in connection with the authorization or execution and delivery of the Loan Agreement or Note, including but not limited to the adoption of this Resolution, shall be commenced more than thirty days after the execution and delivery of the Loan Agreement.

Section 7. Ordinance Irrepealable:

After the Loan has been funded this Resolution shall constitute a contract between the Bank, or any subsequent owner of the Loan, and the City, and shall be and remain irrepealable until the Loan and the interest accruing thereon shall have been fully paid, satisfied and discharged, as herein and therein provided.

Section 8. Repealer:

All bylaws, orders, resolutions and ordinances of the City, or parts thereof, inconsistent with this ordinance or with any of the documents hereby approved are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, resolution or ordinance of the City, or part thereof, heretofore repealed.

Section 9. Severability:

If any section, subsection, paragraph, clause or provision of this ordinance or the documents hereby authorized and approved shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance or such documents, the intent being that the same are severable.

Section 10. Charter Controls:

Pursuant to Article XX of the State Constitution and the Charter, all State statutes that might otherwise apply in connection with the provisions of this ordinance are hereby superseded to the extent of any inconsistencies or conflicts between the provisions of this ordinance authorized hereby and such statutes. Any such inconsistency or conflict is intended by the Council and shall be deemed made pursuant to the authority of Article XX of the State Constitution and the Charter.

Section 11. Effective Date, Recording and Authentication:

This ordinance shall be in full force and effect 30 days after its final passage and final publication pursuant to Section 136 of Article XVI of the Charter.

INTRODUCED, PASSED ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM THIS 2nd DAY OF APRIL, 2025.

CITY OF GRAND JUNCTION, COLORADO

_____

Abram Herman
President of the City Council

(SEAL)

ATTEST:

_____

Selestina Sandoval
City Clerk

PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM THIS 16TH DAY OF APRIL, 2025.

CITY OF GRAND JUNCTION, COLORADO

_____

Abram Herman
President of the City Council

(SEAL)

ATTEST:

_____

Selestina Sandoval
City Clerk

STATE OF COLORADO)
)
COUNTY OF MESA) SS.
)
CITY OF GRAND JUNCTION)

I, Selestina Sandoval, the duly elected, qualified and acting City Clerk of the City of Grand Junction, Colorado ("City") do hereby certify:

1. That the foregoing pages are a true, correct, and complete copy of an ordinance ("Ordinance") which was introduced, passed on first reading, and ordered published in pamphlet form by the City Council ("Council") of the City at a regular meeting of the Council held at the City Hall on April 2, 2025, and was duly adopted on second reading and ordered published in pamphlet form by the Council at a regular meeting held on April 2, 2025, which Ordinance has not been revoked, rescinded or repealed and is in full force and effect on the date hereof.

2. The passage of the Ordinance on first reading on April 2, 2025, was duly moved and seconded and the Ordinance was approved by an affirmative vote of a majority of the members of the Council as follows:

Name	"Aye"	"Nay"	Absent	Abstain
Abram Herman, President of the City Council				
Randall Reitz, President *Pro Tem*				
Cody Kennedy				
Jason Nguyen				
Anna Stout				
Dennis Simpson				
Scott Beilfuss				

3. The passage of the Ordinance on second and final reading on April 16, 2025, was duly moved and seconded and the Ordinance was approved by an affirmative vote of a majority of the members of the Council as follows:

Name	"Aye"	"Nay"	Absent	Abstain
Abram Herman, President of the City Council				
Randall Reitz, President *Pro Tem*				
Cody Kennedy				
Jason Nguyen				
Anna Stout				

Dennis Simpson				
Scott Beilfuss				

4. The members of the Council were present at such meeting and voted on the passage of the Ordinance as set forth above.

5. The Ordinance has been signed by the President of the City Council, sealed with the corporate seal of the City, attested by me as City Clerk, and duly recorded in the books of the City; and that the same remains of record in the book of records of the City.

6. Notices of the meetings of April 2, 2025 and April 16, 2025, in the forms attached hereto as Exhibit A, posted by the City Clerk at City Hall and otherwise in accordance with law.

7. The Ordinance was published in pamphlet form and made available for public inspection in accordance with the City Charter. Notice of the hearing was published once in The Daily Sentinel, a daily newspaper of general circulation in the City, on April __, 2025, a date at least ten days prior to the hearing which notice stated the time and place of the hearing, a description deemed sufficient by the City council to apprise interested persons of the purpose of the ordinance, and the place at which the ordinance is available for inspection as required by the City Charter. A true and correct copy(ies) of the affidavit(s) of publication are attached hereto as Exhibit B.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of _____, 2025.

_____
Selestina Sandoval
City Clerk

(SEAL)

EXHIBIT A

(Attach Notices of Meetings)

EXHIBIT B

(Attach Affidavits of Publication)

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: April 2, 2025

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim

Information

SUBJECT:

Introduction of an Ordinance Revising Chapter 13.08.320 Repair, Maintenance of Service Pipes and Setting a Public Hearing for April 16, 2025

RECOMMENDATION:

Staff recommends revising GJMC Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the Water System.

EXECUTIVE SUMMARY:

The City will be required to replace lead service lines under its control within 10 years, starting in 2027, in accordance with the Lead and Copper Rule Improvements (LCRI) Rule issued by the Environmental Protection Agency (EPA) on October 8, 2024. Funding replacement of private lead service lines with Water enterprise funding would allow Staff to expedite replacements over the next five years. Utilizing Water enterprise funding would require a revision to the City municipal code to allow the use of these funds for private service lines. This is an introduction of an ordinance revising Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the Water System.

BACKGROUND OR DETAILED INFORMATION:

The City will be required to replace lead service lines under its control within 10 years starting in 2027 in accordance with the Lead and Copper Rule Improvements (LCRI) Rule issued by the Environmental Protection Agency (EPA) on October 8, 2024.

Staff completed an inventory of 10,108 service lines and determined that 189 are lead and 176 are galvanized for a total of 365 requiring replacement. Of these, 219 are

private service lines and 123 are City-owned lines. Customers with lead and galvanized service lines were notified in November 2024 and the results of the lead service line inventory are available to the public on EngageGJ.org.

The estimated cost of replacing City-owned service lines is between $92,000 and $185,000. The estimated cost of replacing private service lines is between $164,000 and $329,000 if completed by City crews. Staff considered four funding options for replacing private lead service lines: 1) property owners pay for replacements, 2) a payback plan through monthly utility billing, 3) grant funding, and 4) Water enterprise funding.

Funding replacement of private lead service lines with Water enterprise funding would allow Staff to expedite replacements over the next five years. The 2025 Adopted Budget includes $100,000 for lead service line replacements and $100,000 per year in the 10-year capital improvement plan for years 2026 through 2029 for a total of $500,000. The estimated total cost for replacing both City-owned and private lead service lines is $256,000 to $514,000. Replacing the private service lines results in a benefit to the water system by avoiding the potential future cost of implementing a corrosion control program which is estimated at $100,000 for the initial study, $50,000 to $200,000 per year for treatment, and $4,000 for triennial water quality monitoring. Further, EPA recommends completing full replacements (both customer and system lines) to reduce lead exposure. Several other municipal water utilities are offering replacements of private lead service lines, including Arvada, Aurora, Denver Water, Englewood, Golden, Greeley, and Pueblo Water. While some of these cities are funding their programs with grants, there are several cities that are offering funding through the water enterprise or a combination of grants, loans, and enterprise funding. Due to the limited number of private service lines that require replacement and the nominal costs for the Grand Junction water service area, the Water Fund could support the full replacement plan without impacting customer rates.

Utilizing Water enterprise funding would require a revision to the City municipal code to allow the use of these funds for private service lines. Current Grand Junction Municipal Code Chapter 13.08.320 requires that the owner, lessee, or agent maintain the service pipes. Staff recommends revising this chapter to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate, or maintain the Water System. The Utilities Department may require replacement of all or a portion of any service connection that could pose a risk to service levels, public health, or water quality, as determined by the City or required by state or federal regulation. The replaced service connection shall be the property of the owner, lessee, or agent.

FISCAL IMPACT:

The 2025 Adopted Budget includes $100,000 for lead service line replacements in the Water Enterprise Fund and $100,000 per year in the 10-year capital improvement plan for years 2026 through 2029 for a total of $500,000, which would be sufficient to fund replacement of both City-owned and private lead service lines.

SUGGESTED MOTION:

I move to introduce an ordinance revising GJMC Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the Water System and setting a public hearing for April 16, 2025.

Attachments

1. ORD-Lead Replacement 20250319

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING TITLE 13 OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC) REGARDING REPAIR, MAINTENANCE OF SERVICE PIPES IN THE CITY OF GRAND JUNCTION

Recitals:

On January 15, 2021, the United States. Environmental Protection Agency (EPA) published the Lead and Copper Rule Revisions (LCRR) which further strengthens the protections against lead in drinking water. The LCRR specified a deadline of October 16, 2024, for water systems to comply with the revised requirements which included completion of an initial service line inventory.

On August 14, 2023, the Colorado Water Quality Control Commission adopted the updated requirements of the LCRR into the Colorado Primary Drinking Water Regulations at 5 C.C.R. 1002-11, as may be amended from time to time (Regulation 11).

On October 8, 2024, the EPA published the Lead and Copper Rule Improvements (LCRI) which require drinking water systems to identify and replace lead service lines within 10 years starting in 2027. The LCRI also requires more rigorous testing of drinking water and lowers the action threshold to 10 parts per billion to protect people from lead exposure in water.

The Colorado Water Quality Control Commission plans to begin a stakeholder effort in Spring 2025 to discuss adoption of the LCRI into Regulation 11.

On September 24, 1967, Grand Junction Ordinance No. 1269 amending Section 31-24 of the GJMC to provide for the use of copper pipe for service lines. At that time the City did not explicitly prohibit lead or galvanized pipe material or require that existing lead or galvanized service lines be replaced with copper lines.

In October 2024, the City completed a service line inventory and identified 365 lead and galvanized service lines requiring replacement. Of those, 219 of the service lines are privately owned.

Section 13.08.320 of the GJMC requires that the owner, lessee or agent maintain the service pipes from the meter to the building.

The EPA strongly discourages partial replacements of service lines because they can increase lead levels in tap water.

Replacing both municipally owned and privately owned service lines presents a benefit to the municipal water system by avoiding the cost of potential future corrosion control studies, treatment, and water quality monitoring programs.

The City Council having duly considered the matter does find that proactive implementation of a lead and galvanized service line replacement program including full replacements of both municipally owned and privately owned service lines and funding the lead and galvanized service

DRAFT

line replacement program through the Water Enterprise Fund is appropriate and will further public health, safety and welfare.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION in consideration of and adoption of the foregoing Recitals that Chapter 13.08.320 of the GJMC shall be amended as follows with additions shown in ALL CAPS and deletions shown in ~~strikethrough:~~

§ 13.08.320 Repair, maintenance of service pipes

The owner, lessee or agent shall maintain the service pipes from the curb stop if the meter is at the curb, or from the meter if the meter is located between the property line and the curb. It shall be the owner's duty to keep such pipes in good repair and protected from freezing, and the owner shall be responsible for all damages resulting from leaks or breaks in such service pipes.

WHEN REQUIRED TO PROPERLY MANAGE, OPERATE OR MAINTAIN THE WATER SYSTEM, THE CITY UTILITIES DEPARTMENT MAY REPLACE AT ITS EXPENSE ALL OR A PORTION OF ANY LEAD AND/OR GALVANIZED SERVICE LINES OF A CITY WATER CUSTOMER FROM THE METER TO THE BUILDING. THE UTILITIES DEPARTMENT MAY REQUIRE REPLACEMENT OF ALL OR A PORTION OF ANY SERVICE CONNECTION THAT COULD POSE A RISK TO SERVICE LEVELS, PUBLIC HEALTH, OR WATER QUALITY, AS DETERMINED BY THE CITY OR REQUIRED BY STATE OR FEDERAL REGULATION. THE REPLACED SERVICE CONNECTION SHALL BE THE PROPERTY OF THE PROPERTY OWNER.

Severability.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

if any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this 2nd day of April 2025 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this _____ day of April 2025 and ordered published in pamphlet form.

_____
Abram Herman
President of the City Council

Attest: _____

Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #3.a.i.

Meeting Date: April 2, 2025

Presented By: Jodilyn Welch, Interim Finance Director, Jay Valentine, General Services Director

Department: Finance

Submitted By: Jodi Welch, Jay Valentine

Information

SUBJECT:

An Ordinance for Supplemental Appropriation for the Materials Recovery Facility
Continued to April 16, 2025

RECOMMENDATION:

Staff recommends approving a proposed ordinance making supplemental appropriations to amend the 2025 City of Grand Junction Budget for the Materials Recovery Facility.

EXECUTIVE SUMMARY:

The City Council adopts the budget through an appropriation ordinance, which authorizes spending at the fund level based on the line-item budget. Any increases to the adopted budget, such as funding for new projects or expenditures, require a supplemental appropriation, which must also be approved by ordinance.

At its February 19, 2025, meeting, City Council approved a development agreement with Bruin Waste for the assignment of real estate located at 365 32 Road and the development of a regional Materials Recovery Facility (MRF) at this site. On March 7, 2025, City Council approved the purchase of the building and property for the MRF, as well as the first reading of the supplemental appropriation ordinance necessary to authorize spending within the enterprise fund for the total project costs up to $19 million.

BACKGROUND OR DETAILED INFORMATION:

The City has been actively working to improve its recycling infrastructure and processing capabilities. Currently, the City operates a dual-stream recycling program, but the limitations of the existing processing facility have constrained the program's

growth and efficiency. To address these challenges, the City conducted a feasibility study and held multiple discussions with the City Council, ultimately deciding to pursue the development of a regional MRF.

A key milestone in this effort was the City's decision to partner with Bruin Waste, a regional waste and recycling service provider, to assist in the development and operation of the facility. The MRF will allow for more efficient sorting and processing of recyclables, reduce transportation costs, and improve long-term sustainability by keeping more materials within the local recycling stream.

To move forward with the project, the City determined that the site Bruin Waste proposed at 365 32 Road, Grand Junction, Colorado, was the most beneficial for establishing a MRF. On February 19, 2025, City Council approved a Development Agreement with Bruin Waste, which included assigning the real estate contract for the project. This transaction is now scheduled to close on March 21, 2025.

With site acquisition completed, the next steps include facility construction and equipment procurement. The City issued a request for proposals (RFP) for robotic sorting equipment, which will play a crucial role in increasing sorting efficiency and material recovery rates.

The establishment of this regional MRF represents a significant investment in the City's recycling infrastructure, ensuring long-term sustainability and supporting waste diversion efforts in Grand Junction and the surrounding region.

FISCAL IMPACT:

Funding for this project will begin with a short-term construction loan from ANB Bank, the City's bank of record. Before December 31, 2025, this loan will be repaid using proceeds from Certificates of Participation (COPs), authorized through a supplemental appropriation ordinance at the time of repayment. The total COP issuance amount will be based on actual project costs, reduced by any grant funding secured.

The supplemental appropriation ordinance is presented to ensure sufficient funding within the Solid Waste and Recycling Enterprise Fund to cover the necessary expenses associated with the Materials Recovery Facility Project. This supplemental appropriation ordinance and amendment to the 2025 budget authorizes up to $19 million for total project costs.

SUGGESTED MOTION:

I move (adopt/deny) Ordinance No. 5253, an ordinance making Supplemental Appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025 and ending December 31, 2025.

Attachments

1. 2025 MRF Supplemental Appropriation Ordinance Public Hearing, March 19, 2025

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2025, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
Solid Waste and Recycling Fund	302	$ 19,000,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of March 2025.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of March, 2025

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: April 2, 2025

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Toby Thieman, Project Engineer

Information

SUBJECT:

Authorization of Construction Contract for Sewer Replacement - Chuluota Ave & 29 Road Project

RECOMMENDATION:

Staff recommends authorizing the City Purchasing Division to execute a construction contract with Sunroc Corporation for the Sewer Replacement - Chuluota & 29 Road Project in the amount of $225,200.75.

EXECUTIVE SUMMARY:

This request is to award a construction contract to Sunroc Corporation for the Sewer Main Replacement Chuluota Ave & 29 Road Project, consisting of two spot repairs on 29 Road, two segments of Sanitary Sewer Main consisting of 256 linear feet at Chuluota Avenue between West Colorado Avenue and West Main Street and 348 linear feet in length intersecting 29 Road between Kennedy Avenue and Sandra Avenue also installation of three Sewer Extension Rings near D Road and 31 3/10 Road. If awarded, the project would be completed by June 2025.

BACKGROUND OR DETAILED INFORMATION:

The Sewer Replacement - Chuluota Avenue & 29 Road Project consists of replacing two segments of sewer main, spot repair of a sewer main at two locations and repair of three manholes.

Spot Repair #1 is Located at the intersection of 29 Road and Bunting Avenue and 6.2 feet from Rim to invert at the nearest manhole. The damaged 8” Diameter VCP repair will be two Max adapters or stainless-steel shielded couplers at each end of the cut pipe. This repair will need traffic control, imported backfill, and an asphalt patch with a T-top tie-in at the perimeter; No concrete is estimated to need removal or

replacement.

Spot Repair #2 is Located at the intersection of 29 Road and Bunting Avenue and is 6.4 feet from rim to invert at the nearest manhole. The damaged 8” Diameter VCP will be repaired with two Max adapters or stainless-steel shielded couplers at each end of the cut pipe. This repair will need traffic control, imported backfill, and an asphalt patch with a T-top tie-in at the perimeter. No concrete is estimated to need removal or replacement.

Segment Repair #3 Replacement of existing 8” RCP at 348 linear feet in length. This segment for replacement has an East-West orientation perpendicular to 29 Road, North of Kennedy Ave and South of Sandra Avenue on an easement 10’ wide in a gravel driveway.

Segment Repair #4 The sewer replacement on Chuluota Avenue is estimated to be 256 linear feet long and will include a combination of installation and/or replacement of three manholes, one at a “T” intersection and two dead-end manholes. Currently, one dead end has an upturned cleanout that has lost its integrity and is showing soil on the camera inspection. Potholing will be required to establish accurate elevation. Originally installed in 1912, out of a 6” diameter VCT pipe, it has bellies and disjointed segments. Bedding, backfill, asphalt paving, and traffic control are required as well as replacing the sanitary sewer service at the two identified WYEs

Manhole Extension Ring Repair #5 There are three manholes in an area with low elevation which experiences seasonal flooding. Raise each manhole with a one-foot-tall manhole extension ring (non– Cementous, HDPE or PE type preferred) that is waterproof and attached to the existing tapered cone. Four cubic yards of Imported backfill will be placed around the extension rings and compacted. The closest address to this site is 3131 Slate River Drive which is South of D Road near 31 3/10 Road.

A formal Invitation For Bids was issued for the Project via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractor's Association, and advertised in The Daily Sentinel. The City received two bids for the project that were found to be responsive and responsible in the following amounts:

Contractor	Location	Bid Amount
CW Construction INC	Grand Junction, CO	$259,361.85
Sunroc Corporation	Grand Junction, CO	$225,200.75

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

If awarded, construction would begin in April 2025.

FISCAL IMPACT:

Funding for this project is included in the 2025 Adopted Budget for the Sewer Enterprise Fund.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Sunroc Corporation for the construction of the Sewer Replacement - Chuluota Ave & 29 Road Project in the amount of $225,200.75.

Attachments

None

Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: April 2, 2025

Presented By: Michael Bennett, City Manager

Department: City Manager's Office

Submitted By: Johnny McFarland, Asst. to the City Manager

Information

SUBJECT:

A Resolution Authorizing the Department of Local Affairs Admin Planning Grant

RECOMMENDATION:

Staff recommends approval of this item.

EXECUTIVE SUMMARY:

The purpose of this item is to authorize the Mayor to sign and submit a grant request to the Department of Local Affairs for administrative planning assistance. The requested amount of $15,000 will be matched with existing budget for the hiring of a strategic planning consultant to complete the 2025 Strategic Plan.

BACKGROUND OR DETAILED INFORMATION:

Background: Every two years, in alignment with City Council elections, the City reviews and refreshes its two-year Strategic Plan. Historically, the City has utilized trained and qualified consultants to provide facilitation services and strategic plan draft development. The City issued a Request for Proposal on February 4, 2025, and responses were received on March 10, 2025. Based on a review of projected bids by respondents, the City anticipates additional funding beyond what was planned in the 2025 Annual Budget will be necessary to secure a qualified consultant who can complete all aspects of the scope of work.

The Department of Local Affairs offers an administrative planning grant program funded through the Energy and Mineral Impact Assistance Fund, which is intended to enhance local government capacity to complete planning, design, or engineering studies. This grant program is accepted and approved administratively as funding allows. Staff have $15,000 budgeted for the strategic planning effort in the 2025 Budget, which would

serve as the match for the request for an additional $15,000 to complete this work. This program, if approved, provides the funding necessary to secure a qualified consultant.

FISCAL IMPACT:

The City has budgeted $15,000 in the 2025 Budget for completion of the Strategic Plan. This amount will serve as match funding for the additional $15,000 request.

SUGGESTED MOTION:

I move to (approve/not approve) authorizing the Mayor to sign and submit the grant request to the Department of Local Affairs, in the amount of $15,000, for the completion of the City's two-year Strategic Plan.

Attachments

1. DRAFT_Strategic Plan Admin Support Grant Request
2. RES-DOLA Planning Grant 20250327

CITY OF Grand Junction COLORADO

CITY COUNCIL

April xx, 2025

Dana P. Hlavac
Colorado Department of Local Affairs
Regional Manager – Northwest
222 South 6th Street, Room 409
Grand Junction, CO 81501

Dear Mr. Hlavac,

The City of Grand Junction respectfully requests assistance from the Department of Local Affairs through the Administrative Planning Grant of $15,000 to complete its two-year Strategic Plan. This plan is intended to inform the City's high-level priorities over the next two years, further progress the community's vision as identified in the 2020 Comprehensive Plan and provide a framework of key projects and initiatives that will inform the annual budget process and capital planning.

The City of Grand Junction recognizes the value of mid- to long-term planning as a means of ensuring it can adequately meet community needs and prepare for the future. The two-year Strategic Plan provides strategic direction from the City Council to guide key elements of operational and capital investments in alignment with the 2020 Comprehensive Plan and is, therefore, critical to guiding decision-making and the annual budget process. Hiring a highly qualified strategic plan facilitator offers several key benefits. A third-party facilitator experienced in working with elected officials helps to build consensus among competing priorities, ensures alignment with other planning documents such as the Comprehensive Plan, and creates a collaborative environment specifically focused on the vision of the City Council. A third-party facilitator also provides structure and framework to staff through implementation-level planning necessary to carry out the Council's vision.

Scope

The strategic planning process begins prior to City Council elections every two years. In April 2025, new Councilmembers will be seated, and a new Strategic Plan will need to be developed to align the

Council's high-level priorities. The City has begun the process of soliciting qualified consultants to perform this work, but the received bid prices for highly qualified consultants exceed what the City has budgeted. The entirety of the scope of work for the selected consultant is outlined below.

Phase One

The consultant will be expected to review the City's 2020 Comprehensive Plan and meet individually with each Councilmember to understand each person's vision and goals over the next two years. They will then identify areas in which Councilmembers' goals align or not with the adopted Comprehensive Plan's vision and guiding principles and identify common themes or areas of focus. The consultant will facilitate a two- to three-hour workshop with Councilmembers, the City Manager, and the City Attorney to establish expectations for a high-functioning organization. Finally, the consultant will facilitate a four- to six-hour workshop, which will result in the establishment of high-level goals and priorities.

Phase Two

The consultant will facilitate a meeting with executive leadership staff members to develop project-level strategies to achieve the City Council-identified goals and priorities. The consultant will be expected to deliver a written synopsis capturing key themes from the facilitated discussion detailing the City Council's high-level strategic priorities over the next two years in alignment with the City's Comprehensive Plan and its guiding principles.

Project Budget and Timeline

The City of Grand Junction has budgeted $15,000 toward the acquisition of a qualified strategic planning consultant. A Request for Proposal was issued on February 4, 2025, and closed on March 10, 2025. The City of Grand Junction is currently reviewing responses and expects to schedule initial interviews for the week of April 7. With DOLA's assistance of $15,000 matched with the City's project budget, we can ensure that we will have the resources to identify and enter into a contract with a highly qualified consultant who can complete the entire scope of work.

DRAFT

Financial Need

The City of Grand Junction's 2025 budget process resulted in significant challenges in balancing, or matching ongoing resources with the costs of delivering its core services to the community. Key cost drivers such as labor and benefits, operations, internal support services, capital maintenance, and debt service have increased at a rate of 7 percent per year since 2018. The City has also added additional funding toward pressing initiatives such as housing and houselessness in the last few years, primarily funded through one-time funding sources. However, the community need for these services continues to extend beyond available resources, requiring careful budget consideration across the organization. The cost increases associated with providing core services coupled with a lack of ongoing revenues to support initiatives such as housing and houselessness resulted in the decision to reduce proposed departmental expenditures, limit new positions, cut operating capital and scale back non-profit funding in 2025. As such, the availability of additional resources to fund future planning efforts like the two-year Strategic Plan is limited.

The cyclical boom/bust history related to energy and mineral industries in the Grand Junction area has resulted in significant negative economic impacts to the region over the years. High unemployment rates and wage decreases have inflicted damage to the local economy. The City's revenues have fluctuated corresponding with these cycles and the City is working hard on economic diversification to lessen the impact these busts deliver to the local economy. These fluctuations underscore the need for long-term planning efforts, like this strategic plan, which support economic diversification.

Project Urgency and Readiness

On April 8, 2025, new Councilmembers will be elected to the City Council. A critical component of their work will be developing the City's high-level priorities over the next two years to inform budget development, the capital improvement plan, and align strategy. Staff do not currently have the capacity or expertise to perform the facilitation component of this work in-house and feel strongly that a third-party facilitator, experienced in this type of work, will result in a high-quality plan that delineates not only Council's highest priorities, but provides a strategic framework of key projects and initiatives the City will pursue to achieve these priorities.

DRAFT

As described above, the City is currently in the RFP review process and, based on responses, recognizes that additional funding will be needed to secure a highly qualified consultant. Staff are prepared to carry out this project alongside the selected consultant upon contract approval. The City intends to complete the Strategic Planning process in late July 2025 and submit the document for City Council approval in early August. This timeline will allow staff to utilize the completed plan in its 2026 budget development process.

The City values its long-standing partnership with DOLA and greatly appreciates the technical and financial support DOLA has provided to our community. With your assistance, the City will be able to produce a high-quality strategic plan that ensures alignment between Council priorities and the implementation efforts of City staff.

With the information included above, the City respectfully requests your consideration of this application for assistance. We look forward to a favorable outcome and to continuing our partnership with DOLA. Please do not hesitate to contact me or staff if you have any questions regarding this request.

Respectfully,

Abram Herman

Mayor, City of Grand Junction

cc: Mike Bennett, City Manager
Johnny McFarland, Assistant to the City Manager
Jodi Welch, Interim Finance Director
Crystal Madrigal, Grant Administrator
Nichole Robillard, DOLA Region Assistant/Grant Specialist

DRAFT

Resolution No. __-25

A RESOLUTION SUPPORTING AN APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS FOR A PLANNING GRANT IN SUPPORT OF THE CITY'S STRATEGIC PLANNING PROCESS

Recitals.

The Grand Junction City Council by, with, and through this Resolution expresses its support for the City's application to the Colorado Department of Local Affairs (DOLA) for an administrative planning grant funded through the Energy and Mineral Impact Assistance Fund (Grant), which is intended to enhance local government capacity to complete planning, design, or engineering studies. When the Grant application is approved it will support the City's Strategic Planning process with $15,000 in funds to assist the City in hiring a qualified consultant.

Every two years the City reviews and refreshes its Strategic Plan. Historically, the City has utilized trained and qualified consultants to provide facilitation and plan consultation and development services. The City issued a Request for Proposal (RFP) on February 4, 2025, the City issued a Request for Proposal for facilitation and plan consultation and development services for the Strategic Plan. Based on a review of responses to the RFP, the City anticipates that additional funding beyond what was planned in the 2025 City Budget will be necessary to secure a qualified consultant who can complete all aspects of the scope of work.

The City staff has recommended that the City Council support the Grant application, and if awarded, that the Grant be utilized for securing services necessary to update the Strategic Plan.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado that in consideration of the Recitals the Grand Junction City Council authorizes the application and expenditure of Grant funds for the purposes of the Grant application, award and this Resolution.

PASSED and ADOPTED this 2nd day of April 2025

_____
Abram Herman
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Workshop Session

Item #6.a.i.

Meeting Date:	April 2, 2025
Presented By:	Mike Bennett, Tamra Allen, Community Development Director
Department:	Community Development
Submitted By:	Tamra Allen, Community Development Director

Information

SUBJECT:

An Ordinance Amending Sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Related to and Concerning Impact Fees, Fee Credits and Dedications

EXECUTIVE SUMMARY:

The Grand Junction Municipal Code ("Code" or "GJMC") requires the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019. The City contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee. TischlerBise has completed the Impact Fee Study Update, as well as the Linkage Fee study, both of which were presented to the City Council at the December 16 workshop and to the stakeholders on December 2, 2024. The City Council met with the Stakeholder group to receive direct feedback at a workshop on January 14, 2025. A staff recommendation was presented to the Stakeholder group on January 30, 2025, and staff received direction to prepare an ordinance for consideration at the City Council's February 3, 2025 workshop. The first reading of the ordinance was held on February 19. A second first reading incorporating a revised staff recommendation was heard on March 5. The Planning Commission held a workshop on March 6 on the amendments to Title 21 and held a hearing on the amendments on March 25.

BACKGROUND OR DETAILED INFORMATION:

TischlerBise is a fiscal, economic, and planning consulting firm specializing in fiscal/economic impact analysis, impact fees, user fees, market feasibility, infrastructure financing studies, and related revenue strategies. The firm has been providing consulting services to public agencies for more than 30 years and has prepared more than 1,000 impact fee/infrastructure financing studies in that time.

Impact fees are simple in concept but complex in delivery. Generally, the jurisdiction imposing the fee must:
(1) identify the purpose of the fee,
(2) identify the use to which the fee is to be put,
(3) show a reasonable relationship between the fee's use and the type of development project, and
(4) account for and spend the fees collected only for the purpose(s) used in calculating the fee.

Reduced to its simplest terms, the process of calculating impact fees involves the following two steps:
1. Determine the cost of development-related capital improvements, and
2. Allocate those costs equitably to various types of development.

Code section 21.02.070(a) Development Impact Fees, provides that the impact fees described in this section (Transportation, Police, Fire, and Parks) and the administrative procedures of the section shall be reviewed at least once every five years by an independent consultant, as directed by the City Manager, to ensure that (i) the demand and cost assumptions underlying the impact fees are still valid, (ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, (iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and (iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019.

The City contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee - a strategy from the adopted 2021 Housing Strategy that was readopted as a strategy in the updated 2024 Housing Strategy. The revised final fee study is attached which includes removing the Three Sisters open space from the calculation as well as capping the residential unit size at 3,501 square feet and greater.

To assist in the process, the council selected an Impact Fee Stakeholder Group that met in July, August (fire, police, municipal facilities), November (linkage fee), December (transportation and parks/parkland), and January (recommendation review) and four community meetings were also held in July, August, November, and December. The stakeholder group also met in a joint workshop with City Council on January 14, 2025, to provide feedback on the fees.

As presented at the February 3, 2025 workshop and at the February 19, first reading, the draft ordinance includes adopting the full fees for Transportation, Parks, Fire and Police with fifty percent (50 percent) of the fee increase beginning on July 1, 2025, and the remaining increase becoming effective January 1, 2026. The draft ordinance does not include collection of a municipal facilities fee nor an Affordable Housing Linkage

Fee. In addition, the draft fee schedule, the ordinance proposes several other amendments to Title 21, summarized as follows:

1. Revise Section 21.02.070(11)(i) to remove the requirement for the city to hire an independent consultant to review and update the study every five years. Replace with periodic updates and review to evaluate need to update study.
2. Revise Section 21.05.020(c)(1)(iv), to clarify the developer shall dedicate ROWs for roads and that the City will pay fair market value for additional ROW width for collector and arterial roadways adjacent to project.
3. Revise Section 21.05.030(b)(2) regarding active transportation trail construction to reassign the offset (credit) from open space fee in-lieu to Transportation Impact fee
4. Remove Section 21.05.030(a) Open Space Dedication or Payment of Fee In lieu to no longer require the dedication or in lieu payment for park land.

At the February 19 meeting during which the first reading of the ordinance was heard, Council provided direction to staff to provide a longer implementation timeline and to explore the Institutional land use category to see if there were various uses within the category that could create lesser impacts on uses such as childcare facilities. At the March 5 hearing, council supported a three-year timeline as well as utilization of lane mile costs associated with the 2004 Transportation Engineering Design Standards. Staff has subsequently revised the associated fee tables for residential and non-residential uses, as attached.

Information about the fee study, including all fees, has been made available throughout the process at https://engagegj.org/impact-fees-study.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan. The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed amendments to the 2023 Zoning & Development Code are generally consistent with the Comprehensive Plan. The proposed revisions in this ordinance address goals and strategies within the Plan which speak to sound financial practices, continued investment in providing quality municipal services, and the need to routinely update the impact fee study. The strategies within the Comprehensive Plan include maintaining equitable considerations, which speaks to the idea that development 'pays its own way,' which is the general premise behind impact fees. Goals and strategies supported by this text amendment include:

Plan Principle 2, Goal 6, Strategy d: "REGIONAL AMENITIES. Continue to invest in parks, recreation, and its connected trail system that serve as attractions for tourism

and amenities for locals."
Plan Principle 3, Goal 4: "Maintain and build infrastructure that supports urban development."
Plan Principle 3, Goal 5, Strategy b: "b. COST OF GROWTH. Periodically update impact fee study. Maintain an efficient and fair system of fees and development requirements that assesses the costs and benefits of financing public facilities and services, the need for which is generated by new development and redevelopment, assessing for: a proportional share, consistent with adopted City policy, of the cost of public improvements outside the development boundaries that is directly attributable to that development; and the full cost of all public improvements required by the development within the boundaries of that development."

Plan Principle 6, Goal 2: "Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety."
Plan Principle 7, Goal 1, Strategy b: "REASONABLE INVESTMENT. Ensure that new development reasonably invests in maintaining capital improvements in parks and open space (impact fees)."
Plan Principle 10, Goal 1: "Provide excellence in public safety and emergency response."
Plan Principle 11, Goal 2, Strategy b: "FISCAL RESPONSIBILITY. Emphasize needs identification, accountability, and effectiveness in making funding allocations. Explore opportunities to expand revenue sources for the City to provide essential services."
Plan Principle 11, Goal 2, Strategy e: "EQUITABLE CONSIDERATIONS. Include considerations for equity in decision-making processes across the City organization to ensure that the benefits and/or burdens of City actions or investments are shared fairly and do not disproportionately affect a particular group or geographic location over others."

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards. The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.
The proposed amendments to the 2023 Zoning & Development Code are consistent with the rest of the provisions in the Code and do not create any conflicts with other provisions in the Code. Staff finds this criterion has been met.

(C) Specific Reasons. The proposed Code Text Amendment shall meet at least one of the following specific reasons:
The proposed amendments to the 2023 Zoning and Development Code (ZDC) all meet specific reasons identified in this criterion for review.

a. To address trends in development or regulatory practices;
b. To expand, modify, or add requirements for development in general or to address specific development issues;

The proposed revisions address specific development issues with regards to impact fee credits and dedications. The updated fee study includes costs for street and active

transportation corridor right of way and/or easement acquisition for which, moving forward, credit would need to be given to a developer at which time right of way dedication is provided that provides street capacity beyond which is needed to serve the specific project. The revisions also address a change in approach for parkland dedication that no longer requires land to be dedicated or an in lieu fee to be collected; instead a consistent and predictable fee would be collected to offset the project's (growth's) impact on the need for future parkland.

c. To add, modify or expand zone districts; or
d. To clarify or modify procedures for processing development applications.

Staff finds this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT
After reviewing the proposed amendments, the following findings of fact have been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendments to Title 21 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, the Planning Commission recommended approval of this request to amend the specific provisions of the Section 21.02 and 21.05 of the Zoning and Development Code (Title 21)

The previous City Council Packet from March 5, 2025 has been attached for review. Staff has provided (attached) supplemental information regarding this item and additional public comments received.

FISCAL IMPACT:

The adoption and implementation of growth-related impact fees are a fiscal policy of the City. Fiscal impact will be considered at a future date and will depend upon the Council's consideration of an updated fee schedule. The City contracted with TischlerBise to perform the fee study update and linkage fee study. The consultant was selected through a competitive RFP process, and services were retained for a fee not to exceed $149,810.00.

In 2024, the City collected $5.1 million in impact fees for fire, police, parks and transportation. Based on most recent sales tax collection to collect this amount in sale tax, it would equate to a .20 percent sales tax increase. To collect this amount in property tax would equate to an increase of 3.55 mills.

SUGGESTED ACTION:

I move to (adopt/deny) Ordinance No. 5250, an Ordinance Amending Sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Related to and Concerning Impact Fees, Fee Credits and Dedications on final passage and order final publication in pamphlet form.

Attachments

1. Supplemental Impact fee information 03.26.2025
2. Res Impact Fees 03.26.2025
3. Non-Res Impact Fees 03.26.2025
4. Table 21.02-08 03.26.2025
5. Grand Junction CO Dev Impact Fee Study 3.3.25
6. BBC Annexation Growth Final Report
7. N. Korte Letter
8. W. Solawetz Letter
9. CSI Report - CO Impact Fees
10. K.Bray Email 03.05.2025
11. Impact Fee agenda packet 03.05.2025
12. Planning Commission Minutes - 2025 - March 25 - DRAFT
13. ORD-Impact Fee Revisions 20250327

Revised Staff Recommendation. At the March 5, City council meeting, staff introduced a revised staff recommendation that utilized the 20-year-old transportation standards and associated lane mile costs. The revision was incorporated in the updated March 3, 2025 TischlerBise Impact Fee study. The result of this was a 15% decrease in the impact fee across all residential units sizes. This also impacted non-residential uses decreasing the fee between 20% and 63%. Staff has provided updated tables for each fee and land use category as well as comparison tables that show the original (2/19) staff recommendation, the revised (3/5) staff recommendation, the % change in the recommendation as well how these fees compare in actual cost and percentage to the fee currently in place as of January 2025. The 2/19 staff recommendation included other reductions from the fee in TischlerBise's initial study including the removal of three sisters open space. This reduced the open space component of the park impact fee by 49%. The original study also removed the 10% land dedication requirement that has been a critical tool to maintain levels of service in the parks system as the community has grown. Given 15 recent projects, the average per unit value of this reduction was $1,063. The fee tables include a comparison chart for residential (green columns) that show the actual dollar fee change as well as percent change when the value of the previous land dedication is also considered.

Implementation Timeline. At the March 5 meeting, City Council's approved motion included a phased-in implementation timeline of 3 years. Staff has prepared an implementation schedule with the per-step increase that includes a January 1, 2026 start date with a subsequent July 1 and January 1 step-increase over 3 years. Inflation would continue to be calculated annual an incorporated into the January 1 annual increase. In addition, staff has prepared Table 21.02-8 that is reflective of the 3-year implementation period and would be the table that is codified in the Grand Junction Municipal Code.

The question arose during the March 5, meeting about how phased-in implementation impacts fee collections. Fee collections are highly dependent upon the type, size and location of new development. Staff has not quantified this impact.

Parks Fee. At the March 5, meeting, Council Member Kennedy inquired about the parkland dedication in lieu fee and how it has been expended. In 2021, the most recent purchase of new parkland, was the City acquisition of 37 acres that now provides the Kindred Reserve open space park. In 2016 the city acquired 15 acres of parkland from the school district for Matchett Park. Ordinance No. 2340 in 1987 originally established the parkland dedication requirement and provided that payment was for "Parks/Open Space acquisition and/or development."

For both the land dedication in-lieu fee and the parks impact fee between 2015 and the end of 2024 there have been $6.6 million in fee collected and $7.6 million spent. The majority has been spent on Las Colonias, Dos Rios, and

Emerson Parks developing another 52 acres of park land into usable community amenities. The preliminary ending fund balance at 12/31/2024 was $223,191. The fund did have a beginning fund balance in 2015 and earned interest income over the years that added to the availability of funds to spend. Each time a project is to be funded from the Parkland Expansion Fund it is clearly indicated in budget documents each year. The City accounts for asset balances by fund not by "account". The City has not yet finalized 2024 nor has the audit been conducted, but preliminarily the unaudited 12/31/2024 ending fund balance in the Parkland Expansion Fund is $223,191.

Fiscal Impacts of new growth. Several comments have been received during discussion and hearings about the net positive fiscal impact of new housing on the City. In 2021 and in light of the significant annexation and proposed development of Redlands 360, the City contracted with the firm BBC Research (the same firm recently commissioned by AMGD to compare fees across 5 competing communities) to help evaluate both the fiscal impacts of the Redlands 360 proposed development as well as annexations driven by residential growth. The study evaluated both revenues and expenditures related to one-time capital needs as well as the on-going service needs of that growth. The findings of the report are excerpted below:

> "Our analyses based on recent new developments indicate that on average, annexations pertaining to outlying development will cost the City approximately $5,521 per household unit in one-time capital investments during development and approximately $1,100 in annually recurring deficits upon completion. For large fringe development, one-time capital investments amount to $8, 207 per household unit and annual recurring deficits measure to about $1,248. Finally, for infill subdivisions, one-time capital investments are $2,232 per household unit and $1,090 in annual recurring deficits per unit. Those results are not entirely surprising, given certain state and local policies.." [such as the Gallagher Amendments, reliance on sales tax…]
>
> Specifically for Redlands 360 (a separate study) BBC indicated "that the Redlands 360 development will cost the city approximately $4.1 million in one-time capital investments during development and approximately $1.3 million in annually recurring deficits upon completion."

Eash study was limited to fiscal impacts and *did not* quantify the other impacts of housing on issues such as employment, community connectedness, and the basic need for housing the city's residents.

Much of the discussion around development has focused on the role of impact fees and tax revenues in covering the costs of growth. While impact fees are designed to fund a portion of the new infrastructure and facility needs driven by development, some argue that increased tax revenues from growth should cover even more. However, it is important to understand that these projected tax revenues are already fully absorbed by the rising costs of maintaining existing service level - including ongoing labor expenses and the upkeep of current public and community assets - not just the expansion needs addressed by impact fees.

Planning Commission Recommendation. The Planning Commission held a workshop on the proposed code text amendments on March 25, 2025. A meeting to review and provide a recommendation on the text amendments was

held on March 25th. The Planning Commission voted (5-2) to recommend the proposed text amendments, with a minor change to the ordinance text (changing fee increases to fee adjustments), as revised in the attached ordinance.

Attachments:

1. Revised Residential Fee Table
2. Revised Non-Residential Fee Table
3. Revised Table 21.02-08

City of Grand Junction City Council
Staff Recommendation on Residential Impact Fees - April 2nd, 2025

Residential Impact Fees

		Fire				Municipal Facilities				Parks & Recreation				
Unit Size	Development Unit	2019 Max Supportable[1]	Current Fee (2025)[2]	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[3]	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[4]	Current Fee (2025)[5]	Current Study Max Supportable	Current Study Max w/o 3 sisters	Staff Recommend
850 or less	Dwelling	$467	$544	$501	$501	$516	$0	$506	$0	$1,055	$988	$1,824	$1,530	$1,530
851 to 1,000	Dwelling	$467	$544	$648	$648	$516	$0	$655	$0	$1,055	$988	$2,358	$1,978	$1,978
1,001 to 1,250	Dwelling	$467	$544	$822	$822	$516	$0	$830	$0	$1,055	$988	$2,991	$2,508	$2,508
1,251 to 1,500	Dwelling	710	$827	$1,016	$1,016	$785	$0	$1,026	$0	$1,605	$1,468	$3,696	$3,110	$3,110
1,501 to 2,000	Dwelling	710	$827	$1,276	$1,276	$785	$0	$1,289	$0	$1,605	$1,468	$4,644	$3,895	$3,895
2,001 to 2,500	Dwelling	710	$827	$1,550	$1,550	$785	$0	$1,566	$0	$1,605	$1,468	$5,641	$4,731	$4,731
2,501 to 3,000	Dwelling	710	$827	$1,764	$1,764	$785	$0	$1,782	$0	$1,605	$1,468	$6,419	$5,384	$5,384
3,001 to 3,500	Dwelling	710	$827	$1,944	$1,944	$785	$0	$1,964	$0	$1,605	$1,468	$7,075	$5,935	$5,935
3,501 to 4,000	Dwelling	710	$827	$2,098	$2,098	$785	$0	$2,120	$0	$1,605	$1,468	$7,634	$6,404	$6,404

Residential Impact Fees (continued)

		Police				Transportation					
Unit Size	Development Unit	2019 Max Supportable[6]	Current Fee (2025)[7]	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[8]	Current Fee (2025)[9]	Current Study Max Supportable	Staff Recommend 2/19)	2024 Max REVISED	REVISED Staff Recommend (3/5)
850 or less	Dwelling	$200	$233	$179	$179	$4,570	$3,516	$3,750	$3,750	$2,853	$2,853
851 to 1,000	Dwelling	$200	$233	$232	$232	$4,570	$3,516	$4,805	$4,805	$3,655	$3,655
1,001 to 1,250	Dwelling	$200	$233	$294	$294	$4,570	$3,516	$6,059	$6,059	$4,610	$4,610
1,251 to 1,500	Dwelling	$305	$356	$364	$364	$6,763	$5,382	$7,437	$7,437	$5,658	$5,658
1,501 to 2,000	Dwelling	$305	$356	$457	$457	$6,763	$5,382	$9,285	$9,285	$7,064	$7,064
2,001 to 2,500	Dwelling	$305	$356	$555	$555	$6,763	$6,142	$11,217	$11,217	$8,534	$8,534
2,501 to 3,000	Dwelling	$305	$356	$632	$632	$6,763	$8,044	$12,755	$12,755	$9,704	$9,704
3,001 to 3,500	Dwelling	$305	$356	$696	$696	$6,763	$8,044	$14,030	$14,030	$10,674	$10,674
3,501 and greater	Dwelling	$305	$356	$751	$751	$6,763	$8,044	$15,138	$15,138	$11,517	$11,517

TOTAL Residential Impact Fees				Staff Recommendation			Comparison		Comparison	
Unit Size	Development Unit	2019 Max Supportable	Current (2025)	Staff Recommendation (2/19)	REVISED Staff Recommendation (3/5	% change in Recommendation	Cost Change To 2025 Current	% Change To 2025 Current	Cost Change to Current w/Land	% Change to current w/ Land
850 or less	Dwelling	$6,292	$5,281	$5,960	$5,063	(15%)	($218)	(4%)	($1,281)	(24%)
851 to 1,000	Dwelling	$6,292	$5,281	$7,663	$6,513	(15%)	$1,232	23%	$169	3%
1,001 to 1,250	Dwelling	$6,292	$5,281	$9,683	$8,234	(15%)	$2,953	56%	$1,890	36%
1,251 to 1,500	Dwelling	$9,383	$8,033	$11,927	$10,148	(15%)	$2,115	26%	$1,052	13%
1,501 to 2,000	Dwelling	$9,383	$8,033	$14,913	$12,692	(15%)	$4,659	58%	$3,596	45%
2,001 to 2,500	Dwelling	$9,383	$8,793	$18,053	$15,370	(15%)	$6,577	75%	$5,514	63%
2,501 to 3,000	Dwelling	$9,383	$10,695	$20,535	$17,484	(15%)	$6,789	63%	$5,726	54%
3,001 to 3,500	Dwelling	$9,383	$10,695	$22,605	$19,249	(15%)	$8,554	80%	$7,491	70%
3,501 or more	Dwelling	$9,383	$10,695	$24,391	$20,770	(15%)	$10,075	94%	$9,012	84%

*$1,063 per unit

City of Grand Junction City Council

Staff Recommendation on Non-Residential Impact Fees - April 2nd, 2025

Non-Residential Impact Fees

		Fire						Municipal Facilities				Police						Transportation				
Development Type	Development Unit	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Max REVISED	Staff Recommend	REVISED (3/5) Recommendation	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	2024 Max REVISED	Staff Recommend	REVISED (3/5) Recommendation	2019 Max Supportable[2]	Current Fee (2025)	Current Study Max Supportable	2024 Max REVISED	REVISED (3/5) Staff Recommend
Retail/Commercial	1,000 SF	$489	$569	$1,445	$1,445	$1,445	$1,445	$467	$0	$876	$0	$206	$240	$506	$506	$506	$506	$8,240	$8,256	$10,927	$8,313	$8,313
Convenience Commercial	1,000 SF	$489	$569	$1,989	$1,989	$1,989	$1,989	$467	$0	$3,854	$0	$206	$240	$697	$697	$697	$697	$15,842	$17,551	$15,041	$11,443	$11,443
Office	1,000 SF	$191	$222	$641	$641	$641	$641	$598	$0	$1,342	$0	$81	$95	$225	$225	$225	$225	$6,685	$6,624	$6,553	$4,985	$4,985
Institutional/Public	1,000 SF	$191	$222	$638	$297	$638	$297	$598	$0	$1,178	$0	$81	$95	$223	$104	$223	$104	$1,688	$1,529	$6,513	$2,307	$2,307
Industrial	1,000 SF	$66	$77	$200	$200	$200	$200	$234	$0	$478	$0	$28	$33	$506	$70	$70	$70	$2,078	$2,313	$2,035	$1,548	$1,548
Warehousing	1,000 SF	$34	$40	$102	$102	$102	$102	$69	$0	$140	$0	$14	$17	$697	$36	$36	$36	$1,075	$1,025	$1,034	$787	$787
Hotel/Lodging[1, 3]	Room	$489	$569	$473	$473	$473	$473	$220	$0	$230	$0	$206	$240	$225	$166	$166	$166	$4,183	$4,537	$4,831	$3,676	$3,676
RV Park[3]	Pad	462	$544	$160	$160	$160	$160	$20	$0	$21	$0	$198	$233	$56	$56	$56	$56	$3,583	$3,651	$1,632	$1,241	$1,241

TOTAL Non-Residential Impact Fees				Staff Recommendation			Comparison	
Unit Size	Development Unit	2019 Max Supportable	Current Fee (2025)	Original Staff Recommendation	REVISED (3/5) Staff Recommendation	% change in Recommendation	Cost Change To 2025 Current	% Change To 2025 Current
Retail/Commercial	1,000 SF	$8,935	$9,065	$12,878	**$10,264**	(20%)	**$1,199**	**13%**
Convenience Commercial	1,000 SF	$16,537	$18,360	$17,727	**$14,129**	(20%)	**($4,231)**	**(23%)**
Office	1,000 SF	$6,957	$6,941	$7,419	**$5,851**	(21%)	**($1,090)**	**(16%)**
Institutional/Public	1,000 SF	$1,960	$1,846	$7,374	**$2,708**	(63%)	**$862**	**47%**
Industrial	1,000 SF	$2,172	$2,423	$2,305	**$1,818**	(21%)	**($605)**	**(25%)**
Warehousing	1,000 SF	$1,123	$1,082	$1,172	**$925**	(21%)	**($157)**	**(15%)**
Hotel/Lodging[1]	Room	$4,878	$5,346	$5,470	**$4,315**	(21%)	**($1,031)**	**(19%)**
RV Park	Pad	$4,243	$4,428	$1,848	**$1,457**	(21%)	**($2,971)**	**(67%)**

DRAFT Table 21.02-8 Impact Fee Schedule Fire, Police, Parks and Recreation and Transportation

Unit Size	Development Unit	Fire	6 month Step Increase + inflation TBD	Police	6 month Step Increase + inflation TBD	Transportation	6 month Step Increase + inflation TBD	Parks	6 month Step Increase + inflation TBD
		1-Jan-26		1-Jan-26		1-Jan-26		1-Jan-26	
850 or less	Dwelling	$501	---	$179	---	$2,853	---	$1,078	$90
851 to 1,000	Dwelling	$561	$17	$232	---	$3,539	$23	$1,153	$165
1,001 to 1,250	Dwelling	$590	$46	$243	$10	$3,698	$182	$1,241	$253
1,251 to 1,500	Dwelling	$859	$32	$357	$1	$5,428	$46	$1,742	$274
1,501 to 2,000	Dwelling	$902	$75	$373	$17	$5,662	$280	$1,873	$405
2,001 to 2,500	Dwelling	$948	$121	$389	$33	$6,541	$399	$2,012	$544
2,501 to 3,000	Dwelling	$983	$156	$402	$46	$8,321	$277	$2,121	$653
3,001 to 3,500	Dwelling	$1,013	$186	$413	$57	$8,482	$438	$2,213	$745
3,501 or greater	Dwelling	$1,039	$212	$422	$66	$8,623	$579	$2,291	$823
Retail/Commercial	1,000 SF	$715	$146	$284	$44	$8,266	$10		
Convenience Commercial	1,000 SF	$806	$237	$316	$76	$11,443	---		
Office	1,000 SF	$292	$70	$117	$22	$4,985	---		
Institutional/Public	1,000 SF	$235	$13	$97	$2	$1,742	$113		
Industrial	1,000 SF	$98	$21	$39	$6	$1,548	---		
Warehousing	1,000 SF	$50	$10	$20	$3	$787	---		
Hotel/Lodging	Room	$473	---	$166	---	$3,676	---		
RV Park	Pad	$160	---	$56	---	$1,241	---		

Draft 2025 Impact Fee Study

Prepared for:

City of Grand Junction, Colorado

March 3, 2025

Prepared by:

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EXECUTIVE SUMMARY

Impact fees are one-time payments for new development's proportionate share of the capital cost of infrastructure. The following study addresses the City of Grand Junction's Municipal Facilities, Fire, Police, Multimodal Transportation, and Parks & Recreation facilities. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. They may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. Although Colorado is a "home-rule" state and home-rule municipalities were already collecting "impact fees" under their home-rule authority granted in the Colorado Constitution, the Colorado Legislature passed enabling legislation in 2001, as discussed further below.

COLORADO IMPACT FEE ENABLING LEGISLATION

For local governments, the first step in evaluating funding options for facility improvements is to determine basic options and requirements established by state law. Some states have more conservative legal parameters that basically restrict local government to specifically authorized actions. In contrast, "home-rule" states grant local governments broader powers that may or may not be precluded or preempted by state statutes depending on the circumstances and on the state's particular laws. Home rule municipalities in Colorado have the authority to impose impact fees based on both their home rule power granted in the Colorado Constitution and the impact fee enabling legislation enacted in 2001 by the Colorado General Assembly.

Impact fees are one-time payments imposed on new development that must be used solely to fund growth-related capital projects, typically called "system improvements". An impact fee represents new growth's proportionate share of capital facility needs. In contrast to project-level improvements, impact fees fund infrastructure that will benefit multiple development projects, or even the entire service area, as long as there is a reasonable relationship between the new development and the need for the growth-related infrastructure.

According to Colorado Revised Statute Section 29-20-104.5, impact fees must be legislatively adopted at a level no greater than necessary to defray impacts generally applicable to a broad class of property. The purpose of impact fees is to defray capital costs directly related to proposed development. The statutes of other states allow impact fee schedules to include administrative costs related to impact fees and the preparation of capital improvement plans, but this is not specifically authorized in Colorado's statute. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive portfolio to ensure adequate provision of public facilities. Because system improvements are larger and costlier, they may require bond financing and/or funding from other revenue sources. To be funded by impact fees, Section 29-20-104.5 requires that the capital improvements must have a useful life of at least five years. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Also, impact fees cannot be used to repair or correct existing deficiencies in existing infrastructure.

ADDITIONAL LEGAL GUIDELINES

Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is the protection of public health, safety, and welfare by ensuring development is not detrimental to the quality of essential public services. The means to this end is also important, requiring both procedural and substantive due process. The process followed to receive community input (i.e. stakeholder meetings, work sessions, and public hearings) provides opportunities for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (see Nollan v. California Coastal Commission, 1987). In a more recent case (Dolan v. City of Tigard, OR, 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development.

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, TischlerBise prefers a more rigorous formulation that recognizes three elements: "need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the Dolan case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to cover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The Nollan decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle likely applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the Dolan case and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The

demand for facilities is measured in terms of relevant and measurable attributes of development (e.g. persons per household).

A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. The calculation of impact fees should also assume that they will be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the state enabling legislation requires that facilities funded with fee revenues be available exclusively to development paying the fees. In other words, benefit may extend to a general area including multiple real estate developments. Procedures for the earmarking and expenditure of fee revenues are discussed near the end of this study. All of these procedural as well as substantive issues are intended to ensure that new development benefits from the impact fees they are required to pay. The authority and procedures to implement impact fees is separate from and complementary to the authority to require improvements.

Development Fee Methods and Cost Components

Figure 1 summarizes service areas, methodologies, and infrastructure cost components for each development fee.

Figure 1. Summary of City of Grand Junction Impact Fees

Fee Category	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
Fire	Citywide	Facilities, Apparatus	N/A	N/A	Population & Vehicle Trips
Municipal Facilities	Citywide	Municipal Facilities	N/A	N/A	Population & Jobs
Parks and Recreation	201 Service Bdry	Park Land, Open Space, Park Improvements	N/A	N/A	Population
Police	Citywide	Facilities	N/A	N/A	Population & Vehicle Trips
Transportation	Citywide	Principal Arterial, Minor Arterial, Major Collector, Minor Collector, Trail	N/A	N/A	Person Miles Traveled (PMT)

Please note, calculations throughout this report are based on an analysis conducted using MS Excel software. Results are discussed in the memo using one- and two-digit places (in most cases). Figures are typically either truncated or rounded. In some instances, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

CURRENT IMPACT FEES

Figure 2 provides a schedule of Grand Junction's current impact fees.

Figure 2. Current Impact Fees

Residential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Single <1,250 sq ft	Dwelling	$827	$0	$1,468	$356	$3,516	$6,167
Single 1,250 - 1,649 sq ft	Dwelling	$827	$0	$1,468	$356	$5,382	$8,033
Single 1,650 - 2,299 sq ft	Dwelling	$827	$0	$1,468	$356	$6,142	$8,793
Single 2,300 or more sq ft	Dwelling	$827	$0	$1,468	$356	$8,044	$10,695
Mobile Home	Pad	$827	$0	$1,468	$356	$3,651	$6,302
Multi-Family	Dwelling	$544	$0	$988	$233	$3,291	$5,056

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Retail/Commercial	1,000 SF	$569	$0	$0	$240	$8,256	$9,065
Convenience Commercial	1,000 SF	$569	$0	$0	$240	$17,551	$18,360
Office	1,000 SF	$222	$0	$0	$95	$6,624	$6,941
Institutional/Public	1,000 SF	$222	$0	$0	$95	$1,529	$1,846
Industrial	1,000 SF	$77	$0	$0	$33	$2,313	$2,423
Warehousing	1,000 SF	$40	$0	$0	$17	$1,025	$1,082
Hotel/Lodging	1,000 SF	$569	$0	$0	$240	$0	$809
Hotel/Lodging	Room	$0	$0	$0	$0	$4,537	$4,537
RV Park	Pad	$544	$0	$0	$233	$3,651	$4,428

Maximum Supportable Impact Fees

Figure 3 provides a schedule of the maximum supportable impact fees. The fees represent the highest amount supportable for each type of residential and nonresidential unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit							
Unit Size	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
850 or less	Dwelling	$501	$506	$1,530	$179	$2,853	$5,569
851 to 1,000	Dwelling	$648	$655	$1,978	$232	$3,655	$7,168
1,001 to 1,250	Dwelling	$822	$830	$2,508	$294	$4,610	$9,064
1,251 to 1,500	Dwelling	$1,016	$1,026	$3,100	$364	$5,658	$11,164
1,501 to 2,000	Dwelling	$1,276	$1,289	$3,895	$457	$7,064	$13,981
2,001 to 2,500	Dwelling	$1,550	$1,566	$4,731	$555	$8,534	$16,936
2,501 to 3,000	Dwelling	$1,764	$1,782	$5,384	$632	$9,704	$19,266
3,001 to 3,500	Dwelling	$1,944	$1,964	$5,935	$696	$10,674	$21,213
3,501 and greater	Dwelling	$2,098	$2,120	$6,404	$751	$11,517	$22,890

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
Retail/Commercial	1,000 SF	$1,445	$876	$0	$506	$8,313	$11,140
Convenience Commercial	1,000 SF	$1,989	$3,854	$0	$697	$11,443	$17,983
Office	1,000 SF	$641	$1,342	$0	$225	$4,985	$7,193
Institutional/Public	1,000 SF	$297	$1,178	$0	$104	$2,307	$3,886
Industrial	1,000 SF	$200	$478	$0	$70	$1,548	$2,296
Warehousing	1,000 SF	$102	$140	$0	$36	$787	$1,065
Hotel/Lodging	Room	$473	$230	$0	$166	$3,676	$4,545
RV Park	Pad	$160	$21	$0	$56	$1,241	$1,478

GENERAL METHODS FOR IMPACT FEES

There are three general methods for calculating impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating impact fees and how those methods can be applied to City of Grand Junction.

Cost Recovery Method (Past Improvements) The rationale for recoupment, or cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion Method (Concurrent Improvements) The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

Plan-Based Method (Future Improvements) The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

EVALUATION OF CREDITS

Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the Fire and Police impact fee calculations, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for construction of system improvements. This type of credit is addressed in the administration and implementation of the development impact fee program.

FIRE IMPACT FEE

The Fire impact fees include components for station space and apparatus. The incremental expansion methodology is used for both fee components. The Fire impact fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential fire impact fees are calculated per housing unit. Because the Grand Junction Fire Department also provides emergency medical services and these calls represent the largest percentage of calls to which the Department responds, TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire and emergency medical services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The Grand Junction Fire Department serves an area greater than the City of Grand Junction. Because of this, that portion of the demand cannot be attributed to City residents and businesses, or the impact fees will be disproportionate to demand. Therefore, we asked the Grand Junction Fire Department to conduct an analysis of calls for service inside and outside the City in to determine the amount of activity directed toward residents and businesses inside the City limits. As shown in Figure F1, over the last two calendar years, the City of Grand Junction Fire Department has responded to slightly over 42,000 incidents. Of that total, 83 percent of the incidents were inside the City limits.

Figure F1. Fire and EMS Incident Data for Two-Year Period

Location	Incidents	%
Inside the City	34,918	83%
Incidents outside the City	7,152	17%
Total	**42,070**	**100%**

Source: Grand Junction Fire Department

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Fire facilities and vehicles. To calculate the proportional share between residential and nonresidential demand on Fire facilities and vehicles, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest year available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for Fire infrastructure, see Figure F2.

Figure F2. City of Grand Junction Functional Population

Demand Units in 2021					
Residential				Demand Hours/Day	Person Hours
	Population	62,544			
	Residents Not Working		37,046	20	740,920
	Employed Residents		25,498		
	Employed in Grand Junction		17,052	14	238,728
	Employed outside Grand Junction		8,446	14	118,244
				Residential Subtotal	1,097,892
				Residential Share	**63%**
Nonresidential					
	Non-working Residents		37,046	4	148,184
	Jobs Located in Grand Junction		49,018		
	Residents Employed in Grand Junction		17,052	10	170,520
	Nonresident Workers (Inflow Commuters)		31,966	10	319,660
				Nonresidential Subtotal	638,364
				Nonresidential Share	**37%**
				Total	1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Fire Facilities

The incremental expansion component of the Fire impact fee is based on an inventory of existing Citywide facilities. It is important to note the existing inventory includes Station No. 7, which is under construction now and will be open around the time of the impact fee adoption. Therefore, the level of service standards are based on the projected 2025 demand units. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure F3, the Fire Department occupies 99,277 square feet in 10 different facilities. To determine the level of service factors for the impact fee calculation, the amount of facility square footage (99,277) is multiplied by the percentage of activity directed inside the City limits (83%) and then by the functional population split for the City of Grand Junction (found in Figure F2) is used to allocate the square footage and corresponding replacement cost of the fire stations in Figure F3. For example, of the 99,277 square feet of fire space in the City, 82,400 square feet is directed toward City of Grand Junction (99,277 multiplied by 83%). Of this 82,400 impact fee eligible square footage, 51,912 square feet is allocated to residential growth and 30,488 square feet is allocated to nonresidential development.

The allocated square feet of the Grand Junction fire stations are divided by the 2025 residential and nonresidential demand units (population and nonresidential vehicle trips). The result is the current level of service for fire stations in the City. Specifically, there is 0.772 square feet of fire station space per capita and 0.137 square feet per nonresidential vehicle trip.

To estimate the replacement cost of the fire stations, the average cost of $725 per square foot is used. This figure is based on the recent Station No. 7 construction cost. To find the cost per person or cost per nonresidential vehicle trip, the level of service standards is applied to the cost per square foot for fire stations. For example, the residential cost per person is $559.71 (0.772 square feet per person x $725 per square foot = $559.71 per person).

Figure F3. Fire Facilities Level of Service and Cost Factors

Description	Square Feet
Fire Administration Building	14,576
Fire Station No. 1	13,331
Fire Station No. 2	8,461
Fire Station No. 3	10,500
Fire Station No. 4	9,335
Fire Station No. 5 Annex	1,916
Fire Station No. 5	7,291
Fire Station No. 6	10,500
Fire Station No. 7	10,500
Fire Station No. 8	10,500
Fire Training Center	2,367
Total	99,277

Level-of-Service (LOS) Standards

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Sq. Ft. per Person	**0.772**
LOS: Sq. Ft. per Vehicle Trip	**0.137**

Cost Analysis

Cost per Square Foot*	$725
LOS: Square Feet per Person	0.772
Cost per Person	**$559.71**
LOS: Square Feet per Vehicle Trip	0.137
Cost per Vehicle Trip	**$99.25**

*Source: City of Grand Junction. Based on Station 7 Cost

Fire Apparatus

The second component of the Fire impact fee is fire apparatus. Similar to the station component, the current inventory includes apparatus that will be owned by the City when Station No. 7 opens in 2025. Therefore, the level of service standards are based on the projected 2025 demand units. The City's current inventory of apparatus is contained in Figure F4, which consists of 51 pieces with a total replacement value of $17 million, or an average cost of $334,922 per piece of apparatus. Similar to the facilities component, the apparatus inventory is compared to the percentage of activity directed inside the City of Grand Junction and then allocated based on the proportionate share factors shown in Figure F2. For example, of the 51 pieces of apparatus in the City, approximately 42 pieces of the inventory are directed toward City of Grand Junction (51 pieces of apparatus multiplied by 83%). Of the 42 pieces of impact fee eligible apparatus, approximately 27 pieces are allocated to residential growth and approximately 16 pieces are allocated to nonresidential growth. These allocations are divided by the demand units (population for residential development and nonresidential vehicle trips for nonresidential development) to calculate the current level of service. The current level of service is multiplied by the weighted average cost per fire apparatus to calculate the cost per capita and nonresidential vehicle trip.

For example, there is .00040 pieces of fire apparatus per person in Grand Junction (26.6 apparatus / 67,242 persons = .00040 apparatus per person). As discussed above, a new piece of fire apparatus has an average cost of $334,922, which results in the residential cost equaling $132.83 per person (.00040 vehicles per person x $353,155 per apparatus = $132.83 per person).

Figure F4. Fire Apparatus Inventory and Level of Service

Description	Model	# of Units	Unit Cost	Total Cost
Truck	Smeal 105' Quint	1	$1,700,000	$1,700,000
Truck	Smeal 75' Quint	1	$1,700,000	$1,700,000
Engine	Smeal	4	$1,000,000	$4,000,000
Engine	E-One Pumper	1	$1,000,000	$1,000,000
Engine	Pierce Enforcer	4	$1,000,000	$4,000,000
Battalion Chief	Dodge Ram 1500	1	$86,000	$86,000
Hazmat	BLM	1	$263,000	$263,000
Ambulance	Dodge/Ford/Chevy	14	$86,000	$1,204,000
Rescue	SVI Heavy Rescue Truck	1	$1,000,000	$1,000,000
Brush Engine	HME/BME	2	$375,000	$750,000
Brush Truck	Largo Tank	1	$375,000	$375,000
Tender	International	1	$350,000	$350,000
UTV	Yamaha	2	$25,000	$50,000
ATV	Suzuki	1	$12,000	$12,000
Air Trailer	Misc	1	$40,000	$40,000
Trailers	Trench/Confined Space/Flat	4	$10,000	$40,000
Administrative	SUVs	5	$41,000	$205,000
Administrative	Pickups	6	$51,000	$306,000
Total**		51	$334,922	$17,081,000

Level-of-Service (LOS) Standards**

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Units per Person	**0.00040**
LOS: Units per Vehicle Trip	**0.00007**

Cost Analysis

Average Cost per Unit	$334,922
LOS: Units per Person	0.00040
Cost per Person	**$132.83**
LOS: Units per Vehicle Trip	0.00007
Cost per Vehicle Trip	**$23.55**

*Source: City of Grand Junction.

**Base Year assumptions have been set to 2025 to include Station 7 Apparatus

PROJECTION OF GROWTH-RELATED FIRE NEEDS

To estimate the demand for future Fire station space, the current level of service (0.772 square feet per person and 0.137 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure F5, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F5, there is a projected need for 19,194 square feet of Fire station space in the City to accommodate the growth at the present level of service. By applying the average cost of a building ($725 per square feet), the total projected expenditure to accommodate new development is estimated at approximately $13.9 million.

Figure F5. 10-Year Fire Infrastructure Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Fire Facilities	Residential	0.772	Square Feet	per Person	$725
	Nonresidential	0.137		per Vehicle Trip	

Growth-Related Need for Fire Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	50,580	29,901	80,480
Year 1	2025	67,242	222,710	51,912	30,488	82,400
Year 2	2026	68,968	226,999	53,244	31,075	84,319
Year 3	2027	70,694	231,289	54,576	31,662	86,239
Year 4	2028	72,419	235,579	55,909	32,250	88,158
Year 5	2029	74,145	239,868	57,241	32,837	90,078
Year 6	2030	75,871	244,158	58,573	33,424	91,997
Year 7	2031	77,596	248,447	59,905	34,011	93,916
Year 8	2032	79,322	252,737	61,237	34,598	95,836
Year 9	2033	81,048	257,026	62,570	35,186	97,755
Year 10	2034	82,773	261,316	63,902	35,773	99,675
Ten-Year Increase		17,256	42,895	13,322	5,872	19,194
			Projected Expenditure	**$9,658,550**	**$4,257,315**	**$13,915,865**
			Growth-Related Expenditure on Fire Facilities			**$13,915,865**

To estimate the demand for future Fire apparatus, the current level of service (0.00040 apparatus per person and 0.00007 vehicles per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. The City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F6, there is a projected need for approximately 10 additional growth-related pieces of apparatus. By applying the average cost of a vehicle ($334,922), the total projected growth-related expenditure is estimated at approximately $3.3 million.

Figure F6. 10-Year Fire Apparatus Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Fire Apparatus	Residential	0.00040	Units	per Person	$334,922
	Nonresidential	0.00007		per Vehicle Trip	

Growth-Related Need for Apparatus						
Year		Population	Nonresidential Vehicle Trips	Residential Apparatus	Nonresidential Apparatus	Total
Base	2024	65,517	218,420	26.0	15.4	41.3
Year 1	2025	67,242	222,710	26.7	15.7	42.3
Year 2	2026	68,968	226,999	27.4	16.0	43.3
Year 3	2027	70,694	231,289	28.0	16.3	44.3
Year 4	2028	72,419	235,579	28.7	16.6	45.3
Year 5	2029	74,145	239,868	29.4	16.9	46.3
Year 6	2030	75,871	244,158	30.1	17.2	47.3
Year 7	2031	77,596	248,447	30.8	17.5	48.2
Year 8	2032	79,322	252,737	31.5	17.8	49.2
Year 9	2033	81,048	257,026	32.1	18.1	50.2
Year 10	2034	82,773	261,316	32.8	18.4	51.2
Ten-Year Increase		17,256	42,895	6.8	3.0	9.9
			Projected Expenditure	**$2,292,126**	**$1,010,328**	**$3,302,454**
			Growth-Related Expenditure on Fire Apparatus			**$3,302,454**

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations from past fire facility projects: Tax Revenue Bond Series 2010A and Tax Revenue Build America Bond Series 2010B. The proceeds from these bonds funded several fire facilities including Fire Station #1, #2 and the Fire Administration building for a total of $7,100,000 of improvements, representing 20 percent of the 2010 Bonds. This bond series was refinanced in 2019 at a lower interest rate of 5.05%. Figure F8 lists the remaining principal payment schedules for the bonds. The fire department's total remaining principal on the bond is $4.6 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. As shown in Figure F7, this results in a credit of $24.37 per person, and $4.47 per nonresidential trip end.

Figure F7. Principal Payment Credit

Year	Principal Payment (20% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	$197,000	$124,110	65,517	$1.89	$72,890	218,420	$0.33
2025	$198,000	$124,740	67,242	$1.86	$73,260	222,710	$0.33
2026	$208,000	$131,040	68,968	$1.90	$76,960	226,999	$0.34
2027	$218,000	$137,340	70,694	$1.94	$80,660	231,289	$0.35
2028	$229,000	$144,270	72,419	$1.99	$84,730	235,579	$0.36
2029	$240,000	$151,200	74,145	$2.04	$88,800	239,868	$0.37
2030	$252,000	$158,760	75,871	$2.09	$93,240	244,158	$0.38
2031	$265,000	$166,950	77,596	$2.15	$98,050	248,447	$0.39
2032	$278,000	$175,140	79,322	$2.21	$102,860	252,737	$0.41
2033	$292,000	$183,960	81,048	$2.27	$108,040	257,026	$0.42
2034	$306,000	$192,780	82,773	$2.33	$113,220	261,316	$0.43
2035	$322,000	$202,860	84,499	$2.40	$119,140	265,605	$0.45
2036	$335,000	$211,050	86,224	$2.45	$123,950	269,895	$0.46
2037	$348,000	$219,240	87,950	$2.49	$128,760	274,184	$0.47
2038	$362,000	$228,060	89,676	$2.54	$133,940	278,474	$0.48
2039	$376,000	$236,880	91,401	$2.59	$139,120	282,763	$0.49
2040	$388,000	$244,440	93,127	$2.62	$143,560	287,053	$0.50
Total	$4,814,000	$3,032,820		$37.76	$1,781,180		$6.96

Discount Rate	**5.0%**		**5.0%**
Net Present Value	**$24.37**		**$4.47**

Maximum Supportable Fire Impact Fee

Figure F8 shows the maximum supportable Fire Impact Fee. Impact fees for Fire are based on persons per housing unit for residential development and vehicle trips per development unit for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet, hotel room, or other applicable factor to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure F8. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Facilities	$559.71	$99.25
Apparatus	$132.83	$23.55
Principal Payment Credit	($24.37)	($4.47)
Total	$668.16	$118.34

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$501	$544	($43)
851 to 1,000	Dwelling	0.97	$648	$544	$104
1,001 to 1,250	Dwelling	1.23	$822	$544	$278
1,251 to 1,500	Dwelling	1.52	$1,016	$827	$189
1,501 to 2,000	Dwelling	1.91	$1,276	$827	$449
2,001 to 2,500	Dwelling	2.32	$1,550	$827	$723
2,501 to 3,000	Dwelling	2.64	$1,764	$827	$937
3,001 to 3,500	Dwelling	2.91	$1,944	$827	$1,117
3,501 and greater	Dwelling	3.14	$2,098	$827	$1,271

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	$1,445	$569	$876
Convenience Commercial	1,000 SF	16.81	$1,989	$569	$1,420
Office	1,000 SF	5.42	$641	$222	$419
Institutional/Public	1,000 SF	5.39	$638	$222	$416
Industrial	1,000 SF	1.69	$200	$77	$123
Warehousing	1,000 SF	0.86	$102	$40	$62
Hotel/Lodging	Room	4.00	$473	$569	($96)
RV Park	Pad	1.35	$160	$544	($384)

1. See Land Use Assumptions

Revenue from Fire Impact Fee

Revenue from the Fire Impact Fee is estimated in Figure F9. There is projected to be 8,180 new housing units and almost 6.6 million square feet of new nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth. Overall, the approximately $15.9 million in revenue from the impact fee covers approximately 92 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure F9. Estimated Revenue from Fire Impact Fee

Infrastructure Costs for Fire

	Total Cost	Growth Cost
Facilities	$13,915,865	$13,915,865
Apparatus	$3,302,454	$3,302,454
Total Expenditures	**$17,218,319**	**$17,218,319**

Projected Fire and Rescue Impact Fee Revenue

		Single-Family	Multi-Family	Retail/Comm.	Office	Inst./Public	Industrial
		$1,550 per Unit	$1,016 per Unit	$1,445 per KSF	$641 per KSF	$297 per KSF	$200 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
1	2025	23,960	8,345	10,426	7,756	7,584	7,416
2	2026	24,573	8,550	10,610	7,872	7,802	7,557
3	2027	25,186	8,755	10,794	7,988	8,020	7,697
4	2028	25,799	8,960	10,978	8,105	8,239	7,838
5	2029	26,412	9,165	11,162	8,221	8,457	7,979
6	2030	27,025	9,370	11,346	8,337	8,675	8,120
7	2031	27,638	9,575	11,530	8,453	8,893	8,261
8	2032	28,251	9,780	11,714	8,570	9,111	8,401
9	2033	28,864	9,985	11,898	8,686	9,329	8,542
10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		$9,501,500	$2,082,800	$2,658,986	$745,293	$647,907	$281,534
						Projected Revenue =>	**$15,918,020**
						Total Expenditures =>	**$17,218,319**
						General Fund's Share =>	**$1,300,299**

MUNICIPAL FACILITIES IMPACT FEE

The Municipal Facilities impact fee include components for municipal buildings related to general government and general services functions. The incremental expansion is utilized for this fee calculation. The Municipal Facilities impact fee is calculated on a per capita basis for residential development and a per employee basis for nonresidential development. The residential portion is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person. The nonresidential portion is derived from the product of employees per 1,000 square feet of nonresidential space multiplied by the net cost per employee (job).

SERVICE AREA

The City of Grand Junction provides general government services throughout the City; therefore, there is a single service area for the Municipal Facilities impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Municipal Facilities infrastructure. To calculate the proportionate share between residential and nonresidential demand on Municipal Facilities infrastructure, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 (the latest year available) functional population data for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for municipal facilities, see Figure M1.

Figure M1. City of Grand Junction Functional Population

Demand Units in 2021				Demand Hours/Day	Person Hours	Proportionate Share
Residential						
Estimated Residents	62,544					
Residents Not Working		37,046		20	740,920	
Employed Residents		25,498				
Employed in Grand Junction			17,052	14	238,728	
Employed outside Grand Junction			8,446	14	118,244	
			Residential Subtotal		1,097,892	63%
Nonresidential						
Non-working Residents		37,046		4	148,184	
Jobs Located in Grand Junction		49,018				
Residents Employed in Grand Junction			17,052	10	170,520	
Nonresident Workers (Inflow Commuters)			31,966	10	319,660	
			Nonresidential Subtotal		638,364	37%
			TOTAL		1,736,256	100%

IMPACT FEE COMPONENTS

Municipal Facilities

The Municipal Facilities Impact Fee is based on ten primary facilities serving the public, and their associated replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure M2, the City has a total of 140,397 square feet of municipal facility floor area. The functional population split for the City of Grand Junction found in Figure M1 is used to allocate the square footage and corresponding replacement cost of Municipal Facilities infrastructure in Figure M2. Of the 140,397 square feet of applicable general government facilities, 63 percent is allocated to residential development (88,450 square feet) and 37 percent (51,947 square feet) is allocated to nonresidential development. The 2024 population or job totals divide the floor area allocations to find the residential and nonresidential level of service standard. For example, the residential level of service is 1.35 square feet per person (88,450 square feet 65,517 residents = 1.35 square feet per person).

According to discussions with City staff, the estimated replacement cost of municipal facility space is $500 per square foot. To find the cost per person, the level of service standards is applied to the average replacement cost. For example, the residential cost per person is $675.02 (1.35 square feet person x $500 per square foot = $675.02 per person).

Figure M2. Municipal Facilities Level of Service and Cost Factors

Facility	Square Feet
910 Main Street	5,465
Engineering Building	5,170
Daycare Facility	5,525
Wellness Facility	2,050
Transportation Engineering Office	3,600
Municipal Service Center	38,485
Municipal Operations Center	23,345
Field Engineering Building	3,234
Facilities Building	7,523
City Hall	46,000
Total	140,397

Level-of-Service (LOS) Standards

Population in 2024	65,517
Employment in 2024	62,988
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	**1.35**
LOS: Square Feet per Job	**0.82**

Cost Analysis

Cost per Square Foot	$500
LOS: Square Feet per Person	1.35
Cost per Person	**$675.02**
LOS: Square Feet per Job	0.82
Cost per Job	**$412.36**

Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED MUNICIPAL FACILITIES FACILITY NEEDS

To estimate the demand for future Municipal Facilities infrastructure, the current level of service (1.35 square feet per person and 0.82 square feet per job) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure M3, the City is projected to increase by 17,256 residents and 16,590 jobs over the next ten years (see Appendix A). Figure M3 indicates that the City will need to construct 36,979 square feet of additional space to maintain current levels of service for Municipal Facilities. By applying the average cost of $500 per square foot), the estimated growth-related cost for Municipal Facilities is approximately $18.5 million over the next ten years.

Figure M3. 10-Year Municipal Facilities Infrastructure Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost / Sq. Ft.
Municipal Facilites	Residential	1.35	Square Feet	per persons	$500
	Nonresidential	0.82		per jobs	

Growth-Related Need for Municipal Facilities						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2024	65,517	62,988	88,450	51,947	140,397
Year 1	2025	67,242	64,647	90,780	53,315	144,095
Year 2	2026	68,968	66,306	93,109	54,683	147,793
Year 3	2027	70,694	67,965	95,439	56,052	151,491
Year 4	2028	72,419	69,624	97,769	57,420	155,189
Year 5	2029	74,145	71,283	100,098	58,788	158,887
Year 6	2030	75,871	72,942	102,428	60,156	162,584
Year 7	2031	77,596	74,601	104,758	61,524	166,282
Year 8	2032	79,322	76,260	107,088	62,893	169,980
Year 9	2033	81,048	77,919	109,417	64,261	173,678
Year 10	2034	82,773	79,578	111,747	65,629	177,376
Ten-Year Increase		**17,256**	**16,590**	**23,297**	**13,682**	**36,979**
			Projected Expenditure	**$11,648,387**	**$6,841,116**	**$18,489,503**

Growth-Related Expenditure on Municipal Facilities	**$18,489,503**

Maximum Supportable Municipal Facilities Impact Fee

Figure M4 shows the maximum supportable Municipal Facilities Impact Fee. Impact fees for Municipal Facilities are based on persons per housing unit for residential development and employees per development unit for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per job is multiplied by the jobs per development unit to calculate the proposed fee. The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure M4. Maximum Supportable Municipal Facilities Impact Fee

Fee Component	Cost per Person	Cost per Job
Municipal Facilities	$675.02	$412.36
Total	$675.02	$412.36

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$506	$0	$506
851 to 1,000	Dwelling	0.97	$655	$0	$655
1,001 to 1,250	Dwelling	1.23	$830	$0	$830
1,251 to 1,500	Dwelling	1.52	$1,026	$0	$1,026
1,501 to 2,000	Dwelling	1.91	$1,289	$0	$1,289
2,001 to 2,500	Dwelling	2.32	$1,566	$0	$1,566
2,501 to 3,000	Dwelling	2.64	$1,782	$0	$1,782
3,001 to 3,500	Dwelling	2.91	$1,964	$0	$1,964
3,501 and greater	Dwelling	3.14	$2,120	$0	$2,120

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Jobs per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	2.12	$876	$0	$876
Convenience Commercial	1,000 SF	9.35	$3,854	$0	$3,854
Office	1,000 SF	3.26	$1,342	$0	$1,342
Institutional/Public	1,000 SF	2.86	$1,178	$0	$1,178
Industrial	1,000 SF	1.16	$478	$0	$478
Warehousing	1,000 SF	0.34	$140	$0	$140
Hotel/Lodging	Room	0.56	$230	$0	$230
RV Park	Pad	0.05	$21	$0	$21

1. See Land Use Assumptions

Revenue from Municipal Facilities Impact Fee

Revenue from the Municipal Facilities Impact Fee is estimated in Figure M5. There is projected to be 8,180 new housing units and 6.6 million additional square feet of nonresidential space in Grand Junction by 2034. To determine the revenue from each development type, the fee is multiplied by the growth. Overall, the revenue from the impact fee covers 98 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure M5. Estimated Revenue from Municipal Facilities Impact Fee

Infrastructure Costs for Municipal Facilities

	Total Cost	Growth Cost
Municipal Facilities	$18,489,503	$18,489,503
Total Expenditures	**$18,489,503**	**$18,489,503**

Projected Development Impact Fee Revenue

	Single-Family	Multi-Family	Retail/Comm.	Office	Inst./Public	Industrial
	$1,566 per unit	$1,026 per unit	$876 per 1,000 Sq Ft	$1,342 per 1,000 Sq Ft	$1,178 per 1,000 Sq Ft	$478 per 1,000 Sq Ft
Year	Housing Units		KSF	KSF	KSF	KSF
Base 2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1 2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2 2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3 2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4 2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5 2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6 2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7 2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8 2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9 2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10 2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase	6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>	$9,599,580	$2,103,300	$1,611,953	$1,560,349	$2,569,813	$672,866

Projected Revenue =>	**$18,117,861**
Total Expenditures =>	**$18,489,503**
General Fund's Share =>	**$371,642**

PARKS & RECREATION IMPACT FEE

The Parks and Recreation Impact Fee is based on the incremental expansion methodology, and includes components for park land acquisition, open space land acquisition, and park improvements. By including a land park land component in the impact fee calculation, it is the City's intent to eliminate the current park land dedication requirement. The parks and recreation impact fee is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person.

SERVICE AREA

Since Grand Junction Parks provide services to the larger population residing outside the City in the 201 Sewer Service Boundary, parks and recreation infrastructure standards are allocated 100 percent to residential development within this area to establish the current level of service.

IMPACT FEE COMPONENTS

The Parks & Recreation Impact Fee is based on an inventory of existing City parks, current values of recreation improvements, and an inventory of current open space. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Discussions with City staff indicate the City's park system essentially serves residents who reside within the 201 Sewer Service Boundary. For purposes of determining level of service standards, this population base will be referred to as the "park population," which is larger than the existing population base of the City.

Park Land

Figure PR1 lists the current inventory of City parks included in the impact fee calculations. To calculate the current level of service, the existing park acreage, (545.28 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0047 acres of park land per person.

To determine the cost per acre for park land, the City of Grand Junction provided data on the value of park land acquired through the City's current dedication requirement. According to the sample data provided, the City acquired 205 acres with a value of $30,240,255. This equates to a value of $147,513. When this average cost per acre ($147,513) is applied to the existing level of service standard of 0.0047 acres of park land per person, the cost per person is $699.61.

Figure PR1. Park Land Level of Service and Cost Factors

Park Name	Park Type	Acreage
Burkey Park South	Undeveloped Park	9.8
Canyon View Park	Regional Park	115.1
Columbine Park	Community Park	12.4
Darla Jean Park	Small Neighborhood Park	2.2
Dos Rios Park	Community Park	2.98
Duck Pond - Orchard Mesa	Small Neighborhood Park	4.8
Duck Pond - Ridges	Small Neighborhood Park	1.5
Eagle Rim Park	Large Neighborhood Park	11.4
Emerson Park	Community Park	2.5
Flint Ridge Park	Undeveloped Park	3.2
Founder's Colony Park	Undeveloped Park	4.4
Hawthorne Park	Small Neighborhood Park	2.7
Honeycomb Park	Small Neighborhood Park	3.6
Horizon Park	Undeveloped Park	12.6
Las Colonias Park	Regional Park	33.6
Lincoln Park	Regional Park	32.9
Matchett Park	Undeveloped Park	207
Paradise Hills Park	Small Neighborhood Park	2.8
Pineridge Park	Community Park	1.9
Riverside Park	Small Neighborhood Park	1.5
Rocket Park	Small Neighborhood Park	2.7
Saccomano Park	Undeveloped Park	31.7
Shadow Lake Park	Small Neighborhood Park	5.8
Sherwood Park	Community Park	13.9
Spring Valley I Park	Small Neighborhood Park	3.1
Spring Valley II Park	Small Neighborhood Park	2.5
Washington Park	Small Neighborhood Park	3
Whitman Park	Small Neighborhood Park	2.5
Westlake Park	Large Neighborhood Park	11.2
Total		545.28

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary)	114,972
Residential Share	100%
LOS: Acres per Person	**0.0047**

Cost Analysis

Cost per Acre	$147,513
LOS: Acres per Person	0.0047
Cost per Person	**$699.61**

Source: City of Grand Junction

Open Space

Figure PR2 lists the current inventory of City open space parcels (inventory excludes the Three Sisters Bike Park). To calculate the current level of service, the existing open space acreage (303.4 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0026 acres of open space land per person.

To determine the cost per acre for open space, the City of Grand Junction provided data on the value of park land acquired through the City's current dedication requirement. According to the sample data provided, the City acquired 205 acres with a value of $30,240,255. This equates to a value of $147,513. When this average cost per acre ($147,513) is applied to the existing level of service standard of 0.0026 acres of open space land per person, the cost per person is $389.27.

Figure PR2. Open Space Level of Service and Cost Factors

Park Name	Acreage
Botanical Gardens Open Space	6.3
Las Colonias Park	32.4
Leach Creek Open Space	0.5
Ridges Open Space	173.9
South Rim Open Space	21.6
Kindred Reserve	37
Watson Island Open Space	31.7
Total	303.4

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary	114,972
Residential Share	100%
LOS: Acres per Person	**0.0026**

Cost Analysis

Cost per Acre	$147,513
LOS: Acres per Person	0.0026
Cost per Person	**$389.27**

Source: City of Grand Junction

Park Improvements

Figure PR3 lists the current inventory of City improvements included in the impact fee calculations. As shown in Figure PR3, the City currently has 694 different park improvements, with a replacement value of $109.2 million. This equates to an average cost per improvement of $157,464. To calculate the current level of service, the existing park improvements, (694) is divided by the current park population (114,972). This results in a level of service standard of 0.0060 park improvements per person.

As discussed above, the average cost per improvement is $157,464. When the average cost per acre ($157,464) is applied to the existing level of service standard of 0.0060 park improvements per person, the cost per person is $950.49.

Figure PR3. Park Improvements Level of Service and Cost Factors

Description	Improvements	Unit Cost	Total Cost
Adventure Course	1	$600,000	$600,000
Aquatics, Indoor Lap Pool	1	$6,000,000	$6,000,000
Aquatics, Outdoor Lap Pool	1	$15,000,000	$15,000,000
Aquatics, Spray Pad	2	$1,050,000	$2,100,000
Basketball Court, Lit	1	$210,000	$210,000
Basketball Court, Unlit	9	$160,000	$1,440,000
Basketball, Practice	4	$127,000	$508,000
Batting Cage	2	$32,000	$64,000
Bike Course	2	$200,000	$400,000
Diamond Field, Lit	8	$880,000	$7,040,000
Diamond Field, Unlit	2	$450,000	$900,000
Diamond Field, Complex	1	$1,000,000	$1,000,000
Disc Golf	3	$110,000	$330,000
Dog Park	4	$500,000	$2,000,000
Event Space	5	$5,500	$27,500
Fitness Course	2	$15,000	$30,000
Game Court	2	$26,500	$53,000
Garden, Display	100	$10,000	$1,000,000
Horseshoe Pits	15	$3,000	$45,000
Inline Hockey	1	$250,000	$250,000
Natural Area	17	$400,000	$6,800,000
Open Turf	350	$42,500	$14,875,000
Pickleball Court, Lit	20	$165,000	$3,300,000
Pickleball Court, Unlit	4	$115,000	$460,000
Picnic Ground (Tables & Grills)	12	$2,600	$31,200
Playground (Destination)	5	$550,000	$2,750,000
Playground (Local)	19	$300,000	$5,700,000
Public Art Installations	10	$100,000	$1,000,000
Rectangular Field, Complex	1	$900,000	$900,000
Rectangular Field, Large	5	$500,000	$2,500,000
Rectangular Field, Multiple	1	$300,000	$300,000
Rectangular Field, Small	2	$100,000	$200,000
Shelter/Pavillion - Large	28	$130,000	$3,640,000
Shelter/Pavillion - Small	12	$60,000	$720,000
Skate Park - Destination	1	$3,200,000	$3,200,000
Skate Park - Local	2	$750,000	$1,500,000
Trail, Multi-Use, Concrete	13	$1,062,000	$13,806,000
Trailhead	1	$150,000	$150,000
Tennis Court, Lit	12	$300,000	$3,600,000
Tennis Court, Unlit	6	$175,000	$1,050,000
Volleyball Court	4	$50,000	$200,000
Water Access, Developed	1	$1,000,000	$1,000,000
Water Access, General	2	$1,300,000	$2,600,000
Total	**694**	**$157,464**	**$109,279,700**

Level-of-Service (LOS) Standards

Existing Improvements	694
Park Population in 2024 (includes 201 Boundary)	114,972
LOS: Park Improvements per Person	**0.0060**

Cost Analysis

Average Cost per Improvement*	$157,464
LOS: Improvements per Person	0.0060
Cost per Person	**$950.49**

*Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED PARK INFRASTRUCTURE NEEDS

To estimate the 10-year growth needs for park land, the current level of service (0.0047 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR4, it is projected that the City will need to purchase 97.3 acres to accommodate the needs generated by new development. By applying the average cost per acre ($147,513 per acre), the estimated growth-related expenditure is approximately $14.3 million.

Figure PR4. 10-Year Park Land Infrastructure Needs to Accommodate Growth

Park Land Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Park Land	0.0047 Acres	per person	$147,513

Growth-Related Need for Park Land			
Year		**Park Population**	**Acres**
Base	2024	114,972	545.3
Year 1	2025	117,021	555.0
Year 2	2026	119,070	564.7
Year 3	2027	121,119	574.4
Year 4	2028	123,168	584.1
Year 5	2029	125,217	593.9
Year 6	2030	127,272	603.6
Year 7	2031	129,326	613.4
Year 8	2032	131,379	623.1
Year 9	2033	133,433	632.8
Year 10	2034	135,487	642.6
Ten-Year Increase		20,514	97.3

Growth-Related Expenditure for Park Land	$14,352,098

To estimate the 10-year growth needs for open space land acquisition, the current level of service (0.0026 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR5, it is projected that the City will need to purchase approximately 54 acres of open space land to accommodate the needs generated by new development. By applying the average cost per acre to acquire park land ($147,513 per acre), the estimated growth-related expenditure is approximately $7.9 million.

Figure PR5. 10-Year Open Space Infrastructure Needs to Accommodate Growth

Open Space Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Open Space	0.0026 Acres	per person	$147,513

Growth-Related Need for Open Space			
Year		**Park Population**	**Acres**
Base	2024	114,972	303.4
Year 1	2025	117,021	308.8
Year 2	2026	119,070	314.2
Year 3	2027	121,119	319.6
Year 4	2028	123,168	325.0
Year 5	2029	125,217	330.4
Year 6	2030	127,272	335.9
Year 7	2031	129,326	341.3
Year 8	2032	131,379	346.7
Year 9	2033	133,433	352.1
Year 10	2034	135,487	357.5
Ten-Year Increase		20,514	54.1

Growth-Related Expenditure for Open Space	**$7,985,671**

To estimate the 10-year growth needs for park improvements, the current level of service (0.0060 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR6, it is projected that the City will need to construct approximately 124 improvements on existing or future parks to accommodate the needs generated by new development. By applying the average cost per improvement ($157,464 per improvement), the estimated growth-related expenditure is approximately $19.4 million.

Figure PR6. 10-Year Park Improvement Infrastructure Needs to Accommodate Growth

Park Improvement Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Park Improvements	0.0060 Improvements	per person	$157,464

Growth-Related Need for Park Improvements			
Year		**Park Population**	**Improvements**
Base	2024	114,972	694.0
Year 1	2025	117,021	706.4
Year 2	2026	119,070	718.7
Year 3	2027	121,119	731.1
Year 4	2028	123,168	743.5
Year 5	2029	125,217	755.8
Year 6	2030	127,272	768.2
Year 7	2031	129,326	780.6
Year 8	2032	131,379	793.0
Year 9	2033	133,433	805.4
Year 10	2034	135,487	817.8
Ten-Year Increase		20,514	123.8

Growth-Related Expenditure for Park Improvements	$19,498,671

MAXIMUM SUPPORTABLE PARKS & RECREATION IMPACT FEE

Figure PR7 shows the cost factors for each component of the City of Grand Junction's Parks and Recreation Impact Fee. Impact fees for parks and recreation are based on persons per housing unit and are only assessed against residential development. The fees for park improvements are calculated per person, so by multiplying the total cost per person by the housing unit size calculates the maximum supportable fee.

The fees represent the highest amount supportable for each type of housing unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure PR7. Maximum Supportable Park & Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$699.61
Open Space	$389.27
Park Improvements	$950.49
Total	$2,039.37

Residential Fees per Development Unit								
Unit Size	Development Unit	Persons per Unit[1]	Park Land	Park Improv.	Open Space	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$525	$713	$292	**$1,530**	$988	$542
851 to 1,000	Dwelling	0.97	$679	$922	$378	**$1,978**	$988	$990
1,001 to 1,250	Dwelling	1.23	$861	$1,169	$479	**$2,508**	$988	$1,520
1,251 to 1,500	Dwelling	1.52	$1,063	$1,445	$592	**$3,100**	$1,468	$1,632
1,501 to 2,000	Dwelling	1.91	$1,336	$1,815	$744	**$3,895**	$1,468	$2,427
2,001 to 2,500	Dwelling	2.32	$1,623	$2,205	$903	**$4,731**	$1,468	$3,263
2,501 to 3,000	Dwelling	2.64	$1,847	$2,509	$1,028	**$5,384**	$1,468	$3,916
3,001 to 3,500	Dwelling	2.91	$2,036	$2,766	$1,133	**$5,935**	$1,468	$4,467
3,501 and greater	Dwelling	3.14	$2,197	$2,985	$1,222	**$6,404**	$988	$5,416

1. See Land Use Assumptions

Revenue from Parks & Recreation Impact Fee

Revenue from the City's Parks & Recreation Impact Fee is estimated in Figure PR8. Demand for park improvements is driven by both City residents and current/future residents within the 201 Sewer Service Boundary. Therefore, it is difficult to estimate impact fee revenue for parks and recreation because it is not known when (and if) the projected housing units in the 201 Sewer Service Boundary will be annexed into the City of Grand Junction prior to their construction (which is the time the impact fee is paid). Therefore, the impact fee revenue projection is based on projected units in the City of Grand Junction over the next ten years. By multiplying the projected residential growth in the City by the impact fee amounts, we estimate projected impact fee revenue of approximately $38.1 million. Projected expenditures total $41.8 million.

Figure PR8. Estimated Revenue from Parks & Recreation Impact Fee

Infrastructure Costs for Parks

	Growth Cost
Park Land	$14,352,098
Open Space	$7,985,671
Park Improvements	$19,498,671
Total Expenditures	**$41,836,440**

Projected Development Impact Fee Revenue

		Single-Family	Multi-Family
		$5,384 per unit	$2,508 per unit
Year		Housing Units	Housing Units
Base	2024	23,347	8,140
Year 1	2025	23,960	8,345
Year 2	2026	24,573	8,550
Year 3	2027	25,186	8,755
Year 4	2028	25,799	8,960
Year 5	2029	26,412	9,165
Year 6	2030	27,025	9,370
Year 7	2031	27,638	9,575
Year 8	2032	28,251	9,780
Year 9	2033	28,864	9,985
Year 10	2034	29,477	10,190
Ten-Year Increase		6,130	2,050
Projected Revenue =>		$33,003,552	$5,142,274
		Projected Revenue =>	**$38,145,826**
		Total Expenditures =>	**$41,836,440**
		General Fund's Share =>	**$3,690,614**

POLICE IMPACT FEE

The Police impact fees include components for future station space. The incremental expansion methodology is used for the Police impact fee. The Police Impact Fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential police impact fees are calculated per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for police facilities. Trip generation rates are used for nonresidential development because vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The City of Grand Junction provides Police services on a uniform basis throughout the City; therefore, there is a single service area for the Police impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on police facilities. To calculate the proportional share between residential and nonresidential demand on police facilities, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for police facilities, see Figure P1.

Figure P1. City of Grand Junction Functional Population

Demand Units in 2021					
Residential				Demand Hours/Day	Person Hours
	Population	62,544			
	Residents Not Working		37,046	20	740,920
	Employed Residents		25,498		
	Employed in Grand Junction		17,052	14	238,728
	Employed outside Grand Junction		8,446	14	118,244
				Residential Subtotal	1,097,892
				Residential Share	**63%**
Nonresidential					
	Non-working Residents		37,046	4	148,184
	Jobs Located in Grand Junction		49,018		
	Residents Employed in Grand Junction		17,052	10	170,520
	Nonresident Workers (Inflow Commuters)		31,966	10	319,660
				Nonresidential Subtotal	638,364
				Nonresidential Share	**37%**
				Total	1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Police Facilities

The Police impact fee is based on an inventory of existing citywide facilities and replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure P2, the City of Grand Junction Police Department is housed in the Public Safety Building. This facility occupies 63,863 square feet. Of that amount, 7,832 square feet is utilized by the Regional Communications Center, which serves both the City and County is subtracted, resulting in 56,031 square feet devoted exclusively to Police activities. To determine the residential level of service, the current Police space square footage (56,031) is multiplied by the residential proportionate share factor (63%) and divided by the current population (65,517) for a level of service standard of 0.539 square feet per person. The nonresidential level of service standard of 0.095 square feet per nonresidential vehicle trip was determined by multiplying the current facility square footage (56,031) by the nonresidential proportionate share factor (37%) and divided by the current average daily nonresidential vehicle trips (218,420).

As shown in Figure P2, the estimated replacement cost is $625 per square foot. This cost is based on the estimated cost for construction of a future Police Annex prepared by the Blythe Group. When the residential (0.539 per person) and nonresidential (0.095 per vehicle trip) per square foot level of service standards are multiplied by the cost per square foot ($625), the resulting cost per demand units are $336.81 per person and $59.32 per nonresidential vehicle trip.

Figure P2. Police Station Level of Service and Cost Factors

Facility	Square Feet
Police Station Building*	56,031
Total	56,031

Level-of-Service (LOS) Standards

Population in 2024	65,517
Nonresidential Vehicle Trips in 2024	218,420
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	**0.539**
LOS: Square Feet per Vehicle Trip	**0.095**

Cost Analysis

Cost per Square Foot*	$625
LOS: Square Feet per Person	0.539
Cost per Person	**$336.74**
LOS: Square Feet per Vehicle Trip	0.095
Cost per Vehicle Trip	**$59.32**

Source: City of Grand Junction

*Does not include the 7,832 square feet for the Regional Communications Center

PROJECTION OF GROWTH-RELATED POLICE FACILITY NEEDS

To estimate the demand for future Police station space, the current level of service (0.539 square feet per person and 0.095 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure P3, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure P3, there is projected demand for 13,369 square feet of growth-related Police space to accommodate new development in the City at the present level of service. By applying the average cost per square foot ($625), the total projected growth-related building space expenditure is approximately $8.3 million.

Figure P3. 10-Year Police Space Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Police Facilities	Residential	0.539	Square Feet	per Person	$625
	Nonresidential	0.095		per Vehicle Trip	

Growth-Related Need for Police Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	35,300	20,731	56,031
Year 1	2025	67,242	222,710	36,229	21,139	57,368
Year 2	2026	68,968	226,999	37,159	21,546	58,705
Year 3	2027	70,694	231,289	38,089	21,953	60,042
Year 4	2028	72,419	235,579	39,019	22,360	61,379
Year 5	2029	74,145	239,868	39,948	22,767	62,715
Year 6	2030	75,871	244,158	40,878	23,174	64,052
Year 7	2031	77,596	248,447	41,808	23,581	65,389
Year 8	2032	79,322	252,737	42,738	23,989	66,726
Year 9	2033	81,048	257,026	43,667	24,396	68,063
Year 10	2034	82,773	261,316	44,597	24,803	69,400
Ten-Year Increase		**17,256**	**42,895**	**9,298**	**4,071**	**13,369**
			Projected Expenditure	**$5,810,940**	**$2,544,637**	**$8,355,576**
			Growth-Related Expenditure on Police Facilities			**$8,355,576**

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations for the construction of the present Public Safety Building at a cost of $27.8 million. This total represents 80 percent of the 2010 Bonds. Figure P5 lists the remaining principal payment schedule for the bonds, which totals $19.2 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. This results in a credit of $97.53 per person, and $17.89 per nonresidential trip end.

Figure P4. Principal Payment Credit

Year	Principal Payment (80% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	$788,000	$496,440	65,517	$7.58	$291,560	218,420	$1.33
2025	$792,000	$498,960	67,242	$7.42	$293,040	222,710	$1.32
2026	$832,000	$524,160	68,968	$7.60	$307,840	226,999	$1.36
2027	$872,000	$549,360	70,694	$7.77	$322,640	231,289	$1.39
2028	$916,000	$577,080	72,419	$7.97	$338,920	235,579	$1.44
2029	$960,000	$604,800	74,145	$8.16	$355,200	239,868	$1.48
2030	$1,008,000	$635,040	75,871	$8.37	$372,960	244,158	$1.53
2031	$1,060,000	$667,800	77,596	$8.61	$392,200	248,447	$1.58
2032	$1,112,000	$700,560	79,322	$8.83	$411,440	252,737	$1.63
2033	$1,168,000	$735,840	81,048	$9.08	$432,160	257,026	$1.68
2034	$1,224,000	$771,120	82,773	$9.32	$452,880	261,316	$1.73
2035	$1,288,000	$811,440	84,499	$9.60	$476,560	265,605	$1.79
2036	$1,340,000	$844,200	86,224	$9.79	$495,800	269,895	$1.84
2037	$1,392,000	$876,960	87,950	$9.97	$515,040	274,184	$1.88
2038	$1,448,000	$912,240	89,676	$10.17	$535,760	278,474	$1.92
2039	$1,504,000	$947,520	91,401	$10.37	$556,480	282,763	$1.97
2040	$1,552,000	$977,760	93,127	$10.50	$574,240	287,053	$2.00
Total	$19,256,000	$12,131,280		$151.11	$7,124,720		$27.87

Discount Rate	**5.0%**		**5.0%**
Net Present Value	**$97.53**		**$17.89**

Maximum Supportable Police Impact Fee

Figure P5 shows the maximum supportable Police Impact Fee. Impact fees for Police are based on persons per housing unit for residential development and vehicle trips per development unit for nonresidential development. For residential development, the total cost per person is multiplied by the housing unit size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per development unit to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure P5. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$336.74	$59.32
Principal Payment Credit	($97.53)	($17.89)
Total	$239.21	$41.44

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$179	$233	($54)
851 to 1,000	Dwelling	0.97	$232	$233	($1)
1,001 to 1,250	Dwelling	1.23	$294	$233	$61
1,251 to 1,500	Dwelling	1.52	$364	$356	$8
1,501 to 2,000	Dwelling	1.91	$457	$356	$101
2,001 to 2,500	Dwelling	2.32	$555	$356	$199
2,501 to 3,000	Dwelling	2.64	$632	$356	$276
3,001 to 3,500	Dwelling	2.91	$696	$356	$340
3,501 and greater	Dwelling	3.14	$751	$356	$395

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	$506	$240	$266
Convenience Commercial	1,000 SF	16.81	$697	$240	$457
Office	1,000 SF	5.42	$225	$95	$130
Institutional/Public	1,000 SF	2.51	$104	$95	$9
Industrial	1,000 SF	1.69	$70	$33	$37
Warehousing	1,000 SF	0.86	$36	$17	$19
Hotel/Lodging	Room	4.00	$166	$240	($74)
RV Park	Pad	1.35	$56	$233	($177)

1. See Land Use Assumptions

REVENUE FROM POLICE IMPACT FEE

Revenue from the Police Impact Fee is estimated in Figure P6. There is projected to be 8,180 new housing units and approximately 6.6 million square feet of additional nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth for each land use. Overall, the projected revenue from the Police impact fee totals approximately $5.7 million and covers approximately 68% of the total expected expenditures. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure P6. Estimated Revenue from Police Impact Fee

Infrastructure Costs for Police Facilities

	Growth Cost
Police Facilities	$8,355,576
Total Expenditures	**$8,355,576**

Projected Development Impact Fee Revenue

		Single-Family $555 per unit	Multi-Family $364 per unit	Retail/Comm. $506 per 1000 Sq Ft	Office $225 per 1000 Sq Ft	Inst./Public $104 per 1000 Sq Ft	Industrial $70 per 1000 Sq Ft
Year		**Housing Units**	**Housing Units**	**KSF**	**KSF**	**KSF**	**KSF**
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		$3,402,150	$746,200	$931,105	$261,608	$226,876	$98,537

Projected Revenue =>	**$5,666,476**
Total Expenditures =>	**$8,355,576**
General Fund's Share =>	**$2,689,100**

TRANSPORTATION IMPACT FEE

The transportation impact fees include components for principal arterials, minor arterials, major collectors, minor collectors, and trails. The incremental expansion methodology is used for the transportation impact fee. The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors. Residential trip generation rates are customized to Grand Junction's residential development, as discussed in the following sections. Nonresidential trip generation rates are highest for retail/commercial development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories.

SERVICE AREA

The City of Grand Junction provides a citywide transportation network; therefore, there is a single service area for the transportation impact fees.

PROPORTIONATE SHARE FACTORS

Transportation impact fees should be proportionate to the cost of transportation infrastructure needed to accommodate new development. The transportation impact fees allocate the cost of transportation infrastructure between residential and nonresidential based on trip generation rates, trip adjustment factors, and trip lengths.

VEHICLE TRIPS

Average weekday vehicle trips are used as a measure of demand by land use. Vehicle trips are estimated using average weekday vehicle trip ends from the reference book, *Trip Generation, 11th Edition*, published by the Institute of Transportation Engineers (ITE) in 2021. A vehicle trip end represents a vehicle entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate the impact fees, trip generation rates are adjusted to avoid double counting each trip at both the origin and destination points. The basic trip adjustment factor is 50 percent. As discussed further below, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Residential Trip Generation Rates

As an alternative to simply using national average trip generation rates for residential development, published by the Institute of Transportation Engineers (ITE), TischlerBise calculates custom trip rates using local demographic data. Key inputs needed for the analysis, including average number of persons and vehicles available per housing unit, are available from American Community Survey (ACS) data.

Vehicle Trip Ends by Bedroom Range

TischlerBise recommends a fee schedule where larger units pay higher impact fees than smaller units. Benefits of the proposed methodology include: 1) proportionate assessment of infrastructure demand using local demographic data, and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501. Shown in Figure T1, cells with yellow shading indicate the unweighted survey results, which yield the unadjusted number of persons and vehicles available per housing unit. Unadjusted persons per housing unit and vehicles per housing unit are adjusted to control totals in Grand Junction – 2.11 persons per housing unit and 1.68 vehicles per unit. The analysis multiplies adjusted persons per housing unit estimates by the ITE weighted average trip rate per person to estimate trip ends per housing unit based on persons. The analysis multiplies adjusted vehicles per housing unit estimates by the ITE weighted average trip rate per vehicle to estimate trip ends per housing unit based on vehicles. Finally, the analysis calculates average trip ends per housing unit using the average number of trip ends per person and per vehicle. Housing units with 0-1 bedrooms generate 3.61 vehicle trips ends per day and housing units with 5+ bedrooms generate 11.36 vehicle trip ends per day.

Figure T1: Vehicle Trip Ends by Bedroom Range

Bedroom Range	Persons[1]	Housing Units[1]	Vehicles Available[1]	Housing Mix	Unadjusted PPHU	Adjusted PPHU[2]	Unadjusted VPHU	Adjusted VPHU[2]
0-1	233	193	159	8%	1.21	1.18	0.82	0.73
2	814	496	743	21%	1.64	1.61	1.50	1.33
3	2,647	1,202	2,401	50%	2.20	2.16	2.00	1.78
4	1,089	396	938	17%	2.75	2.70	2.37	2.11
5+	340	96	259	4%	3.54	3.48	2.70	2.40
Total	5,123	2,383	4,500	100%	2.15	2.11	1.89	1.68

National Averages According to ITE

ITE Code	AWVTE per Person	AWVTE per Vehicle	AWVTE per HU	Local Housing Mix
210 SFD	2.65	6.36	9.43	75%
221 Apt	2.28	3.97	4.54	25%
Weighted Avg	2.56	5.75	8.19	100%

Recommended AWVTE per Housing Unit

Bedroom Range	AWVTE per HU Based on Persons[3]	AWVTE per HU Based on Vehicles[4]	AWVTE per Housing Unit[5]
0-1	3.02	4.20	3.61
2	4.12	7.65	5.89
3	5.53	10.24	7.89
4	6.91	12.13	9.52
5+	8.91	13.80	11.36
Average	5.40	9.66	7.53

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501.
2. Represents unadjsted PUMS values scaled to control totals for Grand Junction using 2018-2022 ACS 5-Year Estimates.
3. Adjusted persons per housing unit multiplied by ITE weighted average trip rate per person.
4. Adjusted vehicles available per housing unit multiplied by ITE weighted average trip rate per vehicle.
5. Average trip rates based on persons and vehicles per housing unit.

Vehicle Trip Ends by Housing Size

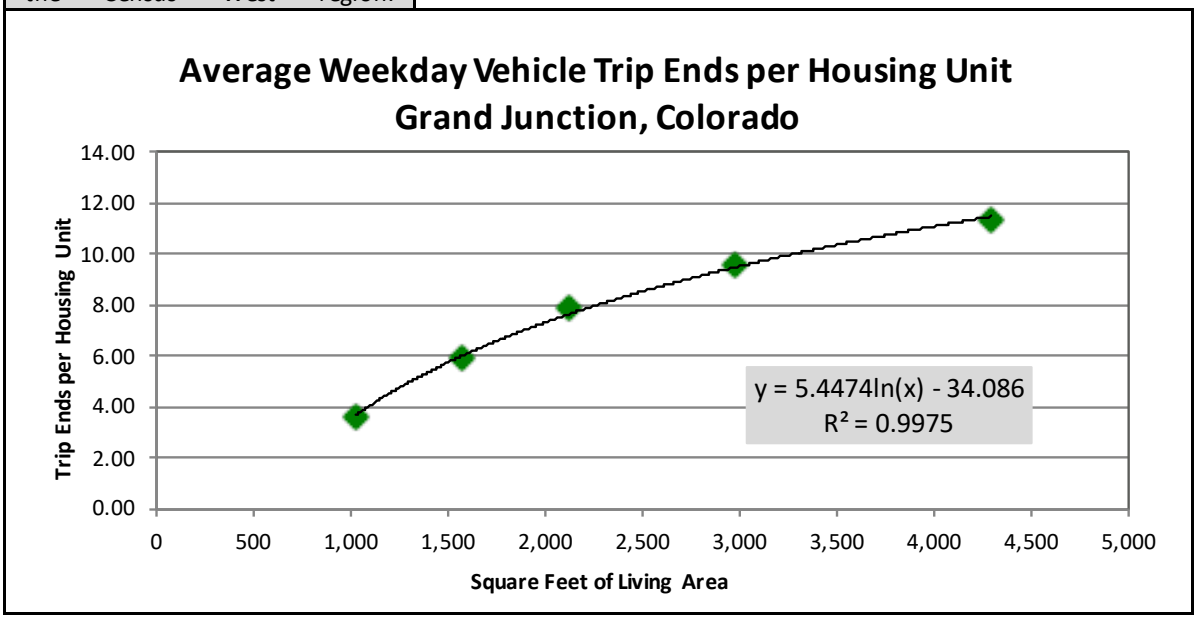
To derive average weekday vehicle trip ends by dwelling size, Tischler Bise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, living areas range from 1,021 square feet for 0- to 1-bedroom housing units up to 4,292 square feet for 5+ bedroom housing units. Citywide average floor area and weekday vehicle trip ends, by bedroom range, are plotted in Figure T2 with a logarithmic trend line formula to derive trip ends by housing unit size. TischlerBise recommends a minimum size based on 850 square feet or less and a maximum size of 4,501 square feet or larger.

A medium-size unit with 2,501 to 3,000 square feet has a fitted-curve value of 9.05 vehicle trip ends on an average weekday – this is less than the national average of 9.43 vehicle trip ends per single-family unit. A small unit of 850 square feet or less generates 2.66 vehicle trip ends, and this represents 29 percent of demand from a medium-size unit. A large unit of 3,501 square feet or more generates 10.74 vehicle trip ends, and this represents 119 percent of demand from a medium-size unit. With a "one-size-fits-all" approach, small units pay more than their proportionate share while large units pay less than their proportionate share.

Figure T2: Vehicle Trip Ends by Housing Size

Average weekday vehicle trip ends per housing unit derived from 2018-2022 ACS 5-Year PUMS data for the area that includes Grand Junction. Unit size for 0-1 bedroom from the 2022 U.S. Census Bureau average for all multi-family units constructed in the Census West region. Unit size for all other bedrooms from the 2022 U.S. Census Bureau average for single-family units constructed in the Census West region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,021	3.61	850 or less	2.66
2	1,573	5.89	851 to 1,000	3.41
3	2,123	7.89	1,001 to 1,250	4.30
4	2,974	9.52	1,251 to 1,500	5.28
5+	4,292	11.36	1,501 to 2,000	6.59
			2,001 to 2,500	7.96
			2,501 to 3,000	9.05
			3,001 to 3,500	9.96
			3,501 or more	10.74



Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional/public development uses Hospital (ITE 610) and generates 10.77 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area.

Figure T3: Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 55 percent to account for commuters leaving Grand Junction for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure T4, the U.S. Census Bureau's OnTheMap web application indicates 33 percent of resident workers traveled outside of Grand Junction for work in 2021. In combination, these factors (0.31 x 0.50 x 0.33 = 0.05) support the additional five percent allocation of trips to residential development.

Figure T4: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	25,498
Residents Living and Working in Grand Junction	17,052
Residents Commuting Outside Grand Junction for Work	8,446
Percent Commuting out of Grand Junction	33%
Additional Production Trips[1]	5%
Standard Trip Rate Adjustment	50%
Residential Trip Adjustment Factor	55%

Source: U.S. Census Bureau, OnTheMap Application (v 6.24.1) and LEHD Origin-Destination Employment Statistics, 2021.

1. According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2021 indicate that 33 percent of Grand Junction's workers travel outside the city for work. In combination, these factors (0.3099 x 0.50 x 0.33 = 0.05) account for 5 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (5 percent of production trips) for a total of 55 percent. *http://nhts.ornl.gov/publications.shtml ; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure T5, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Grand Junction's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing development generates 359,836 vehicle trips on an average weekday.

Figure T5: Average Weekday Vehicle Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2024 Dev Units	2024 Trips
Single Family	HU	210	9.43	55%	23,347	121,090
Multi-Family	HU	221	4.54	55%	8,140	20,326
Retail/Commercial	KSF	820	37.01	33%	10,242	125,090
Office	KSF	710	10.84	50%	7,639	41,406
Institutional/Public	KSF	610	10.77	50%	7,366	39,666
Industrial	KSF	130	3.37	50%	7,275	12,259
Total						359,836

PERSON TRIPS

Grand Junction is a unique community with residents and workers using varying modes of travel. In general, an impact fee study calculates future development's impact on infrastructure. In suburban, greenfield communities that concentrate on roadway expansion to accommodate additional vehicles, a development's impact is best estimated by calculating the additional vehicle trips or vehicle miles traveled (VMT) generated by the development. However, based on the urban environment and residents' travel behaviors, a multimodal approach is necessary for the City of Grand Junction. This is also consistent with the capital improvements identified in Grand Junction's Capital Improvement Plan and Grand Junction's desire to serve all modes of travel. As such, the multimodal approach calculates person trips generated by the varying development types in the study.

Person Trip Methodology

According to the Institute of Transportation Engineers (ITE), there are several elements necessary to calculate person trips. The following equation is provided in the ITE's Trip Generation Handbook (2021):

Person trips = [(vehicle occupancy) x (vehicle trips)] + transit trips + walk trips + bike trips

To create a more streamlined approach, this study uses "walk / bike / scooter" as the sum of walk and bike trips. The Trip Generation Handbook outlines the general approach to calculating person trips:

1. **Estimate vehicle trip ends generated by development type.** This study uses the vehicle trip rates found in Figure T2 for residential development and Figure T3 for nonresidential development.
2. **Determine mode share and vehicle occupancy.** This study uses mode share and vehicle occupancy data for Mesa County provided by Grand Valley Metropolitan Planning Organization (GVMPO) as part of the 2024 Colorado Department of Transportation (CDOT) travel survey.
3. **Convert vehicle trips to person trips.** This conversion calculates the total person trips by combining the vehicle trip mode share and vehicle occupancy.

Mode Share and Vehicle Occupancy

Vehicle trip estimates, by mode, from the CDOT travel survey provide mode share and vehicle occupancy data used in this analysis. According to preliminary results for Mesa County, the vehicle mode share is 86.3 percent for residential trips, 94.7 percent for nonresidential commercial/retail trips, and 89.2 percent for other nonresidential trips. Additionally, the vehicle trips had an average vehicle occupancy of 1.21 passengers per residential trip, 1.25 passengers per nonresidential commercial/retail trip, and 1.20 passengers per other nonresidential trip.

Figure T6: Mode Share

	Residential		Commercial/Retail		Other Nonresidential	
Mode	Trips	Share	Trips	Share	Trips	Share
Vehicle	1,220	86.3%	412	94.7%	181	89.2%
Transit	12	0.9%	0	0.0%	10	4.9%
Walk/Bike/Scooter	181	12.8%	23	5.3%	12	5.9%
Total	1,413	100.0%	435	100.0%	203	100.0%

Figure T7: Vehicle Occupancy

	Residential	Commercial/Retail	Other Nonresidential
Vehicle Occupants	1,474	515	217
Vehicle Trips	1,220	412	181
Vehicle Occupancy	1.21	1.25	1.20

Source: CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Calculation of Person Trip Ends

The total person trip end rate for each land use can be calculated using the vehicle trip end rate, vehicle occupancy rate, and vehicle mode share. The following formula to calculate vehicle trip ends is provided in the ITE's Trip Generation Handbook (2021):

Vehicle trip ends = [(person trip ends) x (vehicle mode share)]/(vehicle occupancy)

To calculate average weekday person trip ends for each land use, the analysis inputs vehicle trip ends, vehicle occupancy, and vehicle mode share factors found in earlier sections. For example, a 2,700-square-foot housing unit generates 9.05 average weekday vehicle trip ends, has a vehicle occupancy rate is 1.21, and the vehicle mode share is 86.3 percent. Based on these factors, a 2,700-square-foot housing unit generates 12.69 average weekday person trip ends ([9.05 vehicle trip ends X 1.21 occupancy rate] / 86.3 percent vehicle mode share). Figure T8 includes average weekday person trip ends for each land use.

Figure T8: Average Weekday Person Trip Ends by Land Use

Residential per Development Unit					
Unit Size	Development Unit	Vehicle Trip Ends per Unit[1]	Vehicle Occupancy[2]	Vehicle Mode Share[2]	Person Trip Ends per Unit
850 or less	Dwelling	2.66	1.21	86.3%	3.73
851 to 1,000	Dwelling	3.41	1.21	86.3%	4.78
1,001 to 1,250	Dwelling	4.30	1.21	86.3%	6.03
1,251 to 1,500	Dwelling	5.28	1.21	86.3%	7.40
1,501 to 2,000	Dwelling	6.59	1.21	86.3%	9.24
2,001 to 2,500	Dwelling	7.96	1.21	86.3%	11.16
2,501 to 3,000	Dwelling	9.05	1.21	86.3%	12.69
3,001 to 3,500	Dwelling	9.96	1.21	86.3%	13.96
3,501 and greater	Dwelling	10.74	1.21	86.3%	15.06

Nonresidential per Development Unit					
Development Type	Development Unit	Vehicle Trip Ends per Unit[1]	Vehicle Occupancy[2]	Vehicle Mode Share[2]	Person Trip Ends per Unit
Retail/Commercial	1,000 Sq Ft	37.01	1.25	94.7%	48.85
Convenience Commercial	1,000 Sq Ft	50.94	1.25	94.7%	67.24
Office	1,000 Sq Ft	10.84	1.20	89.2%	14.58
Institutional/Public	1,000 Sq Ft	10.77	1.20	89.2%	14.49
Industrial	1,000 Sq Ft	3.37	1.20	89.2%	4.53
Warehousing	1,000 Sq Ft	1.71	1.20	89.2%	2.30
Hotel/Lodging	Room	7.99	1.20	89.2%	10.75
RV Park	Pad	2.70	1.20	89.2%	3.63

1. See Land Use Assumptions
2. CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Average Weekday Person Trips

Shown below, multiplying average weekday person trip ends and trip adjustment factors by existing development units provides the average weekday person trips generated by existing development. As shown below, existing development generates 488,921 person trips on an average weekday.

Figure T9: Average Weekday Person Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday PTE	Trip Adjustment	2024 Dev Units	2024 Person Trips
Single Family	HU	Custom	13.22	55%	23,347	169,757
Multi-Family	HU	Custom	6.37	55%	8,140	28,518
Retail/Commercial	KSF	820	48.85	33%	10,242	165,108
Office	KSF	710	14.58	50%	7,639	55,692
Institutional/Public	KSF	610	14.49	50%	7,366	53,367
Industrial	KSF	130	4.53	50%	7,275	16,478
Total						488,921

PERSON MILES TRAVELED (PMT)

The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors.

Trip Length Weighting Factor

The transportation impact fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 3-1, Table 3-2, and Table 3-3 of the 2022 National Household Travel Survey, person trips from residential development are approximately 124 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with commercial development are roughly 46 percent of the average trip length while other nonresidential development typically accounts for trips that are 61 percent of the average for all trips.

Local Trip Lengths

According to recent estimates, Grand Junction provides approximately 223.1 lane miles of arterials and collectors citywide. Using the capacity standards shown below, Grand Junction's existing network provides 1,759,670 vehicle miles of capacity – the weighted average is 7,887 vehicles per lane.

Figure T10: Existing Arterial and Collector Network

Description	Lane Miles	Lane Cap	VMC
Principal Arterial	74.9	9,000	674,100
Minor Arterial	66.6	8,000	532,400
Major Collector	63.2	7,000	442,050
Minor Collector	18.5	6,000	111,120
Total	223.1	7,887	1,759,670

Source: City of Grand Junction

To derive the average utilization (i.e., average trip length expressed in miles) of the major streets, divide vehicle miles of capacity by person trips attracted to development in Grand Junction. As shown in Figure T9, citywide development currently attracts 488,921 average weekday person trips. Dividing 1,759,670 vehicle miles of capacity by existing average weekday person trips yields an unweighted-average trip length of approximately 3.599 miles. The calibration of average trip length includes the same adjustment factors used in the impact fee calculations (i.e., commuter trip adjustment, pass-by trip adjustment, and average trip length adjustment). With these refinements, the weighted-average trip length is 4.417 miles.

Local Person Miles Traveled

Shown below are the demand indicators for residential and nonresidential land uses related to person miles traveled (PMT).

Figure T11: Average Weekday PMT by Land Use

Residential Development						
Unit Size	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment[1]	Average Trip Length (miles)[2]	Trip Length Adjustment[3]	PMT per Unit[1]
850 or less	Dwelling	3.73	55%	4.417	124%	11.24
851 to 1,000	Dwelling	4.78	55%	4.417	124%	14.40
1,001 to 1,250	Dwelling	6.03	55%	4.417	124%	18.16
1,251 to 1,500	Dwelling	7.40	55%	4.417	124%	22.29
1,501 to 2,000	Dwelling	9.24	55%	4.417	124%	27.83
2,001 to 2,500	Dwelling	11.16	55%	4.417	124%	33.62
2,501 to 3,000	Dwelling	12.69	55%	4.417	124%	38.23
3,001 to 3,500	Dwelling	13.96	55%	4.417	124%	42.05
3,501 and greater	Dwelling	15.06	55%	4.417	124%	45.37

Nonresidential Development						
Development Type	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment[1]	Average Trip Length (miles)[2]	Trip Length Adjustment[3]	PMT per Unit[1]
Retail/Commercial	1,000 Sq Ft	48.85	33%	4.417	46%	32.75
Convenience Commercial	1,000 Sq Ft	67.24	33%	4.417	46%	45.08
Office	1,000 Sq Ft	14.58	50%	4.417	61%	19.64
Institutional/Public	1,000 Sq Ft	14.49	50%	4.417	61%	19.52
Industrial	1,000 Sq Ft	4.53	50%	4.417	61%	6.10
Warehousing	1,000 Sq Ft	2.30	50%	4.417	61%	3.10
Hotel/Lodging	Room	10.75	50%	4.417	61%	14.48
RV Park	Pad	3.63	50%	4.417	61%	4.89

1. See Land Use Assumptions
2. TischlerBise calculation
3. National Household Travel Survey data, 2022; TischlerBise analysis

IMPACT FEE COMPONENTS

The transportation impact fee is based on Grand Junction's existing inventory of arterials, collectors, and trails. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Principal Arterial

Grand Junction currently provides approximately 74.9 lane miles of principal arterials to existing development, and Grand Junction plans to construct additional principal arterials to serve future development. Grand Junction's existing level of service is 0.4256 lane miles per 10,000 PMT (74.9 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for principal arterials.

Based on Engineering & Transportation Department estimates, the construction cost for principal arterials is $2,051,280 per lane mile. The analysis uses this cost as a proxy for future growth-related principal arterial costs, and Grand Junction may use impact fees to construct principal arterials to serve future development. For principal arterials, the cost is $87.31 per PMT (74.9 lane miles / 1,759,685 PMT X $2,051,280 per lane mile).

Figure T12: Principal Arterial Level of Service and Cost Factors

Cost Factors	
Principal Arterial Cost per Mile	$12,307,680
Lanes	6.0
Principal Arterial Cost per Lane Mile	$2,051,280

Level-of-Service (LOS) Standards	
Existing Lane Miles	74.9
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.4256
Cost per PMT	$87.31

Source: Grand Junction Engineering & Transportation Department

Minor Arterial

Grand Junction currently provides approximately 66.6 lane miles of minor arterials to existing development, and Grand Junction plans to construct additional minor arterials to serve future development. Grand Junction's existing level of service is 0.3782 lane miles per 10,000 PMT (66.6 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor arterials.

Based on Engineering & Transportation Department estimates, the construction cost for minor arterials is $1,622,016 per lane mile. The analysis uses this cost as a proxy for future growth-related minor arterial costs, and Grand Junction may use impact fees to construct minor arterials to serve future development. For minor arterials, the cost is $61.34 per PMT (66.6 lane miles / 1,759,685 PMT X $1,622,016 per lane mile).

Figure T13: Minor Arterial Level of Service and Cost Factors

Cost Factors	
Minor Arterial Cost per Mile	$8,110,080
Lanes	5.0
Minor Arterial Cost per Lane Mile	$1,622,016

Level-of-Service (LOS) Standards	
Existing Lane Miles	66.6
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3782
Cost per PMT	$61.34

Source: Grand Junction Engineering & Transportation Department

Major Collector

Grand Junction currently provides approximately 63.2 lane miles of major collectors to existing development, and Grand Junction plans to construct additional major collectors to serve future development. Grand Junction's existing level of service is 0.3589 lane miles per 10,000 PMT (63.2 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for major collectors.

Based on Engineering & Transportation Department estimates, the construction cost for major collectors is $1,830,400 per lane mile. The analysis uses this cost as a proxy for future growth-related major collector costs, and Grand Junction may use impact fees to construct major collectors to serve future development. For major collectors, the cost is $65.69 per PMT (63.2 lane miles / 1,759,685 PMT X $1,830,400 per lane mile).

Figure T14: Major Collector Level of Service and Cost Factors

Cost Factors	
Major Collector Cost per Mile	$5,491,200
Lanes	3.0
Major Collector Cost per Lane Mile	$1,830,400

Level-of-Service (LOS) Standards	
Existing Lane Miles	63.2
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3589
Cost per PMT	$65.69

Source: Grand Junction Engineering & Transportation Department

Minor Collector

Grand Junction currently provides approximately 18.5 lane miles of minor collectors to existing development, and Grand Junction plans to construct additional minor collectors to serve future development. Grand Junction's existing level of service is 0.1052 lane miles per 10,000 PMT (18.5 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor collectors.

Based on Engineering & Transportation Department estimates, the construction cost for minor collectors is $1,911,360 per lane mile. The analysis uses this cost as a proxy for future growth-related minor collector costs, and Grand Junction may use impact fees to construct minor collectors to serve future development. For minor collectors, the cost is $20.12 per PMT (18.5 lane miles / 1,759,685 PMT X $1,911,360 per lane mile).

Figure T15: Minor Collector Level of Service and Cost Factors

Cost Factors	
Minor Collector Cost per Mile	$3,822,720
Lanes	2.0
Minor Collector Cost per Lane Mile	$1,911,360

Level-of-Service (LOS) Standards	
Existing Lane Miles	18.5
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.1052
Cost per PMT	$20.12

Source: Grand Junction Engineering & Transportation Department

Trail

Grand Junction currently provides approximately 28.26 miles of trails, also known as off-network active transportation corridors, to existing development, and Grand Junction plans to construct additional trails to serve future development. The total value of Grand Junction's existing trails is $67,230,152, and the analysis uses the weighted average of $2,378,589 per mile ($67,230,152 total value / 28.26 miles of existing trails) as a proxy for future growth-related trail costs.

Figure T16: Trail Cost Factors

Constructed Off-Network ATCs	Miles	Est. Construction Investment	Estimated ROW Value	Total Value
Riverfront Trail	13.77	$14,537,861	$14,537,861	$29,075,722
Monument Trail	3.67	$3,874,685	$3,874,685	$7,749,369
Audubon Trail	3.35	$3,537,522	$3,537,522	$7,075,044
Leach Creek Trail	2.41	$7,543,270	$2,543,270	$10,086,541
Eagle Rim Park	1.04	$2,198,651	$1,098,651	$3,297,302
Price Ditch Trail	0.97	$1,027,622	$1,027,622	$2,055,244
Highway 50 Trail	0.75	$793,828	$793,828	$1,587,656
Colorado Mesa University	0.53	$554,517	$554,517	$1,109,034
Independent Ranchman's Trail	0.35	$368,277	$368,277	$736,554
Main Street Bridge	0.30	$1,600,000	$314,931	$1,914,931
Ridges Blvd Trail	0.28	$449,195	$299,195	$748,391
GV Canal Trail	0.27	$280,369	$280,369	$560,738
Ridge Dr Trail	0.20	$212,577	$212,577	$425,154
Westlake Park Trail	0.16	$171,981	$171,981	$343,962
Levi Ct to Horizon Drive	0.10	$103,338	$103,338	$206,676
Little Bookcliff	0.04	$46,460	$46,460	$92,920
Lincoln Park	0.08	$82,456	$82,456	$164,913
Total	28.26	$37,382,610	$29,847,541	$67,230,152

Source: Grand Junction Engineering & Transportation Department

Grand Junction's existing level of service is 0.1606 miles per 10,000 PMT (28.26 miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service. The analysis uses the weighted average of $2,378,589 per mile as a proxy for future growth-related costs. The trail cost is $38.21 per PMT (28.26 miles / 1,759,685 PMT X $2,378,589 per mile).

Figure T17: Trail Level of Service and Cost Factors

Cost Factors	
Total Value	$67,230,152
Existing Miles	28.3
Trail Cost per Mile	$2,378,589

Level-of-Service (LOS) Standards	
Existing Miles	28.26
2024 PMT	1,759,685
Miles per 10,000 PMT	0.1606
Cost per PMT	$38.21

Source: Grand Junction Engineering & Transportation Department

PROJECTION OF GROWTH-RELATED TRANSPORTATION NEEDS

As shown in the *Land Use Assumptions* document, projected development includes an additional 8,180 housing units and 6,592,000 square feet of nonresidential floor area over the next 10 years. Based on the trip generation factors discussed in this section, projected development generates an additional 417,742 PMT over the next 10 years. Shown below in Figure T18, Grand Junction needs to construct approximately 17.8 lane miles of principal arterials at a cost of $39,741,374 (17.8 lane miles X $2,235,034 per lane mile), 15.8 lane miles of minor arterials at a cost of $36,172,343 (15.8 lane miles X $2,289,558 per lane mile), 15.0 lane miles of major collectors at a cost of $40,944,901 (15.0 lane miles X $2,731,175 per lane mile), 4.4 lane miles of minor collectors at a cost of $11,849,979 (4.4 lane miles X $2,695,254 per lane mile), and 6.7 miles of trails at a cost of $15,960,159 (6.7 miles X $2,378,589 per mile) over the next 10 years to maintain the existing levels of service.

Figure T18: 10-Year Transportation Infrastructure Needs to Accommodate Growth

Development Type	Dev Unit	Avg Wkday PTE	Trip Adjustment	Trip Length Adjustment	2024 Dev Units	2024 PMT
Single Family	HU	13.22	55%	124%	23,347	929,775
Multi-Family	HU	6.37	55%	124%	8,140	156,198
Retail/Commercial	KSF	48.85	33%	46%	10,242	335,469
Office	KSF	14.58	50%	61%	7,639	150,054
Institutional/Public	KSF	14.49	50%	61%	7,366	143,790
Industrial	KSF	4.53	50%	61%	7,275	44,398
Total						1,759,685

Average Trip Length (miles)	4.417
Average Lane Capacity	7,887

Grand Junction, Colorado	Base	1	2	3	4	5	10	10-Year
	2024	2025	2026	2027	2028	2029	2034	Increase
Single Family Units	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
Mobile Home Units	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Retail/Commercial KSF	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
Office KSF	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
Institutional/Public KSF	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
Industrial KSF	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Single-Family Trips	169,757	174,215	178,672	183,129	187,586	192,043	214,329	44,571
Mobile Home Trips	28,518	29,237	29,955	30,673	31,391	32,110	35,701	7,182
Residential Trips	198,276	203,451	208,627	213,802	218,977	224,153	250,029	51,753
Retail/Commercial Trips	165,108	168,074	171,041	174,007	176,973	179,940	194,772	29,664
Office Trips	55,692	56,539	57,387	58,235	59,082	59,930	64,168	8,476
Institutional/Public Trips	53,367	54,947	56,528	58,108	59,689	61,269	69,172	15,805
Industrial Trips	16,478	16,797	17,116	17,435	17,754	18,072	19,667	3,188
Nonresidential Trips	290,645	296,358	302,071	307,785	313,498	319,211	347,778	57,133
Total Person Trips	**488,921**	**499,809**	**510,698**	**521,587**	**532,475**	**543,364**	**597,807**	**108,887**
Total PMT	**1,759,685**	**1,801,459**	**1,843,234**	**1,885,008**	**1,926,782**	**1,968,556**	**2,177,427**	**417,742**
Principal Arterial Lane Miles	74.9	76.7	78.5	80.2	82.0	83.8	92.7	17.8
Minor Arterial Lane Miles	66.6	68.1	69.7	71.3	72.9	74.4	82.3	15.8
Major Collector Lane Miles	63.2	64.6	66.1	67.6	69.1	70.6	78.1	15.0
Minor Collector Lane Miles	18.5	19.0	19.4	19.8	20.3	20.7	22.9	4.4
Trail Miles	28.3	28.9	29.6	30.3	30.9	31.6	35.0	6.7

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has outstanding and planned debt obligations of $68,860,000 related to the construction of existing and future arterial and collector improvements. A credit is necessary since new development will pay the impact fee and will also contribute to future principal payments on the remaining debt through taxes. A credit is not necessary for future interest payments because the analysis excludes interest costs from the impact fee calculation. The analysis divides annual principal payments by projected PMT to determine the annual cost of principal payments per PMT. To account for the time value of money, the analysis calculates the net present value of future principal payments per PMT using the Series 2020B discount rate of 4.00 percent. The net present value of future principal payments related to existing debt is $18.83 per PMT.

Figure T19: Principal Payment Credit

Year	2020A Principal	2020B Principal	2025A Principal	Total Principal	PMT	Payment per PMT
2024	$2,040,000	$0		$2,040,000	1,759,685	$1.16
2025	$1,180,000	$0	$1,000,000	$2,180,000	1,801,459	$1.21
2026	$1,200,000	$0	$1,000,000	$2,200,000	1,843,234	$1.19
2027	$1,225,000	$0	$1,000,000	$2,225,000	1,885,008	$1.18
2028	$535,000	$725,000	$1,000,000	$2,260,000	1,926,782	$1.17
2029	$0	$1,411,000	$1,000,000	$2,411,000	1,968,556	$1.22
2030	$0	$1,411,000	$1,000,000	$2,411,000	2,010,330	$1.20
2031	$0	$1,411,000	$1,000,000	$2,411,000	2,052,105	$1.17
2032	$0	$1,411,000	$1,000,000	$2,411,000	2,093,879	$1.15
2033	$0	$1,411,000	$1,000,000	$2,411,000	2,135,653	$1.13
2034	$0	$1,724,000	$1,000,000	$2,724,000	2,177,427	$1.25
2035	$0	$1,724,000	$1,000,000	$2,724,000	2,219,201	$1.23
2036	$0	$1,724,000	$1,000,000	$2,724,000	2,260,976	$1.20
2037	$0	$1,724,000	$1,000,000	$2,724,000	2,302,750	$1.18
2038	$0	$1,724,000	$1,000,000	$2,724,000	2,344,524	$1.16
2039	$0	$2,105,000	$1,000,000	$3,105,000	2,386,298	$1.30
2040	$0	$2,105,000	$1,000,000	$3,105,000	2,428,072	$1.28
2041	$0	$2,105,000	$1,000,000	$3,105,000	2,469,847	$1.26
2042	$0	$2,105,000	$1,000,000	$3,105,000	2,511,621	$1.24
2043	$0	$2,105,000	$1,000,000	$3,105,000	2,553,395	$1.22
2044	$0	$2,572,000	$1,000,000	$3,572,000	2,591,409	$1.38
2045	$0	$2,572,000		$2,572,000	2,629,422	$0.98
2046	$0	$2,572,000		$2,572,000	2,667,436	$0.96
2047	$0	$2,572,000		$2,572,000	2,705,450	$0.95
2048	$0	$2,572,000		$2,572,000	2,743,464	$0.94
2049	$0	$2,895,000		$2,895,000	2,781,477	$1.04
Total	$6,180,000	$42,680,000	$20,000,000	$68,860,000		$30.36
				Interest Rate[1]		4.00%
				Credit per PMT		$18.83

1. Transportation 2020B

Source: Grand Junction Engineering & Transportation Department

MAXIMUM SUPPORTABLE TRANSPORTATION IMPACT FEE

Infrastructure components and cost factors for transportation impact fees are summarized in the upper portion of Figure T20. The cost per service unit is $253.84 per PMT. Transportation impact fees for residential development are calculated per housing unit, based on unit size, and vary proportionately according to the number of PMT per housing unit. The fee of $8,534 for a residential unit with 2,200 square feet is calculated using a cost per service unit of $253.84 per PMT multiplied by 33.62 PMT per unit. Nonresidential impact fees are calculated per development unit and vary proportionately according to the number of PMT per development unit. The industrial fee of $1,548 per development unit is calculated using a cost per service unit of $253.84 per PMT multiplied by 6.10 PMT per development unit.

Figure T20: Maximum Supportable Transportation Impact Fee

Fee Component	Cost per PMT
Principal Arterial	$87.31
Minor Arterial	$61.34
Major Collector	$65.69
Minor Collector	$20.12
Trail	$38.21
Debt Credit	($18.83)
Total	$253.84

Residential Fees per Development Unit					
Unit Size	Development Unit	PMT per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	11.24	$2,853	$3,291	($438)
851 to 1,000	Dwelling	14.40	$3,655	$3,291	$364
1,001 to 1,250	Dwelling	18.16	$4,610	$3,291	$1,319
1,251 to 1,500	Dwelling	22.29	$5,658	$3,516	$2,142
1,501 to 2,000	Dwelling	27.83	$7,064	$5,382	$1,682
2,001 to 2,500	Dwelling	33.62	$8,534	$6,142	$2,392
2,501 to 3,000	Dwelling	38.23	$9,704	$8,044	$1,660
3,001 to 3,500	Dwelling	42.05	$10,674	$8,044	$2,630
3,501 and greater	Dwelling	45.37	$11,517	$8,044	$3,473

Nonresidential Fees per Development Unit					
Development Type	Development Unit	PMT per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	32.75	$8,313	$8,256	$57
Convenience Commercial	1,000 SF	45.08	$11,443	$17,551	($6,108)
Office	1,000 SF	19.64	$4,985	$6,624	($1,639)
Institutional/Public	1,000 SF	9.09	$2,307	$1,529	$778
Industrial	1,000 SF	6.10	$1,548	$2,313	($765)
Warehousing	1,000 SF	3.10	$787	$1,025	($238)
Hotel/Lodging	Room	14.48	$3,676	$4,537	($861)
RV Park	Pad	4.89	$1,241	$3,651	($2,410)

1. See Land Use Assumptions

REVENUE FROM TRANSPORTATION IMPACT FEES

Projected fee revenue shown in Figure T21 is based on the development projections in the *Land Use Assumptions* document and the maximum supportable transportation impact fees. If development occurs faster than projected, the demand for infrastructure will increase along with impact fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and impact fee revenue will decrease at a similar rate. Projected impact fee revenue equals $99,061,413 and projected expenditures equal $113,904,408. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure T21: Estimated Revenue from Transportation Impact Fees

Fee Component	Growth Share	Existing Share	Total
Principal Arterial	$36,474,022	$0	$36,474,022
Minor Arterial	$25,625,956	$0	$25,625,956
Major Collector	$27,440,767	$0	$27,440,767
Minor Collector	$8,403,503	$0	$8,403,503
Trail	$15,960,159	$0	$15,960,159
Total	$113,904,408	$0	$113,904,408

		Single-Family $8,534 per unit	Multi-Family $5,658 per unit	Retail/Comm. $8,313 per 1,000 sq ft	Office $4,985 per 1,000 sq ft	Inst./Public $2,307 per 1,000 sq ft	Industrial $1,548 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
10-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue		$56,194,724	$12,459,519	$16,432,242	$6,226,557	$5,407,013	$2,341,357

Projected Revenue =>	**$99,061,413**
Total Expenditures =>	**$113,904,408**
General Fund's Share =>	**$14,842,995**

IMPLEMENTATION AND ADMINISTRATION

Impact fees should be periodically evaluated and updated to reflect recent data. City of Grand Junction will continue to adjust for inflation. If cost estimates or demand indicators change significantly, Grand Junction should update the fee calculations.

Colorado's enabling legislation allows local governments to "waive an impact fee or other similar development charge on the development of low- or moderate-income housing, or affordable employee housing, as defined by the local government."

CREDITS AND REIMBURSEMENTS

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that particular development.

SERVICE AREA

A development impact fee service area is a region in which a defined set of improvements provide benefit to an identifiable amount of new development. Within a service area, all new development types (single-family, commercial, etc.) are assessed at the same development impact fee rate. Land use assumptions and development impact fees are each defined in terms of this geography, so that capital facility demand, projects needed to meet that demand, and capital facility cost are all quantified in the same terms. Development impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of a large number of small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis of the City and the type of facilities and improvements included in the development impact fee calculation, TischlerBise has determined that a citywide service area is appropriate for the City of Grand Junction for all impact fees with the exception of parks and recreation, which includes the 201 Service Area Boundary.

APPENDIX A: LAND USE ASSUMPTIONS

OVERVIEW

The City of Grand Junction, Colorado, retained TischlerBise to analyze the impacts of development on its capital facilities and to calculate impact fees based on that analysis. The population, housing unit, and job projections contained in this document provide the foundation for the impact fee study. To evaluate demand for growth-related infrastructure from various types of development, TischlerBise prepared documentation on demand indicators by type of housing unit, jobs and floor area by type of nonresidential development. These metrics (explained further below) are the demand indicators to be used in the impact fee study.

Impact fees are based on the need for growth-related capital improvements, and they must be proportionate to the type of land use. The demographic data and development projections are used to demonstrate proportionality and to anticipate the need for future infrastructure. Demographic data reported by the U.S. Census Bureau, and data provided by Grand Junction and Mesa County Regional Transportation Planning Organization (RTPO) staff, are used to calculate base year estimates and annual projections for a 10-year horizon. Impact fee studies typically look out five to ten years, with the expectation that fees will be updated every three to five years.

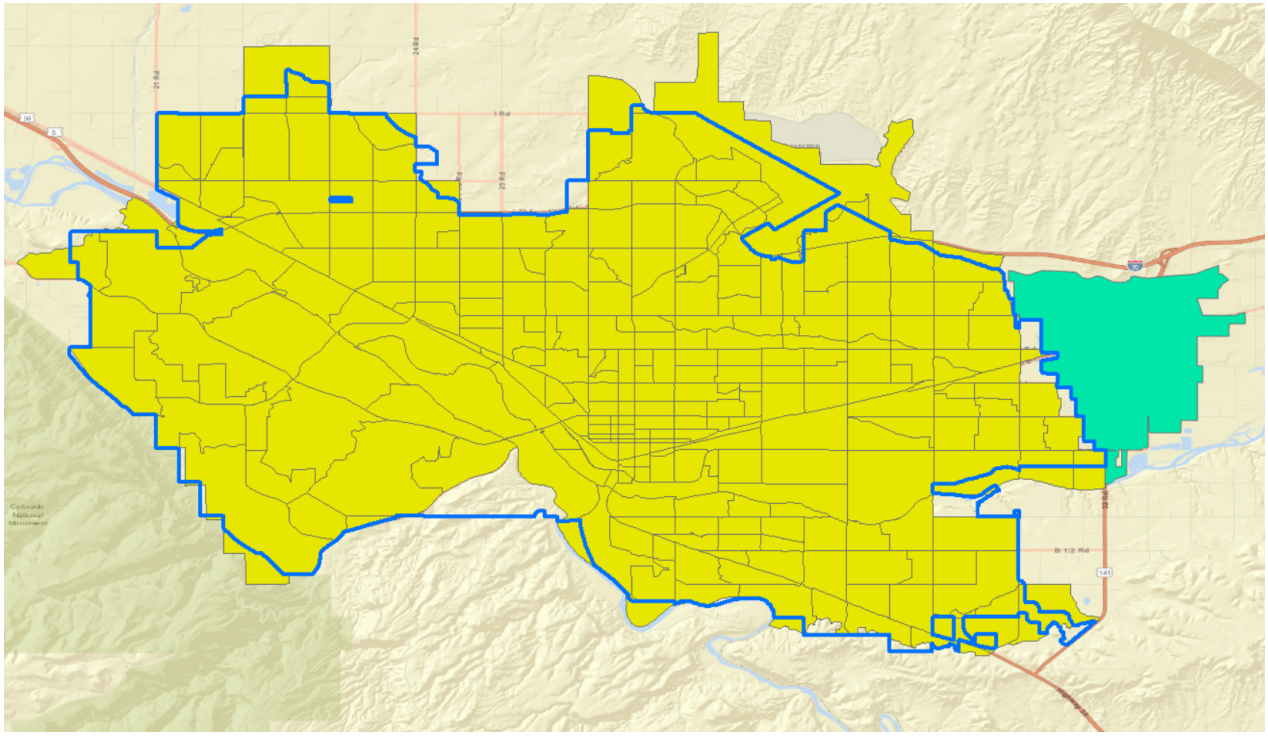
SUMMARY OF GROWTH INDICATORS

Key development projections for Grand Junction's impact fee study are housing units and nonresidential floor area. These projections are used to estimate impact fee revenue and to indicate the anticipated need for growth-related infrastructure. The goal is to have reasonable projections without being overly concerned with precision, because impact fees methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts. If actual development is slower than projected, impact fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Grand Junction will receive more impact fee revenue, but it will also need to accelerate infrastructure improvements to keep pace with the actual rate of development. Based on the assumptions outlined in the following sections, projected citywide development over the next ten years includes an average of 818 residential units per year and approximately 759,900 square feet of nonresidential floor area per year.

RESIDENTIAL DEVELOPMENT

Current estimates and future projections of residential development are detailed in this section, including population and housing units by type (e.g., single-family versus multi-family units). Due to differing development patterns both in and outside of City limits, TischlerBise reviewed base year population and housing unit estimates for the City of Grand Junction and specific TAZ boundaries from the Transportation Master Plan which are also associated with the 201 Sewer Service Area Boundary. The task at hand is to provide baseline population and housing unit estimates for those areas of the 201 Sewer Service Area Boundary which can reasonably be expected to be annexed into the City of Grand Junction over the next ten years. Figure A1 depicts the 201 Sewer Service Area Boundary (light blue line) and TAZ areas (yellow) incorporated into the study population and housing estimates.

Figure A1: Map of 201 Sewer Service Boundary and TAZ Areas



Occupancy by Housing Type

In 2010 the U.S. Census Bureau transitioned from the traditional long-form questionnaire to the American Community Survey (ACS), which is less detailed and has smaller sample sizes. As a result, Census data now has more limitations than before. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses). For impact fees in Grand Junction, "single-family" residential includes detached units and townhouses that share a common sidewall but are constructed on an individual parcel of land. The second residential category includes all multi-family structures with two or more units on an individual parcel of land.

According to the Census Bureau, a household is a housing unit that is occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit, or persons per household, to derive proportionate-share fee amounts. When persons per housing unit are used in the fee calculations, infrastructure standards are derived using year-round population. When persons per household are used in the fee calculations, the impact fee methodology assumes all housing units will be occupied, this requiring seasonal or peak population to be used when deriving infrastructure standards.

To estimate population and employment for future years, the analysis applies growth assumptions derived from *Grand Valley Metropolitan Planning Organization Mesa County TAZ Estimates,* City GIS parcel data, and standards from the Institute of Transportation Engineers, 11th addition. For the impact fee calculations, TischlerBise will rely on the above referenced as well as a variety of local and regional data sources including the 2018-2022 ACS 5-Year Estimates shown in Figure A2. Collectively, this information is used to indicate the relative number of persons per housing unit, by units in a residential structure, (2.28 PPHU Single-Family, 1.60 PPHU Multi-Family) and the housing mix (75% Single-Family, 25% Multi-Family) in Grand Junction. Because of the minimal seasonal population residing in the City, TischlerBise recommends Grand Junction impose impact fees for residential development according to the number of persons per housing unit.

Figure A2: Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units[1]	50,729	21,230	2.39	22,266	**2.28**	74.60%	4.70%
Multi-Family Units[2]	12,095	6,850	1.77	7,572	**1.60**	25.40%	9.50%
RV Park	56	13	4.31	13	**4.31**	0.04%	0.00%
Total	62,880	28,093	2.24	29,851	**2.11**	100.00%	5.90%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units.

Occupancy by Bedroom Range

Impact fees must be proportionate to the demand for infrastructure. Averages per housing unit have a strong, positive correlation to the number of bedrooms, so TischlerBise recommends a fee schedule where larger units pay proportionately higher impact fees. Benefits of the proposed methodology include 1) a proportionate assessment of infrastructure demand using local demographic data and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range using individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501.

Shown below in Figure A3, cells with yellow shading indicate the unweighted PUMS data used to calculate the unadjusted estimate of 2.15 persons per housing unit for PUMA 2501. Unadjusted persons per housing unit estimates are adjusted to match the control total of 2.11 persons per housing unit for Grand Junction shown in Figure A2. Adjusted persons per housing unit estimates range from 1.18 persons per housing unit for units with zero to one bedroom up to 3.48 persons per housing unit for units with five or more bedrooms.

Figure A3: Occupancy by Bedroom Range

Bedroom Range	Persons[1]	Housing Units[1]	Housing Mix	Unadjusted PPHU	Adjusted PPHU[2]
0-1	233	193	8%	1.21	1.18
2	814	496	21%	1.64	1.61
3	2,647	1,202	50%	2.20	2.16
4	1,089	396	17%	2.75	2.70
5+	340	96	4%	3.54	3.48
Total	5,123	2,383	100%	2.15	2.11

1. U.S. Census Bureau, 2018-2022 American Community Survey (ACS) 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501.

2. Represents unadjsted PUMS values scaled to control totals for Grand Junction using 2018-2022 American Community Survey (ACS) 5-Year Estimates.

Occupancy by Housing Unit Size

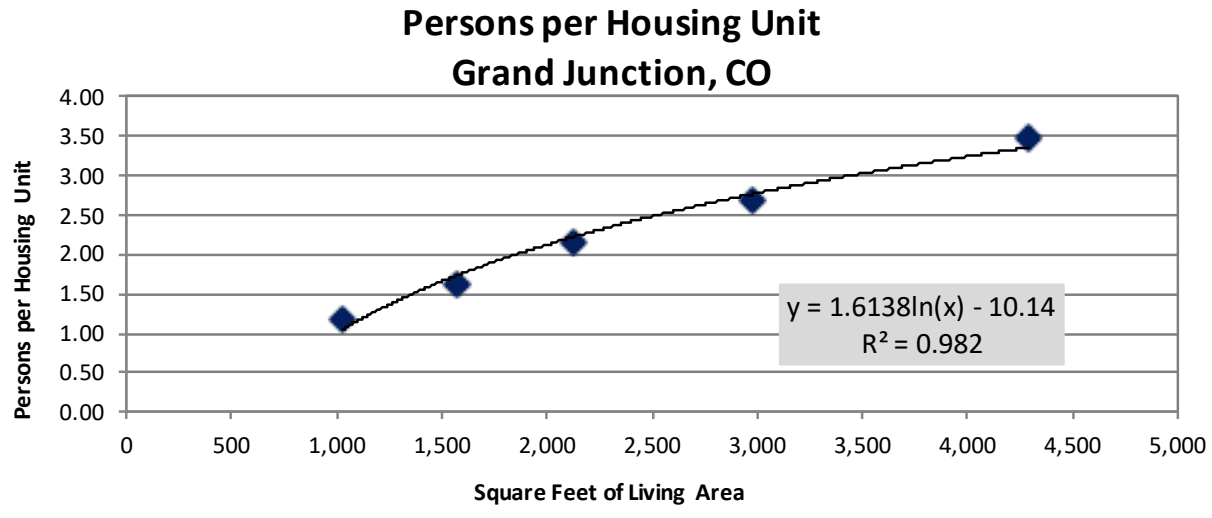
To estimate square feet of living area by bedroom range, TischlerBise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, average square feet of living area ranges from 1,021 square feet for housing units with zero to one bedroom up to 4,292 square feet for housing units with five or more bedrooms.

Average square feet of living area and persons per housing unit by bedroom range are plotted in Figure A4 with a logarithmic trend line derived from U.S. Census Bureau estimates discussed in the previous paragraph and adjusted persons per housing unit estimates shown in Figure A3. Using the trend line formula shown in Figure A4, TischlerBise calculates the number of persons per housing unit by square feet of living area. TischlerBise recommends a minimum size range of 850 square feet or less and a maximum size range of 3,501 square feet or more. Using these size ranges, occupancy in the minimum size range is 24 percent of the maximum size range (0.75 PPHU / 3.14 PPHU), 47 percent of the multi-family average shown in Figure A2 (0.75 PPHU / 1.60 PPHU), and 33 percent of the single-family average shown in Figure A2 (0.75 PPHU / 2.28 PPHU).

Figure A4: Occupancy by Housing Unit Size

Average persons per housing unit derived from 2018-2022 ACS PUMS data from Grand Junction. Unit size for 0-1 bedroom from the 2022 U.S. Census Bureau average for all multi-family units constructed in the Census West region. Unit size for all other bedrooms from the 2022 U.S. Census Bureau average for single-family units constructed in the Census West region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,021	1.18	850 or less	0.75
2	1,573	1.61	851 to 1,000	0.97
3	2,123	2.16	1,001 to 1,250	1.23
4	2,974	2.70	1,251 to 1,500	1.52
5+	4,292	3.48	1,501 to 2,000	1.91
			2,001 to 2,500	2.32
			2,501 to 3,000	2.64
			3,001 to 3,500	2.91
			3,501 or more	3.14



Recent Residential Construction

The City of Grand Junction provided TischlerBise with recent City residential building permit activity, shown in Figure A5. Although not used to calculate the projections, it is worth noting a total of 2,341 single-family permits and 1,748 multi-family permits were issued in the City from 2019 through 2023. Permit distribution over this period was 57 percent single family and 43 percent multi-family. This ratio differs from the existing housing unit mix of 75 percent single-family units and 25 percent multi-family units shown in Figure A2.

Figure A5: Recent Grand Junction Residential Permit Activity

Year	Single Family	%	Multifamily	%	Total
2019-2023	2,341	57.3%	1,748	42.7%	4,089

Source: City of Grand Junction, CO Building Permit Data

Current Population and Housing

Population and housing unit estimates for the 201 Sewer Service Area Boundary were compiled from data provided by MPO. TischlerBise applied the population, housing unit estimates found within the *Grand Valley 2040 Transportation Master Plan* in each TAZ to derive the number of existing housing units in the service area but outside of the City limits. The resulting estimates, shown in Figure A6, suggest approximately 15,453 housing units (46,940 units within the service area - 31,487 units within the City limits of Grand Junction) exist in the 201 Sewer Service Area Boundary, outside of the City limits for which *impact fees will not be collected*. Deducting the estimated 2024 Grand Junction population from the 201 Sewer Service Area Boundary TAZ area (114,972 - 65,517) results in an estimated population of 49,455 currently residing in the 201 Sewer Service Area, outside of city limits.

Figure A6: 2024 Population and Housing Units

2024 Residential Development			
Residential	**City Limits**	**201 Service Area**	**Total**
Population	65,517	49,455	114,972
Housing Units	31,487	15,453	46,940
PPHU	2.08	3.20	2.45

Projected Population and Housing Units

Figure A7 summarizes housing unit projections from 2024 to 2034 for the City of Grand Junction, as well as the 201 Sewer Service Area Boundary. Growth in residential units is based on the past five-year average of 818 additional units annually. A total of 56,138 housing units, (9,198 net new units) are projected in the area (City and 201 Sewer Service Area Boundary) by 2034. Given historic housing dispersion throughout the 201 Sewer Service Area Boundary and observed residential unit composition for the area, housing estimates were broken down between existing City limits and areas currently outside but within the 201 Sewer Service Area Boundary. Approximately 75 percent of Grand Junction's housing units are single-family units. City housing unit growth projections have mirrored this ratio, resulting in an additional 6,130 single-family units and 2,050 multi-family units by 2034. For areas outside current city limits but within the 201 Sewer Service Area Boundary, 100 percent of the 1,018 new housing units have been attributed to single-family development reflecting the rural composition of the area. All totals shown in Figure A7 represent estimates as of January 1st of each year.

Figure A7: Grand Junction Residential Development Projections

5 year increment >>

	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
POPULATION								
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	52,713	3,258
Total	**114,972**	**117,021**	**119,070**	**121,119**	**123,168**	**125,217**	**135,487**	**20,514**
HOUSING UNITS								
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Grand Junction Total	**31,487**	**32,305**	**33,123**	**33,941**	**34,759**	**35,577**	**39,667**	**8,180**
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	16,471	1,018
Total Housing Units	**46,940**	**47,859**	**48,778**	**49,697**	**50,616**	**51,535**	**56,138**	**9,198**

NONRESIDENTIAL DEVELOPMENT

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. All land use assumptions and projected growth rates are consistent with socioeconomic data from the Grand Valley 2040 Regional Transportation Plan and the 2024 ESRI Business Summary Report for Grand Junction. TischlerBise uses the term "jobs" to refer to employment by place of work. In Figure A8, the nonresidential development prototypes were used by TischlerBise to derive nonresidential floor area and average weekday vehicle trips ends are shown.

Employment Density Factors and Trip Generation Factors

The prototype for future projections of commercial / retail development is an average-size Shopping Center (ITE 820). Commercial / retail development (i.e. retail and eating / drinking places) is assumed to average 471 square feet per job. For future industrial development, Industrial Park (ITE 130) is a reasonable proxy with an average of 864 square feet per job. For office / other service development, General Office (ITE 710) is the prototype for future office development, with an average of 307 square feet per job. And finally, Hospital (ITE 610) is the prototype for future institutional development, with an average of 350 square feet per job.

Figure A8: Nonresidential Demand Indicators

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Nonresidential Floor Area

TischlerBise utilized multiple data sources to forecast future nonresidential development in the study area. To project future employment, the analysis relies on the 2024 ratio of 0.96 jobs per person observed in the MPO's employment data (96 jobs per 100 residents). TischlerBise utilized the ESRI employment estimate of 62,988 jobs in Grand Junction to derive a 2024 base, with jobs allocated to one of four nonresidential categories: Retail/Commercial, Office, Institutional/Public, or Industrial. Utilizing GIS parcel data from the MPO, base year nonresidential square footage equals approximately 32.5 million square feet – 10.2 million square feet of retail/commercial, 7.6 million square feet of office, 7.4 million square feet of institutional, and 7.3 million square feet of industrial.

Figure A9: Grand Junction Nonresidential Floor Area and Employment Estimates 2024

Industry Sector	2024 Jobs[1]	Share of Total Jobs	2024 Estimated Floor Area[2]
Retail/Commercial	14,843	24%	10,242,103
Office	14,370	23%	7,639,464
Institutional/Public	23,661	38%	7,366,028
Industrial	10,114	16%	7,275,135
Total	62,988	100%	32,522,730

1. Esri Business Analyst Online, Business Summary, 2024
2. Grand Valley Metropolitan Planning Organization

Projected Nonresidential Floor Area

Once the 2024 employment data was derived for the City, employment growth projections were distributed according to observed 2024 MPO employment sector percentages for Grand Junction (24% Commercial/Retail, 23% Office, 38% Institutional, and 16% Industrial/Flex) (Figure A9). The analysis results in an increase of 16,590 jobs. To calculate growth of nonresidential floor area, TischlerBise applied ITE square feet per employee estimates shown in Figure A8 by estimated sector employment to derive net new annual growth. Projected nonresidential growth over the next ten years results in an increase of 6.59 million square feet. Totals shown below represent estimates as of January 1st of each year.

Figure A10: Nonresidential Development Projections

	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
EMPLOYMENT BY TYPE								
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	12,778	2,664
Grand Junction Total	**62,988**	**64,647**	**66,306**	**67,965**	**69,624**	**71,283**	**79,578**	**16,590**
NONRES. FLOOR AREA (X 1,000 SF)								
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Grand Junction Total	**32,523**	**33,182**	**33,841**	**34,500**	**35,160**	**35,819**	**39,115**	**6,592**

DEVELOPMENT PROJECTIONS

Figure A11 includes a summary of cumulative development projections used in the impact fee study. Base year estimates for 2024 are used in the impact fee calculations and *reflect the entirety of the City and Sewer Service 201 growth boundary*. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands. All totals represent estimates as of January 1st of each year.

Figure A11: Development Projections Summary

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
POPULATION												
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	75,871	77,596	79,322	81,048	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	51,401	51,729	52,057	52,385	52,713	3,258
Total	**114,972**	**117,021**	**119,070**	**121,119**	**123,168**	**125,217**	**127,272**	**129,326**	**131,379**	**133,433**	**135,487**	**20,514**
HOUSING UNITS												
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	27,025	27,638	28,251	28,864	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	9,370	9,575	9,780	9,985	10,190	2,050
Grand Junction Total	**31,487**	**32,305**	**33,123**	**33,941**	**34,759**	**35,577**	**36,395**	**37,213**	**38,031**	**38,849**	**39,667**	**8,180**
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	**16,061**	16,164	16,266	16,369	16,471	1,018
Total Housing Units	**46,940**	**47,859**	**48,778**	**49,697**	**50,616**	**51,535**	**52,456**	**53,377**	**54,297**	**55,218**	**56,138**	**9,198**
EMPLOYMENT BY TYPE												
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	17,189	17,580	17,971	18,362	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	16,641	17,019	17,398	17,776	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	27,400	28,023	28,647	29,270	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	11,712	11,979	12,245	12,512	12,778	2,664
Grand Junction Total	**62,988**	**64,647**	**66,306**	**67,965**	**69,624**	**71,283**	**72,942**	**74,601**	**76,260**	**77,919**	**79,578**	**16,590**
NONRES. FLOOR AREA (X 1,000 SF)												
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	11,346	11,530	11,714	11,898	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,337	8,453	8,570	8,686	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	8,675	8,893	9,111	9,329	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,120	8,261	8,401	8,542	8,683	1,408
Grand Junction Total	**32,523**	**33,182**	**33,841**	**34,500**	**35,160**	**35,819**	**36,478**	**37,137**	**37,796**	**38,456**	**39,115**	**6,592**

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Grand Junction will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units). This category also contains mobile homes and recreational vehicles

Single-Family: Single-Family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Also included in the definition is Single family attached (townhouse), which is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

202 Multi-Family: 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."

RV Park: RV parks typically do not have large buildings, they may feature a park office, restrooms, showers, pools, fishing ponds, walking trails, laundry facilities, and sometimes small retail shops or a restaurant. The park is made up of individual sites for RVs, each with enough space for parking, a small outdoor area, and the necessary hookups. RV parks are typically located near highways, tourist areas, or natural attractions. Short-term stays or overnight visits generally result in more frequent turnover and higher trip generation. Long-term stays or seasonal residents might generate fewer trips on a daily basis, though the overall traffic may still be significant during the peak tourist season.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below using 2017 ITE Land Use Code) can be used for all new construction within Grand Junction. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Land Use: 820 Shopping Center Description. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

Land Use: 934 Fast-Food Restaurant with Drive-Through Window. This type of land use is characterized by a fast-food restaurant with large drive-through surrounded by a small surface parking lot with access to one or more commercial roads. Establishments have large carry-out clientele, long hours of service (including 24-hour service). The restaurant does not provide table service, and a patron typically orders from a menu board and pays before receiving the meal. A typical stay is less than 30 minutes.

Land Use: 710 General Office Building Description. A general office building has a floor area of 5,000 square feet or greater and houses multiple tenants; it is a location where business affairs, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Land Use: 730 Government Office Building Description. A government office building is an individual office building containing either the entire function or simply one agency of a city, state, federal, or other government unit. Government office buildings do not contain retail, manufacturing, or residential uses and can vary in size from a single story to several stories. They tend to have a large number of office workers, administrative staff, and may also accommodate meetings and public services.

Land Use: 130 Industrial Park. This type of land use involves areas dedicated to industrial activities, where multiple businesses or industrial tenants operate within a designated space. Industrial parks are typically characterized by large, often single-story buildings with high ceilings to accommodate manufacturing equipment, storage, and loading docks, located in areas where there is significant transportation access, such as near highways, railroads, or ports. Buildings may vary in size, and the park may include multiple separate buildings or be comprised of a few larger structures designed for specific industrial activities. The primary activities in these parks generally include manufacturing, assembly, processing, and warehousing. Unlike Light Industrial Parks (Land Use 110), Industrial Parks may accommodate a wider range of industries, including those with moderate to heavy manufacturing or production operations**.**

Land Use: 150 Warehousing Description. A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Land Use: 310 Hotel. Hotels usually consist of multiple floors of guest rooms, common areas, service facilities, and amenities. The design and size can vary from small boutique hotels with a few rooms to large, multi-story hotels with hundreds of rooms and expansive meeting and recreational spaces. The property may also have parking garages, loading docks, and amenities designed to serve both business and leisure travelers. Hotels are often located near highways, business districts, tourist attractions, or transportation hubs, such as airports or train stations, to accommodate the travel needs of guests. Some hotels may be part of larger commercial complexes, while others are standalone properties.

BBC RESEARCH & CONSULTING

Modeling Fiscal Impacts of Annexations

FINAL REPORT

Final Report

June 10th, 2021

Modeling Fiscal Impacts of Annexations

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BBC RESEARCH & CONSULTING

SECTION I.
Introduction

In 2020, the City of Grand Junction (the City) retained BBC Research & Consulting (BBC) to analyze the fiscal impact of the Redlands 360 development. Redlands 360 is a proposed 624-acre development in southwest Grand Junction located at the southern end of 23 Road. BBC worked closely with the City to develop a model using appropriate methodology for analyzing the fiscal impacts of the Redlands 360 development and the related annexation of portions of Mesa County. BBC has since then expanded the fiscal impact model to allow the City to analyze the fiscal impacts of any proposed annexation. To that end, the City and BBC have identified three prototypical annexations from nine recent developments to achieve two goals: i) to delineate the overall and comparative fiscal impacts of recent developments through a concise snapshot of annually recurring and one-time fiscal changes; and ii) build a comprehensive generalized model that can be used to evaluate the fiscal impacts of future proposed annexations close to City limits.

A. Grand Junction Fiscal Background

The City of Grand Junction is the largest municipality in the Western Slope of Colorado with more than 63,000 residents. The total annual budget for the City in 2020 was $161 million. More than 80 percent of the total budget was allocated to public safety, planning, and infrastructure investment. The City allocates its budget over two major fund categories:

- **General government funds,** which includes the general fund and other funds associated with providing basic government services, such as public safety, parks, and transportation; and
- **Enterprise funds,** which are for self-supporting government activities where the jurisdiction provides goods or services to the public for a fee such as utilities, trash service, and parking.

B. Persigo Agreement

As part of a lawsuit settlement in 1998, the City and County agreed on the requirements for any annexation occurring in the designated service area of the City's Persigo Wastewater Treatment Plant. The service area is called the Persigo 201 service area and includes all of the nine annexations built into the generalized fiscal impact model. The agreement specifies that any development land within the service area boundaries that meets certain criteria will be annexed into the City. One of those criteria include the development being located within one-quarter mile of the City's boundaries.

C. Fiscal Impacts of Annexations

BBC has built a generalized model to estimate fiscal impacts of annexations in terms of both *one-time capital investments* and *recurring operations.* The model uses characteristic information on nine recent annexations to show fiscal impact results. From these nine annexations, three prototypical annexations have been identified. First, *small outlying developments* of 2-4 lots common in Redlands and Orchard Mesa, which are also typically close to public sewer and

include some right-of-way (e.g., Kiser, Arlington and McHugh annexations). Second, *large fringe developments* of 40-80 lots commonly seen in outlying areas of Mesa County. These include substantial right-of-way infrastructure and require extension of public sewer (e.g., South Twenty, Maverick, Magnus Court and Fox Meadows annexations). Third, *infill subdivisions* of 5-10 acres close to surrounding City limits, comprising of high-density housing developments typically with limited right-of-way and adequate public sewer (e.g., Connor and Hosanna annexations). Generally, roadway infrastructure is inadequate across all three types of annexations. The fiscal impacts across the nine recent annexations are therefore categorized into the three prototypical annexations to provide the City with a comparative fiscal analysis.

SECTION II. Methodology

BBC worked closely with the City to develop an appropriate methodology for analyzing the fiscal impacts of the Redlands 360 development and the related annexation of portions of Mesa County. BBC has further expanded the methodology to build a generalized model that can analyze the fiscal impacts of any given annexation. The study team relied on information and previous analyses that the City provided alongside budget data to estimate fiscal impacts in terms of both *one-time capital investments* and *recurring operations*.

A. One-time Capital Investments

A city must make several capital investments upon completion of new developments to extend its services to new residents and businesses. Cities often implement *development impact fees* to compel developers to contribute financially to those investments and ensure that existing residents, businesses, and services are not financially burdened by new growth. In 2019, the City approved development impact fees in an effort to help offset the costs of new development. In calculating those fees, the City followed Ordinance No. 4878, and estimated the maximum defensible amount for each category of impact fee based on the following land use categories: single family homes, multi-family homes, retail and commercial development, office and institutional construction, industrial development, and warehouse development. Below is a summary of how the impact fees for each relevant service category, have been incorporated into the generalized fiscal impact model:

- **Police and Fire.** The City will charge the maximum defensible impact fees related to police and fire services beginning on January 1, 2022, thereafter, increasing fees annually to account for inflation. As the costs are offset completely by the impact fees, the model assumes zero one-time capital cost from annexations for these service categories.
- **Parks and recreation.** The City has previously implemented impact fees related to parks and recreation and decided to increase those fees to reach 75 percent of the maximum defensible amount by 2023, and will thereafter increase fees annually to account for inflation. The model uses fees schedule for 2023 and calculates the net cost to the City by offsetting the actual cost by the impact fees, on a per unit basis. Total one-time annexation cost is then calculated by multiplying the sum of net cost (i.e., Actual cost – Impact fees) to the City and the number of units in the relevant annexation. The total costs associated with

a relevant annexation is further adjusted by GRASP scores provided by the City, which is a comprehensive indicator of the level of service available to residents within a reasonable proximity. GRASP scores can vary from 0 to 775, with the City average being 163. BBC applied a log transformation method to normalize the widespread scores and to convert the scores into annexation ratings, such that lower GRASP scores correspond to higher cost from proposed annexation, and vice versa.

- **Transportation.** As with parks and recreation, the City has also previously implemented impact fees related to transportation and also decided to increase those fees to reach 75 percent of the maximum defensible amount by July 1, 2023. The model uses fees schedule for 2023 and calculates the net cost to the City by offsetting the actual cost by the impact fees, on a per unit basis. Total one-time annexation cost is then calculated by multiplying the sum of net cost (i.e., Actual cost – Impact fees) to the City and the number of units in the relevant annexation. Additionally, the model also incorporates the one-time capital cost of any transportation upgrade or maintenance identified by the developer or the transportation team at the City, typically estimated from the location and scale of the proposed annexation. The total one-time capital cost of the proposed annexation is thereby calculated by summing the total net cost to the City with impact fees, and the cost of maintenance or upgrades, if identified.

BBC used information from City staff to determine one-time capital investments associated with the annexations (i.e., *expenditures*) and information on impact fees (i.e., *revenue*) to estimate how much the City will be able to collect from the developer to offset those costs. On the expenditure side, one-time capital expenditures are calculated by multiplying per unit cost to the City prorated by property type (e.g., $785 for single family units, $516 for multi-family units, etc.), with the number of units in the proposed annexation. The study team then used these estimates in the following calculation:

$$Fiscal\ impact\ = Estimated\ revenue - Estimated\ expenditures$$

The result was an estimate of the total fiscal impact for the City of one-time capital investments.

B. Recurring Operations

BBC worked with the City to estimate the expenses and revenue that would result from annual recurring operations in connection with the nine annexations and providing services to its residents and businesses. BBC used information on the City's current development, annual budget, and taxes and fees to estimate recurring expenditures and revenues associated with serving new annexations on an annual basis. Summarized below are assumptions and analyses that underscore the total recurring operational revenue and expenditure associated with an annexation broken down by department and revenue sources.

Figure II-1.
Recurring expenditure categories

Source:
City of Grand Junction and BBC Research & Consulting.

Budget category
City manager, attorney, clerk
Community development
General services
Human resources
Finance
City council

1. **Expenditures.** The City's budget included approximately $84 million of expenditures on general government in 2020, nearly all of which is related to providing services to residential development. BBC worked with the City to categorize recurring expenditures by department, as presented in Figure II-1. BBC used that information as the basis to estimate the recurring expenditures on a per household basis. This was further scaled by property type based on average number of residents per household (i.e., 2.37 residents per single-family unit, and 1.56 residents per multi-family unit). The scaled expenditure value on a per household basis is then multiplied by the number of housing units in each annexation to model appropriate recurring expenditures required by the annexation. Besides general government expenditures, BBC has also determined scaled expenditures for various service categories detailed below:

   a. **Parks and recreation.** Based analyses using data from Colorado Department of Local Affairs State demography Office; Mesa County Regional Transportation Planning Organization; and Visit Grand Junction, BBC estimates that 67 percent of City expenditures associated with parks and recreation are attributable to residents of Grand Junction. The resident share of expenditures is then divided by the total number of households in Grand Junction (currently 26,141) to determine the total annual expenditure on a per household basis. This is further adjusted by property type to reflect the distinctive resident density (e.g., 2.37 residents in single-family units, 1.56 residents in multi-family units, etc.). Finally, the scaled household share by property type is multiplied to the number of units in the proposed annexation to estimate the total recurring expenditures required for the annexation.

   b. **Fire.** For the fire department, BBC used the location data for service calls to estimate that 83 percent of the fire department's expenditures are attributable to City residents. Using the resident share, BBC has calculated the total annual fire department expenditures adjusted for property type and resident density (e.g., 2.37 residents in single-family units, 1.56 residents in multi-family units, etc.). This is further adjusted for response time to reflect any additional resources to serve the annexation and district revenue loss to the fire department from property tax overlays. In the final step, the total recurring expenditures required by the annexation is calculated by multiplying adjusted operational cost to serve the annexation by the number of units that are newly developed.

   c. **Police.** As with parks and recreation, BBC has gathered information to estimate that 67 percent of City expenditures associated with police services are attributable to residents

of Grand Junction. Remaining expenditures are primarily attributable to visitors and daily commuters. The resident share of expenditures is then divided by the total number of households in Grand Junction (currently 26,141) to determine the total annual expenditure on a per household basis. This is further adjusted by property type to reflect the distinctive resident density (e.g., 2.37 residents in single-family units, 1.56 residents in multi-family units, etc.). The scaled household share by property type is multiplied to the number of units in the proposed annexation to estimate the total recurring expenditures required for the annexation. This is further adjusted for the prevailing average response and drive times; average distance of residential units from police station at the center of the City; as well as the distance of the proposed annexation from the police station. Adjusting for these metrics provide the final tally for the total recurring expenditures required by the police department for a proposed annexation.

d. **Transportation.** With the help of traffic analyses from Mesa County Regional Transportation Planning Office, BBC has determined that 69 percent of public works expenditures are attributable to Grand Junction residents, and this share underscores the resident share of public works expenditures by dividing 69 percent of expenditures with the number of households in the City (currently 26,141). This is further adjusted by vehicle miles travelled (VMT), indicating additional transit-oriented impacts and costs required by the proposed annexation on a recurring basis. The adjusted household share is then multiplied by the total number of units in the annexation to estimate the total expenditures required by the annexation annually.

2. Revenue. For 2020, the City projects that more than $100 million in general government fund revenue will be directed toward general government activities for residential and commercial development. The City generates the majority of that revenue from eight sources, which are presented in Figure II-2. These include various sources of recurring revenues for the City based on various taxes and fees it collects. The City and BBC has estimated the proportion of revenue from each source that is attributable specifically to Grand Junction residents. This proportion is then used to calculate the per household responsibility of each revenue category and summed across all sources to determine the total revenue generated on a per household basis. Then, total recurring revenues from an annexation is calculated by multiplying the total revenue generated by residents on a per household basis, with the number of housing units that are newly developed in a annexation. Further details on each revenue category are provided below, accompanied by assumptions made by the study team:

Figure II-2. Recurring revenue sources

Source:
City of Grand Junction and BBC Research & Consulting.

Revenue category
Sales and use taxes
Property taxes
County sales taxes
Charges for services
Intergovernmental charges
Franchise fees
Economic development
Other fees and services

a. City general government sales and use taxes. The largest component of general fund revenue is from sales and use taxes. The City has a 3.25 percent sales and use tax made up of three components: 2.0 percent general fund tax, 0.5 percent first responder tax, and 0.75 percent capital improvement program tax. Two of those components—the general fund tax and first responder taxes—fund general government operational activities. A recent sales tax study conducted by BBC reveal that 22 percent of sales tax revenue in Grand Junction whereas commuters, businesses and visitors generate the other 78 percent of that revenue.

b. Property taxes. The City has a property tax of 8 mills on commercial and residential property homeowners. This sets the amount per $1,000 in assessed value that the City charges. Below is the equation used to calculate the property tax owed to the City:[1]

$$Value\ of\ the\ property\ \times Assessment\ rate\ \times Mill\ Levy$$

BBC has also determined that approximately 70 percent of the City's property taxes is attributable to residential development, while the remaining 30 percent pertains to commercial development. To estimate property taxes to be generated from new development, the residential share is further adjusted to reflect the prevailing median residential property value and the average home values in proposed annexations, on a per unit basis.

c. County sales tax revenue. The County provides a portion of its general sales tax and public safety sales tax revenue to each city and town in the County. As with City taxes, BBC has determined that 22 percent of county tax revenues for the City are attributable to Grand Junction residents.

d. Charges for services. The City also collects fees and charges for services, such as recreation classes, ambulance transportation, and facility rental, all of which are attributable to Grand Junction residents.

e. Intergovernmental charges. Certain City departments support enterprise fund activities by providing accounting, human resources, and information technology services. The City collects revenue from the enterprise funds to offset the cost of providing those services. The enterprise funds pass those costs on to their customers, all of whom are Grand Junction residents.

f. Franchise fees. The City charges fees to utility companies, including electricity providers, natural gas providers, and cable television companies. The utility companies pass those fees along to Grand Junction residents as part of their monthly bills.

g. Economic development. The Grand Junction City Council receives a portion of the 0.75 percent capital improvement sales tax to fund economic development activities, and as with city and county sales tax, 22 percent of this is attributable to Grand Junction residents.

[1] Due to the Gallagher Amendment to the Colorado State Constitution, the assessment rate is higher for commercial property (29%) than residential property (7.15%).

h. Other fees and services. The City also collects additional taxes and fees such as motor vehicle registration, cigarette taxes, and liquor taxes, all of which are wholly attributable to Grand Junction residents.

C. Annexation Characteristics

The fiscal impacts, both one-time and recurring, are built into the generalized model based on city budget and current demographic data, as detailed above. These results are additionally driven by the characteristics of the annexation in question. In the initial model, BBC has incorporated characteristics of nine recent annexations, broken down by three types of development: outlying development, large fringe development, and infill subdivisions, as shown in Figure II-3.

Figure II-3.
Annexation characteristics.

Annexation	Total size	Right-of-way size	Distance to closest park	Distance to police station	GRASP score	Additional capital expenses	Average market value	Number of units
Outlying development								
Kiser Annexation	1.34	0.2	1.0	3.75	161	5,653	309,200	2.35
Arlington Annexation	1.38	0.77	1.4	3.5	57	16,502	189,400	6.76
McHugh Annexation	1.69	0.49	0.8	3.6	139	16,000	309,200	2.82
Large fringe development								
South Twenty Annexation	20.18	0.35	0.8	6.0	131	141,610	250,000	66.59
Maverick Annexation	19.60	2.1	0.8	5.9	224	659,746	425,000	60.76
Magnus Court Annexation	44.96	0.37		5.3	43	563,400	309,200	49.45
Fox Meadows Annexation	8.96	0.65	1.2	6.0	2		237,100	40.32
Infill subdivisions								
Connor Annexation	6.36	0	1.5	2.2	39		237,100	31.16
Hosanna Annexation	5.72	0.15	0.4	4.7	265		425,000	31.46

Note: All housing units are single-family homes. Additional capital expenses include one-time expenditures for transportation-related maintenance and upgrades.

Source: City of Grand Junction and BBC Research & Consulting.

SECTION III. Results

BBC estimated the fiscal impacts of the nine recent annexations for the City in terms of both *one-time capital investments* and *recurring operations* based on information and previous analyses that the City provided. BBC has further compiled the fiscal impacts for each type of development to present a concise snapshot and a comparative fiscal analysis.

A. One-time Investments

Using impact fees schedule and adjusting for one-time capital expenses associated with each annexation, BBC has modelled the total capital cost associated with an annexation, on a per

household basis. A summarized version of the results of the nine recent annexations broken down by type of development is shown in Figure III-1.

B. Recurring Operations

In addition to one-time capital investments, there are fiscal impacts for the City associated with recurring operations in connection with serving new development. BBC used information about the City's current development, annual budget, and taxes and fees to estimate recurring expenditures, revenues, and calculate net cost to the City on a per household basis. A summarized version of the results of the nine recent annexations broken down by type of development is shown in Figure III-2.

Figure III-1.
Recurring expenditure categories

Source:

BBC calculations using results from generalized fiscal impact model.

Annexation Type	Capital cost	Cost per unit
Outlying development	$ 20,844	$ 5,521
Large fringe development	$ 454,162	$ 8,207
Infill subdivisions	$ 77,082	$ 2,232

Figure III-2.
Recurring expenditure categories

Source:

BBC calculations using results from generalized fiscal impact model.

Annexation Type	Revenues	Expenses	Net cost	Net cost per unit
Outlying development	$ 6,417	$ 10,957	$ (4,540)	$ (1,110)
Large fringe development	$ 91,469	$ 159,144	$ (67,675)	$ (1,248)
Infill subdivisions	$ 53,446	$ 87,583	$ (34,137)	$ (1,090)

SECTION IV. Discussion

BBC estimated the fiscal impacts of nine annexations with respect to both *one-time capital investments* and *recurring operations*. The results from the generalized fiscal impact model provide a foundation for relative and comparative fiscal analysis across various types of annexations. Evidently, nearly all residential expansions have negative fiscal impacts, and furthermore, annexations with substantial right-of-way have the largest deficit impacts to the City. Overall, large fringe developments have the largest negative fiscal impacts both in terms of one-time capital investments required as well as recurring operations and service provisions.

A. Summary of Results

Our analyses based on recent new developments indicate that on average, annexations pertaining to outlying development will cost the City approximately $5,521 per household unit in one-time capital investments during development and approximately $1,100 in annually recurring deficits upon completion. For large fringe development, one-time capital investments

amount to $8, 207 per household unit and annual recurring deficits measure to about $1,248. Finally, for infill subdivisions, one-time capital investments are $2,232 per household unit and $1,090 in annual recurring deficits per unit. Those results are not entirely surprising, given certain state and local policies:

- The Gallagher Amendment to the State of Colorado Constitution requires that state and local governments maintain a consistent ratio from year-to-year of the property taxes that they collect from residential and commercial properties. Since its enactment in 1982, residential property values have increased much more rapidly than commercial property values. As a result, the assessment rate for residential properties has been reduced from 21 percent to 7.15 percent while the commercial assessment rate has remained constant at 29 percent. Those changes have resulted in substantially lower property tax collections per dollar of valuation for residential units.

- The City, along with most other Colorado communities, relies heavily on sales tax to fund general government expenses. For regional economic centers and tourist-oriented communities such as Grand Junction, non-residents generate a substantial proportion of sales tax revenue. As a result, increases in the number of residents that the City must serve, results in spreading sales tax revenue generated from non-residents over a larger number of people.

- As discussed in Section I, the Persigo agreement requires the City to annex new development within the boundaries of the Persigo 201 service area. Because of that requirement, the City must annex developments with relatively large amounts of commercial land use, which usually result in net fiscal benefits for municipalities. However, the City must also annex developments with relatively large amounts of residential land use, which usually result in net fiscal deficits for municipalities, as seen across the three types of development in the initial model.

- According to Ordinance No. 4878, the City's impact fees related to parks and recreation and transportation will only reach 75 percent of the maximum defensible amount by 2023. As a result, the City's one-time capital investments related to those services show deficits for all types of residential and commercial development. (The City does not provide parks and recreation amenities or services to commercial development.)

B. Considerations

Given the policy considerations that they must make, many Colorado communities struggle with the fiscal impacts of increasing the number of households they serve. Below are some considerations that City leaders should make in analyzing future development:

- Many communities authorize new metro districts along with new developments. Metro districts are independent governmental entities that are established to finance, design, acquire, install, construct, operate and maintain public improvements that are not otherwise being provided. Some communities work with metro districts to find ways to offset costs of development.

- Some communities use the annexation process to ensure that new development meets other goals such as affordable housing as well as increasing open and public space.

Although such concessions rarely offset costs of development, they can further different City priorities.

- As with the agreement the City has with Mesa County regarding City and County sales taxes, many municipalities have agreements with their county governments and neighboring municipalities to share sales tax in an effort to prevent competition among municipalities for new commercial development.

C. Caveats and Limitations

BBC's analyses provide estimates of the potential fiscal impacts of the nine recent annexations based largely on past fiscal data from the City and a number of annexation characteristics (e.g., size of annexation, right-of-way required, capital expenses, number and type of new housing units, etc.). Although those estimates are based on the best information available to BBC and the City, many uncertainties about future fiscal projections remain:

- The relative competitiveness of Grand Junction's retail offerings among residents, commuters, and visitors compared with alternatives online or from other communities has a substantial impact on the overall fiscal health of the City and new developments. Any changes in the competitiveness of Grand Junction's retail offerings would have related, fiscal impacts.
- The analyses presented in this report assume that the City would provide levels of service to residents and businesses in the nine recent annexations, that are comparable to the levels of service that the City currently provides to Grand Junction residents and businesses. If those levels of service change due to changes in the City's objectives or budget or due to changes in resident expectations, then adjustment to the analyses might be warranted.
- The current decrease in sales taxes and unemployment resulting from the COVID 19 pandemic will have a substantial impact on sales tax in 2020 and perhaps in subsequent years. Beyond current economic conditions, a large share of Grand Junction's economy relies on the oil and gas industry, which has experienced substantial fluctuations over the past decades. Those fluctuations impact all City revenue and have required the City to reduce its level of resident service and forego or delay maintenance and replacement of capital infrastructure.
- The fiscal impact of the nine recent annexations, broken down by type of development, depends on assumptions that the City and BBC made about the mix of property types, and physical characteristics of public infrastructure within the development. It is also contingent on the assumptions made for various service user distribution (resident vs. visitors and commuters) that are subject to post-COVID 19 trends. Any changes in those assumptions or economic conditions (e.g., budget, median home values, etc.) could result in different estimates of fiscal impacts.

From: nic korte <nkorte1@hotmail.com>
Sent: Wednesday, March 12, 2025 11:07 AM
To: Council <council@gjcity.org>
Subject: IMPACT FEES

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I have lived in GJ for 48 years. Growth has numerous negative impacts but loss of personal time due to traffic is usually ignored. In addition, other infrastructure costs are significant such as the need for increased police and fire protection. Impact fees do not slow growth especially since in this case, provisions are made in the proposed fee to not stifle low income housing. Long-term residents should not support developers, they should cover the costs of their impacts to the community. The City Council should approve the new impact fees as proposed.

Nic Korte

1946 Clover Ct

-----Original Message-----
From: william Solawetz <bsolawetz@gmail.com>
Sent: Monday, March 10, 2025 2:23 PM
To: Council <council@gjcity.org>
Subject: Fwd: IMPACT FEES

⚠️ EXTERNAL SENDER ⚠️

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---------- Forwarded message ---------
From: william Solawetz <bsolawetz@gmail.com <mailto:bsolawetz@gmail.com> >
Date: Sun, Mar 9, 2025 at 12:59 PM
Subject: IMPACT FEES
To:

Councillors
I would like to express my views on IMPACT FEES. There is nothing fair about imposing taxes on existing residents, to subsidize costs for new residents. I understand there have been exception provisions made for persons needing "affordable housing". No problem with that.

That aside, let the chips fall where they may: If you want to buy or build here, then pay for it like everyone else! NO HANDOUTS for new home buyers!
Prices are reasonable in Grand Junction, compared to surrounding areas and I feel like Builders are trying to unduly influence this issue for their own gains!! Flagrantly supporting candidates for Council is blatantly outrageous!

Costs go up, we all have to deal with that. There should be a level playing field for every one.
That is the world we live in!
I am not asking anyone to pay my way.....don't impose others' costs on me. I chose my own charities!

Last.....As a taxpayer, I deserve and would like to see Broadway from downtown to the Redlands with a new and complete uniform surface. It is a hazard.
I don't know why anyone would choose to move here with that road as an example of care for existing residents! I have been watching the deterioration for 25 years.
I understand Co. 340 is a State Hwy however, I believe there may be partnership interests with the City and County. If there is someone else of primary status that I should petition for this road maintenance issue please let me know who?

Thank you for your efforts and consideration. I do appreciate your service!

William (Bill) Solawetz
970-712-7951

COMMON SENSE INSTITUTE

MARCH 2025

RESIDENTIAL IMPACT FEE INCREASES IN GRAND JUNCTION

AUTHOR: ERIK GAMM

ABOUT THE AUTHOR

Erik Gamm is a Senior Research Analyst with CSI. Erik joined CSI in 2019 and has led research for CSI reports covering the topics of taxation, education, workforce and healthcare. He graduated from the University of Michigan in 2020 with a Bachelor of Arts in Economics, and has experience from Washington, D.C., where he was an intern for the natural resources lobbying firm American Capitol Group.

ABOUT COMMON SENSE INSTITUTE

Common Sense Institute is a non-partisan research organization dedicated to the protection and promotion of Colorado's economy. CSI is at the forefront of important discussions concerning the future of free enterprise and aims to have an impact on the issues that matter most to Coloradans. CSI's mission is to examine the fiscal impacts of policies, initiatives, and proposed laws so that Coloradans are educated and informed about issues impacting their lives. CSI employs rigorous research techniques and dynamic modeling to evaluate the potential impact of these measures on the economy and individual opportunity.

TEAMS & FELLOWS STATEMENT

CSI is committed to independent, in-depth research that examines the impacts of policies, initiatives, and proposed laws so that Coloradans are educated and informed on issues impacting their lives. CSI's commitment to institutional independence is rooted in the individual independence of our researchers, economists, and fellows. At the core of CSI's mission is a belief in the power of the free enterprise system. Our work explores ideas that protect and promote jobs and the economy, and the CSI team and fellows take part in this pursuit with academic freedom. Our team's work is informed by data-driven research and evidence. The views and opinions of fellows do not reflect the institutional views of CSI. CSI operates independently of any political party and does not take advocacy positions.

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INTRODUCTION

The government of Grand Junction, as the culmination of a process that began in summer of last year, is on the cusp of raising the fees it charges for new development.

These "impact fees," as they're named, are designed to cover the burdens that urban growth causes local infrastructure and public services; currently, Grand Junction uses them to fund police, firefighters, parks, and transportation projects. Although the city collects impact fees from all types of development, this report concerns only those charged to residential units and ignores the proposed municipal facilities and affordable housing fees.

This fee increase's timing is a matter of routine. City law requires Grand Junction's impact fees to be reviewed and updated every five years. This year's proposed increase, however, represents a substantial threat to the local housing market. CSI estimates the proposed impact fees would raise the average residential impact fee by 60%—an average of $4,800 per new unit. If these are enacted, city revenue will increase, home prices will rise, and growth will slow.

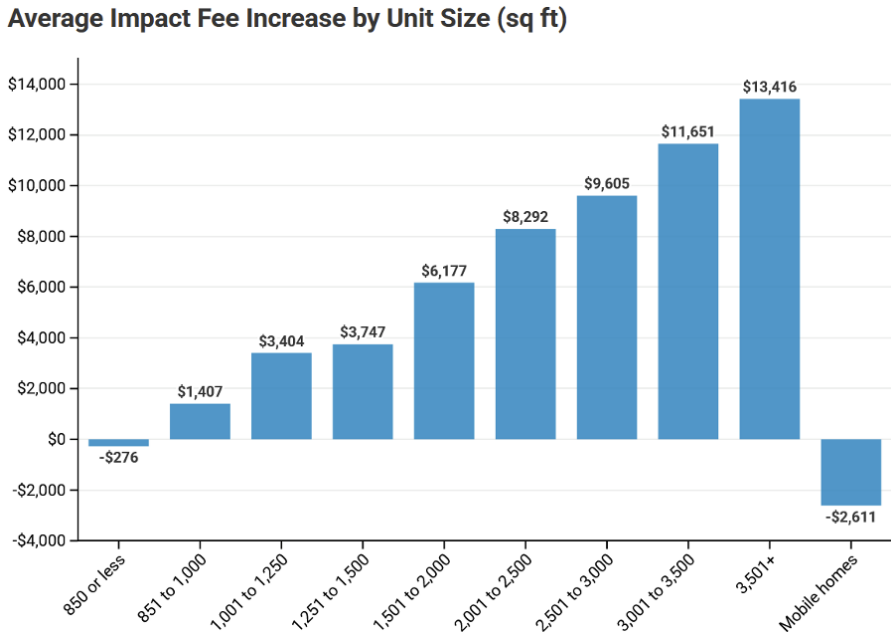
KEY FINDINGS

- The new fees would reduce the supply of new units by 8.4% and raise the average housing price by almost 1%.
    - Most of the lost production and the highest relative cost increases would occur among medium-size units priced near the local average.
- Under the proposed fees, 94.9% of new housing units would become more expensive to build.
    - Only units smaller than 851 square feet, most of which are apartments, would be charged lower fees than they are currently.
- If all the proposed fee increases are enacted, Grand Junction's population growth will slow by about 200 people per year and its rate of homeownership will fall.
- In the first year of the new fees, the city government would gain just over $3 million in revenue as a direct result of the policy.
    - Revenue from impact fees would grow by $3.8 million while city property and sales taxes would fall by $32,000 and $710,000, respectively.

NEW HOUSING SUPPLY AND PRICES

When the cost of producing a good rises, the supply of that good sold at any given price falls. As Grand Junction's proposed impact fee changes would raise development costs of all but the smallest housing units, it is overwhelmingly likely that the total supply of new housing in the city would decrease under the new fees. Between 2020 and 2024, developers received permits to build an average of 1,095 new housing units per year. If the same number is granted in 2025 along the same distribution of unit sizes, 94.9% of those units would be more expensive to build under the maximum supportable new fees.

FIGURE 1 – AVERAGE IMPACT FEE INCREASE BY UNIT SIZE



According to a 1982 study by RAND, the long-run price-elasticity of housing supply in the U.S. is 11.5, of which 11.3 is attributable to inventory changes. If developers in Grand Junction are as responsive to production cost changes as developers across the country are to price changes, the proposed fee increase ($4,800 per new unit, on average) would eventually reduce the city's supply of conventional housing by 8.4%. Assuming this reduction would manifest as an equivalent decline in permitting starting immediately after the new fees come into force, the following impacts would occur over the next 12 months:

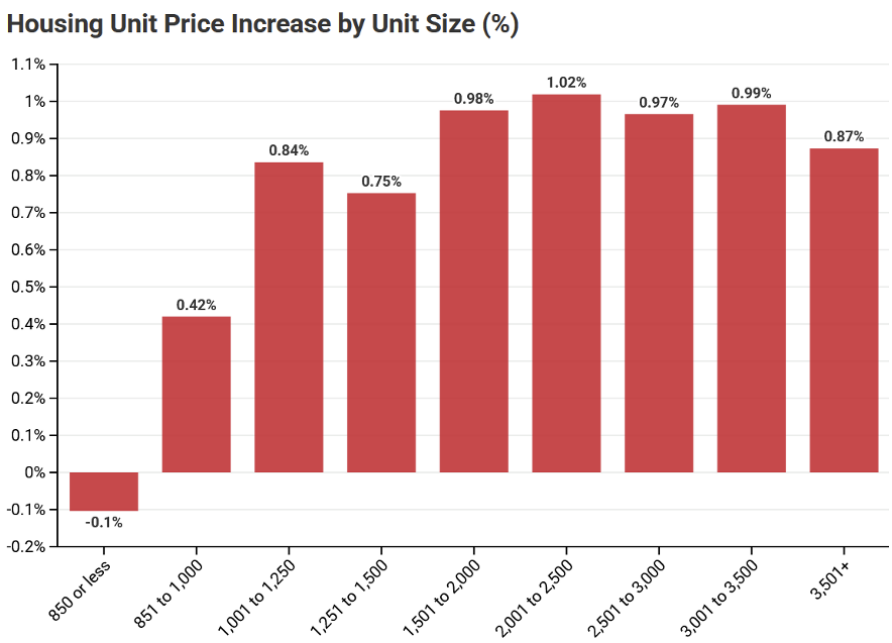
FIGURE 2 - HOUSING SUPPLY IMPACTS THROUGH ONE YEAR OF NEW FEES

Housing Supply Impacts through One Year of New Fees						
Unit size	Average unit value	New total fee	Fee increase	1-year supply impact (units)	Long-run supply impact	Population impact
850 or less	$265,001	$5,891	-$276	2	1.2%	4
851 to 1,000	$334,626	$7,574	$1,407	-3	-4.8%	-7
1,001 to 1,250	$406,938	$9,571	$3,404	-11	-9.5%	-24
1,251 to 1,500	$497,329	$11,780	$3,747	-19	-8.5%	-42
1,501 to 2,000	$632,914	$14,742	$6,177	-37	-11%	-81
2,001 to 2,500	$813,696	$17,846	$8,292	-16	-11.5%	-35
2,501 to 3,000	$994,477	$20,300	$9,605	-4	-10.9%	-9
3,001 to 3,500	$1,175,258	$22,346	$11,651	-2	-11.2%	-4
3,500+	$1,536,639	$24,111	$13,416	-2	-9.9%	-4
Mobile home	$128,238	$1,817	-$2,611	16	23%	35
Totals/averages (excluding mobile homes)	**$570,767**	**$12,782**	**$4,800**	**-92**	**-8.4%**	**-202**

Besides reducing the supply of new housing, higher development costs can also be expected to raise rents and house prices. If the full fee increase is passed onto buyers at every unit size, the average price of new housing in Grand Junction (excluding mobile homes) will rise by .84% to $570,767. The severity of this impact will vary by unit size and peak among units of sizes between 2,001 and 2,500 square feet.

The largest supply losses and relative price increases would occur near the middle of Grand Junction's current price range (see Figure 3). The only units that would become cheaper to produce, and so increase in supply, are mobile homes and conventional units smaller than 851 interior square feet (68% of these, according to CSI's estimates, are apartments). Accordingly, the proposed impact-fee increase would both place an artificial limit on Grand Junction's growth by slowing new development and reduce its homeownership rate by raising home prices by more than apartment prices.

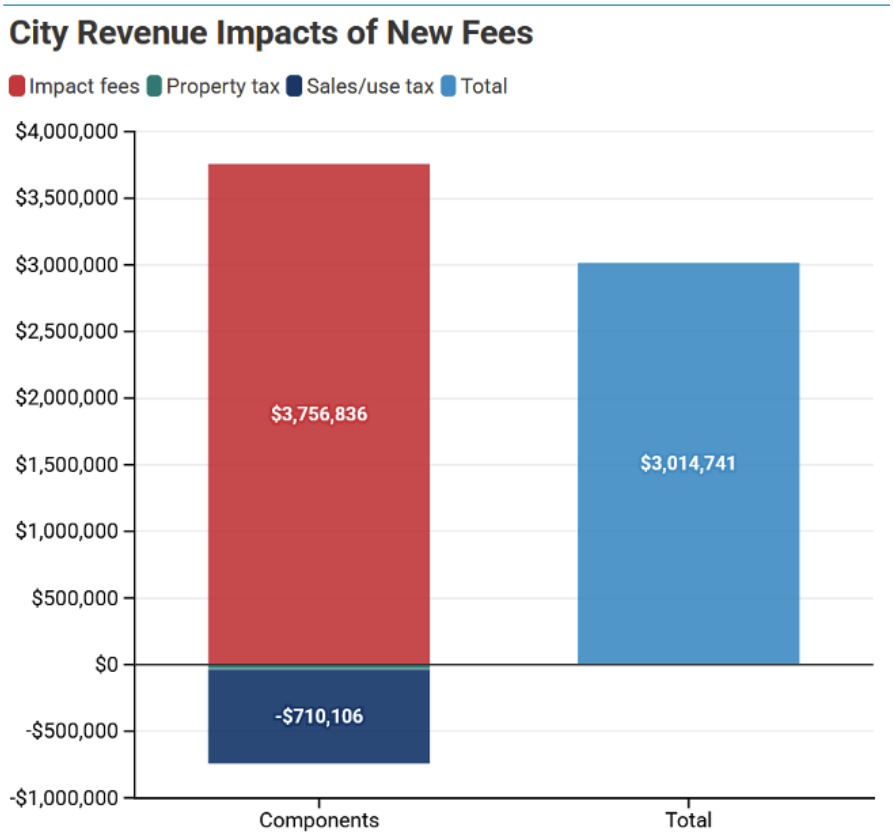
FIGURE 3 – HOUSING UNIT PRICE INCREASE BY UNIT SIZE



FISCAL IMPACTS

Grand Junction's decision to raise its residential impact fees would affect three of the city government's revenue streams: the impact fee itself, residential property taxes, and sales/use taxes paid on construction materials used within the city. Because the policy would cause the supply of new housing to fall, the city stands to lose revenue from property and sales taxes; the supply effect would be small enough, however, that revenue generated from the new fees would exceed the revenue lost to reduced homebuilding activity.

FIGURE 4 – CITY REVENUE IMPACTS OF NEW FEES



Below is a summary of how these three sources would respond to the proposed fee increases (Figure 4). These numbers do not include estimates of additional revenue losses due to slowed population growth; these, though substantial, are beyond the scope of this report.

The $3.8 million collected directly from the fee increase would fund transportation projects and Grand Junction's police, fire, and parks and recreation departments. Earlier proposals for impact fee hikes included a further component that would fund municipal facilities, but this piece is likely to be abandoned at the recommendation of City Council staff by the time the new fees are finalized.

FIGURE 2 - HOUSING SUPPLY IMPACTS THROUGH ONE YEAR OF NEW FEES

Impact Fee Revenue per Unit by City Function					
Unit size	Fire	Parks and Recreation	Police	Transportation	Total
850 or less	$501	$1,530	$179	$3,681	**$5,891**
851 to 1,000	$648	$1,978	$232	$4,716	**$7,574**
1,001 to 1,250	$822	$2,508	$294	$5,947	**$9,571**
1,251 to 1,500	$1,016	$3,100	$364	$7,300	**$11,780**
1,501 to 2,000	$1,276	$3,895	$457	$9,114	**$14,742**
2,001 to 2,500	$1,550	$4,731	$555	$11,010	**$17,846**
2,501 to 3,000	$1,764	$5,384	$632	$12,520	**$20,300**
3,001 to 3,500	$1,944	$5,935	$696	$13,771	**$22,346**
3,500+	$2,098	$6,404	$751	$14,858	**$24,111**
Mobile home	$160	$0	$56	$1,601	**$1,817**

Apart from the direct revenue increase, the city would stand to lose $742,000 in combined property and sales taxes under the proposed fees. The loss of new housing supply estimated in the previous section of this report amounts to about $58.2 million of residential value; at an average effective assessment rate of 6.9% and a city mill levy of 8, Grand Junction's property tax revenue would fall $32,000 short of its expectation. Across the county, including local school and special districts, the total revenue loss would be $290,000 (notwithstanding the possibility that homebuilding activity increases elsewhere in Mesa County in response to the new fees).

The decrease in revenue from sales tax would be a result of reduced local demand for construction materials; materials generate about 40–50% of the cost of building a house, developers' gross profit margins hover around 20%, and Grand Junction's sales tax rate is 3.39%, so the total loss from sales tax remittance would be $710,000.

BOTTOM LINE

The impact fee increase under consideration in Grand Junction would affect the city's housing market and city finances.

The proposed fee increases would reduce new housing supply by 8.4%, raise average home prices by nearly 1%, and make 94.9% of new units more expensive to build, with the greatest impact on medium-sized homes near the local average price. While smaller apartments under 851 square feet would see lower fees, the changes would slow Grand Junction's population growth by 200 people annually and reduce homeownership rates.

Tamra Allen

From: Mike Bennett
Sent: Wednesday, March 5, 2025 2:57 PM
To: Tamra Allen; John Shaver; Ken Sherbenou
Subject: Fw: List of purchase price date.xlsx

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From: Kevin Bray <kevinbray@brayandco.com>
Sent: Wednesday, March 5, 2025 10:29:52 AM
To: Abe Herman <abeh@gjcity.org>; Anna Stout <annas@gjcity.org>; Cody Kennedy <codyken@gjcity.org>; Scott Beilfuss <scottb@gjcity.org>; Randall Reitz <randallr@gjcity.org>; dennissimpson@bresnan.net <dennissimpson@bresnan.net>; Jason Nguyen <jasonn@gjcity.org>
Cc: Mike Bennett <mike.bennett@gjcity.org>
Subject: FW: List of purchase price date.xlsx

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Mayor Herman and City Council Members,

With only 3 minutes tonight to speak before the council, I feel its important that you have this information for context regarding the impact fee study. I've included an email chain so you are aware I have been asking for information I feel is necessary in determining the fairness and accuracy of the parks impact fee.

For estimating park land acquisition in the impact study, the City/Consultant used appraisals(used for fee-in lieu open space fees) to establish the fee which is a reasonable approach. The resulting amount($143,000/acre) seems quite high when considering residential single-family land values in this approach only average approximately $49,000 per acre.

I've included correspondence with Tamra Allen, Community Development Director, in this email chain. Tamra does a good job explaining why this approach was used and in defending its validity. I have a different perspective but I'll accept Ms. Allen perspective as well. While I agree with development paying its own way, my concern is that the study, that is not needs based, but based on the maximum legally defensible amount, could far exceed the need for parkland acquisition, and I can also agree that its possible that it may not.

As a fair test to this question, I asked Ms. Allen if she could provide the accounting for what the City has spent on acquiring parkland during the same period of time as the appraisal data(2017 to present). This information has not been provided. It does seem like this information should be easily accessible and not getting the information leads me to the assumption that the information would not support the $143,000 per acre land acquisition amount that is being used to increase impact fees for the study. It my hope that you would want this information as well. It is possible that approving the maximum allowable fee would greatly exceed the impact of new development, and could be excessively high for residential single family homes.

The below table was provided to me by Tamra Allen. What is highlighted I have edited to include a column showing average purchase price per acre. I also changed the purchase price for the property at 23 ½ Road which was the

incorrect amount but also does not affect the calculation. I've also added the correct acreage for property at the NW corner of 26 road and I-70. I only guessed at the acreages for 688 29 2/4 Road and 2973 D ½ road. I did not take make the same edits to Multifamily but there are some ommissions in that data as well as some outliers regarding extremely small acreages that should be left out of the study.

Purchase Date	Purchase Price	Appraisal	Plan Number	Acreage	AVERAGE PURCHASE PRICE
3/29/2024	$415,000.00	$415,000.00	SUB-2022-553	8.33	$49,819.93
10/30/2020	$550,000.00	$675,000.00	SUB-2023-751	15.68	$43,048.47
9/29/2021	$725,000.00	$585,000.00	SUB-2022-418	16.7	$35,029.94
7/2/2020	$555,000.00	$330,000.00	SUB-2023-782	8.82	$37,414.97
11/20/2018	$625,000.00	$320,000.00	SUB-2022-488	8.87	$36,076.66
		$300,000.00	SUB-2022-618	8.84	$33,936.65
10/22/2020	$232,750.00	$350,000.00	SUB-2021-340	9.9	$35,353.54
6/17/2020	$90,000.00	$115,000.00	SUB-2023-86	2.23	$51,569.51
1/25/2022	$1,780,000.00	$1,780,000.00	SUB-2022-427	24.43	$72,861.24
12/15/2023	$1,310,000.00	$717,000.00	SUB-2021-643	17.07	$42,003.51
10/29/2021	$582,000.00	$582,000.00	SUB-2022-312	9.99	$58,258.26
2/25/2022	$600,000.00	$610,000.00	SUB-2022-571	6.3	$96,825.40
3/18/2021	$230,000.00	$230,000.00	SUB-2023-133	2.05	$112,195.12
10/14/2020	$415,000.00	$435,000.00	SUB-2021-408	13.32	$32,657.66
9/17/2021	$350,000.00	$350,000.00	SUB-2022-400	9.5	$36,842.11
		$144,000.00	SUB-2021-549	7	$20,571.43
		$720,000.00	SUB-2022-1894	10	$72,000.00
7/29/2021	$265,905.00	$265,000.00	SUB-2022-509	3.22	$82,298.14
		$8,923,000.00		182.25	**$48,960.22**
MULTI-FAMILY					
Purchase Date	**Purchase Price**	**Appraisal**	**Plan Number**	**Acreage**	
3/22/2021	$945,000.00	$945,000.00	SDN-2021-608	2	$472,500.00

From: Kevin Bray <kevinbray@brayandco.com>
Sent: Tuesday, February 25, 2025 5:45 PM
To: Tamra Allen <tamraa@gjcity.org>
Cc: Mike Bennett <mike.bennett@gjcity.org>
Subject: Re: List of purchase price date.xlsx

Thankyou. Do you have an accounting of what the city has paid for parkland acquisition?

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From: Tamra Allen <tamraa@gjcity.org>
Sent: Tuesday, February 25, 2025 4:59:19 PM
To: Kevin Bray <kevinbray@brayandco.com>
Cc: Mike Bennett <mike.bennett@gjcity.org>
Subject: RE: List of purchase price date.xlsx

Hi, Kevin. Below is the report provided to the stakeholder and council of the fees that have been collected since 2019.

New World GL	Description	2019	2020
105-790.4315_01	Open Space Development Fees_Land	460,346	296,277
105-790.4315_02	Open Space Development Fees_Unit	130,275	92,487
115-410-010.4315_04	Public Safety Impact Fee - Police	-	-
115-510.4315_05	Public Safety Impact Fee - Fire	-	-
207-330-140.4315	Transportation Capacity Development Fees	1,649,767	2,426,485

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction
250 N. 5th Street
P: 970-256-4023
gjcity.org | EngageGJ

From: Kevin Bray <kevinbray@brayandco.com>
Sent: Tuesday, February 25, 2025 3:46 PM
To: Tamra Allen <tamraa@gjcity.org>
Cc: Mike Bennett <mike.bennett@gjcity.org>
Subject: RE: List of purchase price date.xlsx

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Tamra,

I just had a thought about what would also be good data for informing what our parkland acquisitions fees should be. How about the accounting for all the land dedication fees collected and also all of the $ for acquisition of parkland. Most importantly would be park land acquisitions. How much has the City paid to acquire parkland over the same time period(2017) or further back if needed? Can you provide that information?

Thanks,

Kevin

From: Kevin Bray
Sent: Tuesday, February 25, 2025 11:22 AM
To: Tamra Allen <tamraa@gjcity.org>
Cc: Mike Bennett <mike.bennett@gjcity.org>
Subject: RE: List of purchase price date.xlsx

Yes, that does help explain it, but still seems like an unfair exaction or possibly its just a great unknown as to what parkland the city is interested in purchasing down the road. I suppose the parks plan could inform whether we are using high or low number for expected parkland acquisition. The limitations of the incremental method....

From: Tamra Allen <tamraa@gjcity.org>
Sent: Tuesday, February 25, 2025 11:14 AM
To: Kevin Bray <kevinbray@brayandco.com>
Cc: Mike Bennett <mike.bennett@gjcity.org>
Subject: RE: List of purchase price date.xlsx

Hello, Kevin. The land value is calculated by averaging all of the appraised value of land that has been paid as in lieu fees. These projects go back as far as 2017 and no adjustments have been made to inflate these values to today's land costs. When the city uses this fee to purchase new parkland, it is not used to purchase "single-family parkland" nor "multifamily parkland," it is purchased for all residents to use. Further, the Level of Service (LOS) is calculated per person and the size of tiers are based on persons.

Hopefully this aids in understanding a bit more of how the basis for this fee was established. Please feel free to reach out should you have additional questions.

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction
250 N. 5th Street
P: 970-256-4023
gjcity.org | EngageGJ

From: Kevin Bray <kevinbray@brayandco.com>
Sent: Monday, February 24, 2025 6:22 PM
To: Tamra Allen <tamraa@gjcity.org>
Cc: Mike Bennett <mike.bennett@gjcity.org>
Subject: Re: List of purchase price date.xlsx

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Hi Tamra,

No I don't think the fact that it's separated by square feet addresses the concern. The fact that it is NOT separated is what makes it an unfair exaction on single family homes, ie the fee is unreasonably high as it is applied to single family development. I'm basing this on the assumption that $143,000 an acre is the basis of land acquisition that the study then applies to square footage. That assumption is based on my recollection but I did not go back to the study to confirm where I saw that.

Thanks,
Kevin

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From: Tamra Allen <tamraa@gjcity.org>
Sent: Monday, February 24, 2025 6:05:00 PM
To: Kevin Bray <kevinbray@brayandco.com>
Cc: Mike Bennett <mike.bennett@gjcity.org>
Subject: RE: List of purchase price date.xlsx

Hello, Kevin. The draft fee schedule does *not* separate single-family from multi-family. It separates by unit size only, as shown below. Please let me know if you think that answers your concern(s).

Unit Size	Development Unit
850 or less	Dwelling
851 to 1,000	Dwelling
1,001 to 1,250	Dwelling
1,251 to 1,500	Dwelling
1,501 to 2,000	Dwelling
2,001 to 2,500	Dwelling
2,501 to 3,000	Dwelling
3,001 to 3,500	Dwelling
3,501 and Greater	Dwelling

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction
250 N. 5th Street
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gjcity.org | EngageGJ

From: Kevin Bray <kevinbray@brayandco.com>
Sent: Monday, February 24, 2025 3:08 PM
To: Tamra Allen <tamraa@gjcity.org>
Cc: Mike Bennett <mike.bennett@gjcity.org>
Subject: List of purchase price date.xlsx

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hi Tamra,

Thanks for sharing this data. It seems very appropriate to use the appraisals you have instead of comps. An average of $143,000 per acre seems to make sense using this data, however, it does seem like it paints too broad of a brush on acquiring land that has a nexus to the development being proposed.

If you separate out single family vs multifamily, it appears that the average for single family development would be about $50k per acre, which is more in line with what I would have thought. It seems since the study is anticipating different fees for single family and multifamily the acquisition costs should be separate as well. I made some guesses on the acreage for the ones that did not have an acreage(highlighted). Also, I know that Apple Glen was purchased for $415,000 and the later sale was a shovel ready project with various cost sharing and guarantees in place that are not present in raw land acquisition. I don't think that comes into this analysis but just letting you know. My conclusion would be that single family units are being unfairly charged a much higher rate than what acquisition would cost in those location.

I didn't try to fill in any blanks on the multifamily side, but it does seem there is also a very big difference in valuation when the acquisition is an extremely small acreage.

As the gentlemen from the Parks board pointed out, the more dense the property, the more park space they are likely to need as opposed to larger lot development. I hope this is something you can consider changing/adjusting for. I know its late in the process but I haven't had a lot of time to dive in with various other responsibilities.

Thanks,

Kevin

Grand Junction City Council

Workshop Session

Item #7.a.i.

Meeting Date:	March 5, 2025
Presented By:	Mike Bennett, Tamra Allen, Community Development Director
Department:	Community Development
Submitted By:	Tamra Allen, Community Development Director

Information

SUBJECT:

An Ordinance Amending Title 21 of the Zoning and Development Code Regarding Impact Fees

EXECUTIVE SUMMARY:

The Grand Junction Municipal Code ("Code" or "GJMC") requires the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019. The City contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee. TischlerBise has completed the Impact Fee Study Update, as well as the Linkage Fee study, both of which were presented to the City Council at the December 16 workshop and to the stakeholders on December 2, 2024. The City Council met with the Stakeholder group to receive direct feedback at a workshop on January 14, 2025. A staff recommendation was presented to the Stakeholder group on January 30, 2025 and Staff received direction to prepare an ordinance for consideration at the City Council's February 3, 2025 workshop.

BACKGROUND OR DETAILED INFORMATION:

TischlerBise is a fiscal, economic, and planning consulting firm specializing in fiscal/economic impact analysis, impact fees, user fees, market feasibility, infrastructure financing studies, and related revenue strategies. The firm has been providing consulting services to public agencies for more than 30 years and has prepared more than 1,000 impact fee/infrastructure financing studies in that time.

Impact fees are simple in concept but complex in delivery. Generally, the jurisdiction imposing the fee must:
(1) identify the purpose of the fee,
(2) identify the use to which the fee is to be put,
(3) show a reasonable relationship between the fee’s use and the type of development

project, and
(4) account for and spend the fees collected only for the purpose(s) used in calculating the fee.

Reduced to its simplest terms, the process of calculating impact fees involves the following two steps:
1. Determine the cost of development-related capital improvements, and
2. Allocate those costs equitably to various types of development.

Code section 21.02.070(a) Development Impact Fees, provides that the impact fees described in this section (Transportation, Police, Fire, and Parks) and the administrative procedures of the section shall be reviewed at least once every five years by an independent consultant, as directed by the City Manager, to ensure that (i) the demand and cost assumptions underlying the impact fees are still valid, (ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, (iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and (iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019.

The City contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee - a strategy from the adopted 2021 Housing Strategy that was readopted as a strategy in the updated 2024 Housing Strategy. The revised final fee study is attached which includes removing the Three Sisters open space from the calculation as well as capping the residential unit size at 3,501 square feet and greater.

To assist in the process, the council selected an Impact Fee Stakeholder Group that met in July, August (fire, police, municipal facilities), November (linkage fee), December (transportation and parks/parkland), and January (recommendation review) and four community meetings were also held in July, August, November, and December. The stakeholder group also met in a joint workshop with City Council on January 14, 2025 to provide feedback on the fees.

As presented at the February 3, 2025 workshop and at the February 19, first reading, the draft ordinance includes adopting the full fees for Transportation, Parks, Fire and Police with fifty percent (50%) of the fee increase beginning on July 1, 2025 and the remaining increase becoming effective January 1, 2026. The draft ordinance does not include collection of a municipal facilities fee nor an Affordable Housing Linkage Fee. In addition, the draft fee schedule, the ordinance proposes several other amendments to Title 21, summarized as follows:

1. Revise Section 21.02.070(11)(i) to remove the requirement for the city to hire an independent consultant to review and update the study every 5-years. Replace with periodic updates and review to evaluate need to update study.
2. Revise Section 21.05.020(c)(1)(iv), to clarify the developer shall dedicate ROWs for roads and that city will pay fair market value for additional ROW width for collector and arterial roadways adjacent to project.
3. Revise Section 21.05.030(b)(2) regarding active transportation trail construction to reassign the offset (credit) from open space fee in-lieu to Transportation Impact fee
4. Remove Section 21.05.030(a) Open Space Dedication or Payment of Fee In lieu to no longer require the dedication or in lieu payment for park land.

At the February 19 meeting during which the first reading of the ordinance was heard, Council provided direction to staff to provide a longer implementation timeline and to explore the Institutional land use category to see if there were various uses within the category that could create lesser impacts on uses such as childcare facilities. Attached as **Exhibit 1,** staff has provided options for 3-year, 4-year and 5-year timelines for implementation that show the incremental step increase. The step is based on an increase every 6 months, starting on January 1, 2026. To note, several land uses such as Convenience Commercial and Industrial observe decreases in the fees. As such, those uses that have a decrease in the fee, would be decreased in full at the first step - and no additional "stepped' decreases would occur.

Exhibit 2, shows the three uses predominate uses within the Institutional Category and their related fees. Day Care is a significant traffic generator per 1,000 square feet while Church/places of worship generate the fewest number of trips. Should the Council want to decrease the overall fee in this category, the Church category could be utilized, or the Hospital use retained - which is the use utilized in the current draft study.

Since the hearing, multiple questions and statements have been submitted to staff. Several of these have been restated below with supplemental information while others can be addressed at the hearing by staff at the direction of city council.

1. Fees should be collected using a distance-based zone approach.
This is not required by law in Colorado, nor has it been the approach for the city that is small geographically and many areas of the community service the city as a whole, such as Mesa Mall, Intermountain Health Hospital, the Downtown, and Canyon View Park.

2. Single-family units are being unfairly charged for parkland.
The land value for parkland is calculated by averaging the MAI appraised value of land that has been paid as in lieu fees. These projects go back as far as 2017 and no adjustments have been made to inflate these values to today’s land costs. When the city uses this fee to purchase new parkland, it is not used to purchase “single-family parkland” nor “multifamily parkland,” it is purchased for all residents to use. Further, a

project is also not assessed a different value because of it's geographic location where land values are significantly higher such as the Redlands or 24 Road corridor. The Level of Service (LOS) is calculated per person and the size of tiers are based on persons.

3. Can the City use the Adopted 2023 Transportation standards to calculate lane mile costs.
Yes.It is typical that using adopted standards for infrastructure design and construction is how costs are calculated. Costs for facilities such as a fire stations change periodically due to influencing factors such as building codes or operational needs. The city's previous transportation design standards were from 2004; the standards were revised and adopted in 2023. However, the city could consider using a lower standard (or previous standard) when calculating a fee - similar to reducing the LOS for open space by removing the Three Sisters Open Space acreage. Should the city council want to consider utilizing the previous 20-year old standards as the basis for calculating transportation costs, TischlerBise has provided these calculations for review in **Exhibit 3.**

4. How much has the city collected in impact fees.
In 2024, the City collected $5.1 million in impact fees.Collections from 2019 forward are shown in **Exhibit 4.** This would equate to a .20% sales tax or 3.55 mills in property tax. These fees are deposited into separate accounts for the sole purpose of capacity expansion.

5. What happens if implementation of fees is prolonged or not collected in full?
Staff provided an example in **Exhibit 5** that aids in understanding of how a phased-in implementation schedule impacts fee collection. Assuming fees are adopted at 100% implementation from day one, but implemented over a 5-year period with increases every 6-months (plus inflation), the calculations indicate the transportation fee would be 3.6% behind. This was calculated for a house size of 1,500 square feet. If the same transportation fee is adopted at 75% of the recommended fee with the same phased-in schedule, the result would be a fee 25.3% behind.

6. What has been the median sale price over time?
According to the Common Sense Institute shown in **Exhibit 6**, the average home price for Mesa County changed from $181,000 in 2013 to $387,749 in 2023 – The Bray Report provides this was $397,500 in January 2025. This is a change of $216,000. As provided by Root Policy Research, the average *new* home price for Grand Junction for 2023/2024 was $532,365. At this average sale price, impact fees (at 2024 rates) make up 1.56% of the cost. **Exhibit 7** indicates New Construction sales prices, it also shows the relative percentage of Grand Junction households that can afford homes at certain price points, based on HUD 2024 income limits and census data for Grand Junction households. This information assumes affordability of the “perfect household” scenario for purchasing a home – 7% interest, household size of 3, no debt, and 20% downpayment. As interest rates decrease, the buying/borrowing power of a household increases. If a household has any debt (for which most hold - eg. school loans, credit

card, medical), it can significantly decreases the home price for which they could otherwise afford.

7. What has been the median square footage over time?
The square footage of a home may be best displayed as ranges, consistent with the residential size thresholds in the impact fee study. **Exhibit 8** provides a chart displaying home sizes for the years 2021 and 2024.

Information about the fee study including all fees have been made available throughout the process on https://engagegj.org/impact-fees-study.

Staff has provided an addendum to the previous staff report with additional recommendations. Please see attachment titled "Addendum with Attachments 03.04.2025".

FISCAL IMPACT:

The adoption and implementation of growth-related impact fees are a fiscal policy of the City. Fiscal impact will be considered at a future date and will depend upon the Council's consideration of an updated fee schedule. The City has contracted with TischlerBise to perform the fee study update and linkage fee study. The consultant was selected through a competitive RFP process, and services have been retained for a fee not to exceed $149,810.00.

In 2024, the city collected $5.1 million in impact fees for fire, police, parks and transportation. Based on most recent sales tax collection to collect this amount in sale tax, it would equate to a .20% sales tax increase. To collect this amount in property tax would equate to an increase of 3.55 mills.

SUGGESTED ACTION:

I move to (adopt/deny) Ordinance No. 5250, an Ordinance Amending Sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Related to and Concerning Impact Fees, Fee Credits and Dedications on final passage and order final publication in pamphlet form.

Attachments

1. Addendum with Attachments 03.04.2025
2. Grand Junction CO Dev Impact Fee Study 3.3.25
3. Impact Fee Exhibits
4. ORD-Impact Fee Revisions 20250213
5. Staff Recommendation - Non-Residential 02.13.2025
6. Staff Recommendation - Residential 02.13.2025
7. Grand Junction Housing Linkage Fee_Draft_20241213
8. Grand Junction CO Dev Impact Fee Study 2.6.25
9. Fee Comps
10. impact fee code section

11. Impact Fee Stakeholder List
12. BBC - AMGD Grand Junction_Report Final_01172025
13. PRAB Letter
14. HBA Letter
15. R. Mendrop Letter
16. S. Secrest Lettr
17. D. Carei Letter
18. Stolle Letter 03.04.2025
19. Gormley Letter 03.04.22025
20. Clark Letter 03.04.2025
21. HBA Letter to Mike Bennet 3.2.25
22. 2025 02 28 Memo to HBA re Impact Fees.2
23. GJACC - Institutional Fee Comparison
24. GJACC Letter

TO: Addendum to March 5 Staff Report Item #7.a.i.

FROM: Mike Bennett, City Manager

Tamra Allen, Community Development Director

John Shaver, City Attorney

DATE: March 4, 2025

SUBJECT: Impact Fee Revised Staff Recommendation and Next Steps

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The City continues to receive feedback from various stakeholders regarding impact fees. So that the City may preserve goodwill with the local real estate and building industry, the City Staff offers the following recommendations for City Council consideration, and as determined appropriate adoption in accordance with the Impact Fee Study and Ordinance 5250.

Transportation Fee Methodology – Lane Mile Costs. The February 6, 2025 Impact Fee Study is premised on a consumption model that reflects the City's adopted level of service standards which will be necessary to serve new development. The fee has neither been calculated nor proposed to be adopted, as contended by the Housing and Building Association of Western Colorado (HBA) in the letter prepared by HBA counsel, using a using a "future plan" approach.

Specifically, TischlerBise by and through Mr. Carson Bise (See attached Memo dated March 3), and in response to the HBA correspondence, states as follows:

> *As you are aware, the assumption in the Draft 2025 Impact Fee Study that has received the most comment and scrutiny from the stakeholders is the construction cost per lane mile, which is based on data contained in the City's current Transportation and Design Standards Manual. There has been considerable comment about this cost factor throughout the stakeholder outreach process, and even more so since the adoption process began. Although defensible, in our opinion, adopting the transportation impact fee with this cost factor is not worth damaging the goodwill established between the City and the development/real estate community as part of this process. Therefore, it is our recommendation that we revise the study and utilize the lower cost per lane mile from the previous Transportation and Design Standards Manual.*

Staff concurs with TischlerBise's recommendation and has directed TischlerBise to update the Fee Study to reflect the lane mile costs utilizing the 20-year TEDS standards. The revised Fee Study dated March 3,2025 is attached for review, and adoption of that Study by the City Council is recommended.

Transportation Institutional Land Uses. At the February 19, 2025 City Council meeting, Council members requested review of the *Institutional* land use category due to the significant increase in the fee presented in the February 6th Study for the *Institutional* use category. As provided in the March 5 Staff Report, three major institutional categories can be separated out using ITE trip generation; those categories are *Hospital, Day Care* and *Church*. The Staff Report provided information, but did make a staff recommendation; however, Staff is now recommending that the *Church* category be utilized. With that category the Council's perceived policy desire, which was to lower the fee for all institutional land uses, will be achieved. With adoption of the recommendation, the Impact Fee Study dated March 3, 2025 will include the change shown below.

Nonresidential Fees per Development Unit					
Development Type	Development Unit	PMT per Unit[1]	Maximum Supportable Fee	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	32.75	$8,313	$8,256	$57
Convenience Commercial	1,000 SF	45.08	$11,443	$17,551	($6,108)
Office	1,000 SF	19.64	$4,985	$6,624	($1,639)
Institutional - Hospital	1,000 SF	19.52	$4,955	$1,529	$3,426
Institutional - Church	1,000 SF	9.09	$2,307	$1,529	$778
Institutional - Day Care	1,000 SF	56.96	$14,459	$1,529	$12,930
Industrial	1,000 SF	6.10	$1,548	$2,313	($765)
Warehousing	1,000 SF	3.10	$787	$1,025	($238)
Hotel/Lodging	Room	14.48	$3,676	$4,537	($861)
RV Park	Pad	4.89	$1,241	$3,651	($2,410)

Planning Commission Review and Recommendation. The HBA has asserted that Planning Commission review of the Impact Fee ordinance is required per GJMC 21.02.050(d). As described in the Memorandum Opinion authored by the City Attorney the purpose of that section "is to establish the procedure and requirements for requested amendments to the text of this Code." That Memorandum is incorporated by this reference and excerpted below.

> *Section 21.02.050(d) specifies four purposes of such amendments: (1) to "[r]eflect trends in development or regulatory practices"; (2) to "[e]xpand, modify, or add requirements for development in general or to address specific development issues"; (3) to "add, modify or expand zone districts"; or (4) to "clarify or modify procedures for processing development applications". GJMC 21.02.050(d)(2).*
>
> *None of these purposes refers to impact-fees specifically or to any consideration of fiscal matters generally. At best, (2) provides a potential argument to the extent that amended fees could be argued to expand or modify requirements of development; however, that contention is not strong. The fee requirement is firmly a part of the status quo for development, the proposed Ordinance does not create, let alone propose an expansion or modification of development requirements. While the adoption of the proposed Ordinance may result in an increase in costs the fees would not result in an "expand[ed], modif[ied], or add[ed]" requirement for development projects to meet, and if adopted as recommended by the Staff fees on certain development projects would be decreased.*

Moreover, the role of a planning commission is codified by State law. The primary responsibility of a planning commission is to adopt a master plan and zone municipal property in furtherance of the public health, safety, and welfare with due regard to present conditions and future growth in relation to neighboring territory. See C.R.S. 31-23-206 and 207. The City's Zoning and Development Code (ZDC) provision establishing the powers and duties of the Planning Commission, which includes "code text amendments," incorporates the statutory framework by reference. GJMC 21.02.010(b)(9).

Taken together, these provisions suggest that a "code text amendment," which the Planning Commission is required to hear, does not include an updating of impact fees. Notwithstanding that the HBA's position fails as a matter of law, for the sole purpose of providing additional opportunity for public review and comment, Staff recommends providing the Planning Commission the opportunity to review and provide a recommendation on the specific amendments to the ZDC at its March 25th meeting. Holding a meeting on March 25th with the Planning Commission will necessitate the City Council hearing the 2nd Reading of the proposed ordinance at the March 5 City Council meeting and then having a majority of council support to continue this item to the April 2nd City Council meeting for final reading and decision.

Action at the March 5 Hearing. Should City Council consider favorably the Staff recommendations and revisions, the following would need to occur at the March 5th City Council hearing on Ordinance 5250:

1. Provide staff direction on the desired phased in approach for the Fees. Staff prepared a 3-year, 4-year and 5-year phased implementation schedule for the Council's consideration; and,

2. Affirmatively vote to continue the March 5 hearing and notice a public hearing for April 2 City Council meeting for further consideration and/or adoption of Ordinance 5250 on April 2nd; and,

3. Refer the proposed amendments of the text of the Zoning and Development Code to the Planning Commission for a public hearing on March 25, 2025.

Attachments

1. Revised Fee Study dated March 3, 2025 (attached to packet)
2. Memo from Carson Bise, TischlerBise dated March 3, 2025
3. Staff Recommended Residential Fee Table
4. Staff Recommended Non-Residential Fee Table
5. 3-year, 4-year and 5-year phased implementation

TischlerBise
FISCAL | ECONOMIC | PLANNING

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MEMORANDUM

TO:	Tamra Allen, Community Development Director City of Grand Junction
FROM:	Carson Bise, AICP, TischlerBise, Inc.
DATE:	March 3, 2025
Subject:	Transportation Impact Fee Cost per Lane Mile

The purpose of the memorandum is to make a recommendation regarding the cost per lane mile assumption in the *Draft 2025 Impact Fee Study*. As we have discussed throughout the process, an impact fee study calculates highest maximum impact fees based on a point in time analysis using averages and best local data available. As you are aware, the assumption in the *Draft 2025 Impact Fee Study* that has received the most comment and scrutiny from the stakeholders is the construction cost per lane mile, which is based on data contained in the City's current *Transportation and Design Standards Manual.* There has been considerable comment about this cost factor throughout the stakeholder outreach process, and even more so since the adoption process began. Although defensible, in our opinion, adopting the transportation impact fee with this cost factor is not worth damaging the goodwill established between the City and the development/real estate community as part of this process. Therefore, it is our recommendation that we revise the study and utilize the lower cost per lane mile from the previous *Transportation and Design Standards Manual.*

Please let me know if you have any questions about this memorandum.

City of Grand Junction City Council

Staff Recommendation on Non-Residential Impact Fees - REVISED MARCH 4

Non-Residential Impact Fees

		Fire				Municipal Facilities				Police				Transportation			
Development Type	Development Unit	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[2]	Current Fee (2025)	Current Study Max Supportable	2024 Max REVISED
Retail/Commercial	1,000 SF	$489	$569	$1,445	$1,445	$467	$0	$876	$0	$206	$240	$607	$607	$8,240	$8,256	$10,927	$8,313
Convenience Commercial	1,000 SF	$489	$569	$1,989	$1,989	$467	$0	$3,854	$0	$206	$240	$836	$836	$15,842	$17,551	$15,041	$11,443
Office	1,000 SF	$191	$222	$641	$641	$598	$0	$1,342	$0	$81	$95	$270	$270	$6,685	$6,624	$6,553	$4,985
Institutional/Public	1,000 SF	$191	$222	$638	$638	$598	$0	$1,178	$0	$81	$95	$268	$268	$1,688	$1,629	$6,513	$2,307
Industrial	1,000 SF	$66	$77	$200	$200	$234	$0	$478	$0	$28	$33	$84	$84	$2,078	$2,313	$2,035	$1,548
Warehousing	1,000 SF	$34	$40	$102	$102	$69	$0	$140	$0	$14	$17	$43	$43	$1,075	$1,025	$1,034	$787
Hotel/Lodging[1, 3]	Room	$489	$569	$473	$473	$220	$0	$230	$0	$206	$240	$199	$199	$4,183	$4,537	$4,831	$3,676
RV Park[3]	Pad	462	$544	$160	$160	$20	$0	$21	$0	$198	$233	$67	$67	$3,583	$3,651	$1,632	$1,241

TOTAL Non-Residential Impact Fees					REVISED Staff Recommendation		
Unit Size	Development Unit	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	Increase (Decrease)	% Change from 2025
Retail/Commercial	1,000 SF	$9,402	$9,065	$13,855	$10,365	$1,300	14%
Convenience Commercial	1,000 SF	$17,004	$18,360	$21,720	$14,268	($4,092)	-22%
Office	1,000 SF	$7,555	$6,941	$8,806	$5,896	($1,045)	-15%
Institutional/Public	1,000 SF	$2,558	$1,946	$8,597	$3,213	$1,267	65%
Industrial	1,000 SF	$2,406	$2,423	$2,797	$1,832	($591)	-24%
Warehousing	1,000 SF	$1,192	$1,082	$1,319	$932	($150)	-14%
Hotel/Lodging[1]	Room	$5,098	$5,346	$5,733	$4,348	($998)	-19%
RV Park	Pad	$4,263	$4,428	$1,880	$1,468	($2,960)	-67%

City of Grand Junction City Council

Staff Recommendation on Residential Impact Fees - REVISED MARCH 4

Residential Impact Fees

		Fire				Municipal Facilities				Parks & Recreation				
Unit Size	Development Unit	2019 Max Supportable[1]	Current Fee (2025)[2]	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[3]	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[4]	Current Fee (2025)[5]	Current Study Max Supportable	Current Study Max w/o 3 sisters	Staff Recommend
850 or less	Dwelling	$467	$544	$501	$501	$516	$0	$506	$0	$1,055	$988	$1,824	$1,538	$1,538
851 to 1,000	Dwelling	$467	$544	$648	$648	$516	$0	$655	$0	$1,055	$988	$2,358	$1,989	$1,989
1,001 to 1,250	Dwelling	$467	$544	$822	$822	$516	$0	$830	$0	$1,055	$988	$2,991	$2,523	$2,523
1,251 to 1,500	Dwelling	710	$827	$1,016	$1,016	$785	$0	$1,026	$0	$1,605	$1,468	$3,696	$3,117	$3,117
1,501 to 2,000	Dwelling	710	$827	$1,276	$1,276	$785	$0	$1,289	$0	$1,605	$1,468	$4,644	$3,917	$3,917
2,001 to 2,500	Dwelling	710	$827	$1,550	$1,550	$785	$0	$1,566	$0	$1,605	$1,468	$5,641	$4,758	$4,758
2,501 to 3,000	Dwelling	710	$827	$1,764	$1,764	$785	$0	$1,782	$0	$1,605	$1,468	$6,419	$5,414	$5,414
3,001 to 3,500	Dwelling	710	$827	$1,944	$1,944	$785	$0	$1,964	$0	$1,605	$1,468	$7,075	$5,968	$5,968
3,501 to 4,000	Dwelling	710	$827	$2,098	$2,098	$785	$0	$2,120	$0	$1,605	$1,468	$7,634	$6,440	$6,440
4,001 to 4,500	Dwelling	710	$827	$2,232	$2,098	$785	$0	$2,255	$0	$1,605	$1,468	$8,121	$6,850	$6,440
4,501 or more	Dwelling	710	$827	$2,352	$2,098	$785	$0	$2,376	$0	$1,605	$1,468	$8,558	$7,219	$6,440

Residential Impact Fees (continued)

		Police				Transportation				
Unit Size	Development Unit	2019 Max Supportable[6]	Current Fee (2025)[7]	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[8]	Current Fee (2025)[9]	Current Study Max Supportable	2024 Max REVISED	REVISED Staff Recommend
850 or less	Dwelling	$200	$233	$215	$215	$4,570	$3,516	$3,750	$2,853	$2,853
851 to 1,000	Dwelling	$200	$233	$278	$278	$4,570	$3,516	$4,805	$3,655	$3,655
1,001 to 1,250	Dwelling	$200	$233	$352	$352	$4,570	$3,516	$6,059	$4,610	$4,610
1,251 to 1,500	Dwelling	$305	$356	$435	$435	$6,763	$5,382	$7,437	$5,658	$5,658
1,501 to 2,000	Dwelling	$305	$356	$547	$547	$6,763	$5,382	$9,285	$7,064	$7,064
2,001 to 2,500	Dwelling	$305	$356	$664	$664	$6,763	$6,142	$11,217	$8,534	$8,534
2,501 to 3,000	Dwelling	$305	$356	$756	$756	$6,763	$8,044	$12,755	$9,704	$9,704
3,001 to 3,500	Dwelling	$305	$356	$833	$833	$6,763	$8,044	$14,030	$10,674	$10,674
3,501 and greater	Dwelling	$305	$356	$899	$899	$6,763	$8,044	$15,138	$11,517	$11,517

TOTAL Residential Impact Fees							REVISED Staff Recommendation		
Unit Size	Development Unit	2019 Max Supportable	Current Fee (2025)	Land Dedication	Total Current Costs (2025)	Current Study Max Supportable	Staff Recommend	Increase (Decrease)	% Change from 2025
850 or less	Dwelling	$6,808	$5,281	$1,063	$6,344	$6,796	$5,107	($1,237)	-19%
851 to 1,000	Dwelling	$6,808	$5,281	$1,063	$6,344	$8,744	$6,570	$226	4%
1,001 to 1,250	Dwelling	$6,808	$5,281	$1,063	$6,344	$11,054	$8,307	$1,963	31%
1,251 to 1,500	Dwelling	$10,168	$8,033	$1,063	$9,096	$13,610	$10,226	$1,130	12%
1,501 to 2,000	Dwelling	$10,168	$8,033	$1,063	$9,096	$17,041	$12,804	$3,708	41%
2,001 to 2,500	Dwelling	$10,168	$8,793	$1,063	$9,856	$20,638	$15,506	$5,650	57%
2,501 to 3,000	Dwelling	$10,168	$10,695	$1,063	$11,758	$23,476	$17,638	$5,880	50%
3,001 to 3,500	Dwelling	$10,168	$10,695	$1,063	$11,758	$25,846	$19,419	$7,661	65%
3,501 or more	Dwelling	$10,168	$10,695	$1,063	$11,758	$27,889	$20,954	$9,196	78%

Majority of new home construction falls within these categories.

Phased Implementation				
Unit Size	Development Unit	3-Year, 6-Step Increase*	4-Year, 8-Step Increase*	5-Year, 10-Step Increase*
850 or less	Dwelling	($29)	($22)	($17)
851 to 1,000	Dwelling	$215	$161	$129
1,001 to 1,250	Dwelling	$504	$378	$303
1,251 to 1,500	Dwelling	$366	$274	$219
1,501 to 2,000	Dwelling	$795	$596	$477
2,001 to 2,500	Dwelling	$1,119	$839	$671
2,501 to 3,000	Dwelling	$1,157	$868	$694
3,001 to 3,500	Dwelling	$1,454	$1,091	$872
3,501 or more	Dwelling	$1,710	$1,282	$1,026
Retail/Commercial	1,000 SF	$217	$163	$130
Convenience Commercial	1,000 SF	($682)	($512)	($409)
Office	1,000 SF	($174)	($131)	($105)
Institutional/Public	1,000 SF	$211	$158	$127
Industrial	1,000 SF	($99)	($74)	($59)
Warehousing	1,000 SF	($25)	($19)	($15)
Hotel/Lodging[1]	Room	($166)	($125)	($100)
RV Park	Pad	($493)	($370)	($307)

* Plus Inflation

Draft 2025 Impact Fee Study

Prepared for:

City of Grand Junction, Colorado

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EXECUTIVE SUMMARY

Impact fees are one-time payments for new development's proportionate share of the capital cost of infrastructure. The following study addresses the City of Grand Junction's Municipal Facilities, Fire, Police, Multimodal Transportation, and Parks & Recreation facilities. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. They may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. Although Colorado is a "home-rule" state and home-rule municipalities were already collecting "impact fees" under their home-rule authority granted in the Colorado Constitution, the Colorado Legislature passed enabling legislation in 2001, as discussed further below.

COLORADO IMPACT FEE ENABLING LEGISLATION

For local governments, the first step in evaluating funding options for facility improvements is to determine basic options and requirements established by state law. Some states have more conservative legal parameters that basically restrict local government to specifically authorized actions. In contrast, "home-rule" states grant local governments broader powers that may or may not be precluded or preempted by state statutes depending on the circumstances and on the state's particular laws. Home rule municipalities in Colorado have the authority to impose impact fees based on both their home rule power granted in the Colorado Constitution and the impact fee enabling legislation enacted in 2001 by the Colorado General Assembly.

Impact fees are one-time payments imposed on new development that must be used solely to fund growth-related capital projects, typically called "system improvements". An impact fee represents new growth's proportionate share of capital facility needs. In contrast to project-level improvements, impact fees fund infrastructure that will benefit multiple development projects, or even the entire service area, as long as there is a reasonable relationship between the new development and the need for the growth-related infrastructure.

According to Colorado Revised Statute Section 29-20-104.5, impact fees must be legislatively adopted at a level no greater than necessary to defray impacts generally applicable to a broad class of property. The purpose of impact fees is to defray capital costs directly related to proposed development. The statutes of other states allow impact fee schedules to include administrative costs related to impact fees and the preparation of capital improvement plans, but this is not specifically authorized in Colorado's statute. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive portfolio to ensure adequate provision of public facilities. Because system improvements are larger and costlier, they may require bond financing and/or funding from other revenue sources. To be funded by impact fees, Section 29-20-104.5 requires that the capital improvements must have a useful life of at least five years. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Also, impact fees cannot be used to repair or correct existing deficiencies in existing infrastructure.

ADDITIONAL LEGAL GUIDELINES

Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is the protection of public health, safety, and welfare by ensuring development is not detrimental to the quality of essential public services. The means to this end is also important, requiring both procedural and substantive due process. The process followed to receive community input (i.e. stakeholder meetings, work sessions, and public hearings) provides opportunities for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (see Nollan v. California Coastal Commission, 1987). In a more recent case (Dolan v. City of Tigard, OR, 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development.

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, TischlerBise prefers a more rigorous formulation that recognizes three elements: "need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the Dolan case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to cover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The Nollan decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle likely applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the Dolan case and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The

demand for facilities is measured in terms of relevant and measurable attributes of development (e.g. persons per household).

A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. The calculation of impact fees should also assume that they will be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the state enabling legislation requires that facilities funded with fee revenues be available exclusively to development paying the fees. In other words, benefit may extend to a general area including multiple real estate developments. Procedures for the earmarking and expenditure of fee revenues are discussed near the end of this study. All of these procedural as well as substantive issues are intended to ensure that new development benefits from the impact fees they are required to pay. The authority and procedures to implement impact fees is separate from and complementary to the authority to require improvements.

Development Fee Methods and Cost Components

Figure 1 summarizes service areas, methodologies, and infrastructure cost components for each development fee.

Figure 1. Summary of City of Grand Junction Impact Fees

Fee Category	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
Fire	Citywide	Facilities, Apparatus	N/A	N/A	Population & Vehicle Trips
Municipal Facilities	Citywide	Municipal Facilities	N/A	N/A	Population & Jobs
Parks and Recreation	201 Service Bdry	Park Land, Open Space, Park Improvements	N/A	N/A	Population
Police	Citywide	Facilities	N/A	N/A	Population & Vehicle Trips
Transportation	Citywide	Principal Arterial, Minor Arterial, Major Collector, Minor Collector, Trail	N/A	N/A	Person Miles Traveled (PMT)

Please note, calculations throughout this report are based on an analysis conducted using MS Excel software. Results are discussed in the memo using one- and two-digit places (in most cases). Figures are typically either truncated or rounded. In some instances, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

CURRENT IMPACT FEES

Figure 2 provides a schedule of Grand Junction's current impact fees.

Figure 2. Current Impact Fees

Residential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Single <1,250 sq ft	Dwelling	$827	$0	$1,468	$356	$3,516	$6,167
Single 1,250 - 1,649 sq ft	Dwelling	$827	$0	$1,468	$356	$5,382	$8,033
Single 1,650 - 2,299 sq ft	Dwelling	$827	$0	$1,468	$356	$6,142	$8,793
Single 2,300 or more sq ft	Dwelling	$827	$0	$1,468	$356	$8,044	$10,695
Mobile Home	Pad	$827	$0	$1,468	$356	$3,651	$6,302
Multi-Family	Dwelling	$544	$0	$988	$233	$3,291	$5,056

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Retail/Commercial	1,000 SF	$569	$0	$0	$240	$8,256	$9,065
Convenience Commercial	1,000 SF	$569	$0	$0	$240	$17,551	$18,360
Office	1,000 SF	$222	$0	$0	$95	$6,624	$6,941
Institutional/Public	1,000 SF	$222	$0	$0	$95	$1,529	$1,846
Industrial	1,000 SF	$77	$0	$0	$33	$2,313	$2,423
Warehousing	1,000 SF	$40	$0	$0	$17	$1,025	$1,082
Hotel/Lodging	1,000 SF	$569	$0	$0	$240	$0	$809
Hotel/Lodging	Room	$0	$0	$0	$0	$4,537	$4,537
RV Park	Pad	$544	$0	$0	$233	$3,651	$4,428

Maximum Supportable Impact Fees

Figure 3 provides a schedule of the maximum supportable impact fees. The fees represent the highest amount supportable for each type of residential and nonresidential unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit							
Unit Size	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
850 or less	Dwelling	$501	$506	$1,530	$179	$2,853	$5,569
851 to 1,000	Dwelling	$648	$655	$1,978	$232	$3,655	$7,168
1,001 to 1,250	Dwelling	$822	$830	$2,508	$294	$4,610	$9,064
1,251 to 1,500	Dwelling	$1,016	$1,026	$3,100	$364	$5,658	$11,164
1,501 to 2,000	Dwelling	$1,276	$1,289	$3,895	$457	$7,064	$13,981
2,001 to 2,500	Dwelling	$1,550	$1,566	$4,731	$555	$8,534	$16,936
2,501 to 3,000	Dwelling	$1,764	$1,782	$5,384	$632	$9,704	$19,266
3,001 to 3,500	Dwelling	$1,944	$1,964	$5,935	$696	$10,674	$21,213
3,501 and greater	Dwelling	$2,098	$2,120	$6,404	$751	$11,517	$22,890

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
Retail/Commercial	1,000 SF	$1,445	$876	$0	$506	$8,313	$11,140
Convenience Commercial	1,000 SF	$1,989	$3,854	$0	$697	$11,443	$17,983
Office	1,000 SF	$641	$1,342	$0	$225	$4,985	$7,193
Institutional/Public	1,000 SF	$297	$1,178	$0	$104	$2,307	$3,886
Industrial	1,000 SF	$200	$478	$0	$70	$1,548	$2,296
Warehousing	1,000 SF	$102	$140	$0	$36	$787	$1,065
Hotel/Lodging	Room	$473	$230	$0	$166	$3,676	$4,545
RV Park	Pad	$160	$21	$0	$56	$1,241	$1,478

GENERAL METHODS FOR IMPACT FEES

There are three general methods for calculating impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating impact fees and how those methods can be applied to City of Grand Junction.

Cost Recovery Method (Past Improvements) The rationale for recoupment, or cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion Method (Concurrent Improvements) The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

Plan-Based Method (Future Improvements) The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

EVALUATION OF CREDITS

Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the Fire and Police impact fee calculations, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for construction of system improvements. This type of credit is addressed in the administration and implementation of the development impact fee program.

FIRE IMPACT FEE

The Fire impact fees include components for station space and apparatus. The incremental expansion methodology is used for both fee components. The Fire impact fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential fire impact fees are calculated per housing unit. Because the Grand Junction Fire Department also provides emergency medical services and these calls represent the largest percentage of calls to which the Department responds, TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire and emergency medical services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The Grand Junction Fire Department serves an area greater than the City of Grand Junction. Because of this, that portion of the demand cannot be attributed to City residents and businesses, or the impact fees will be disproportionate to demand. Therefore, we asked the Grand Junction Fire Department to conduct an analysis of calls for service inside and outside the City in to determine the amount of activity directed toward residents and businesses inside the City limits. As shown in Figure F1, over the last two calendar years, the City of Grand Junction Fire Department has responded to slightly over 42,000 incidents. Of that total, 83 percent of the incidents were inside the City limits.

Figure F1. Fire and EMS Incident Data for Two-Year Period

Location	Incidents	%
Inside the City	34,918	83%
Incidents outside the City	7,152	17%
Total	**42,070**	**100%**

Source: Grand Junction Fire Department

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Fire facilities and vehicles. To calculate the proportional share between residential and nonresidential demand on Fire facilities and vehicles, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest year available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for Fire infrastructure, see Figure F2.

Figure F2. City of Grand Junction Functional Population

Demand Units in 2021					
Residential				Demand Hours/Day	Person Hours
	Population	62,544			
	Residents Not Working		37,046	20	740,920
	Employed Residents		25,498		
	Employed in Grand Junction		17,052	14	238,728
	Employed outside Grand Junction		8,446	14	118,244
				Residential Subtotal	1,097,892
				Residential Share	**63%**
Nonresidential					
	Non-working Residents		37,046	4	148,184
	Jobs Located in Grand Junction		49,018		
	Residents Employed in Grand Junction		17,052	10	170,520
	Nonresident Workers (Inflow Commuters)		31,966	10	319,660
				Nonresidential Subtotal	638,364
				Nonresidential Share	**37%**
				Total	1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Fire Facilities

The incremental expansion component of the Fire impact fee is based on an inventory of existing Citywide facilities. It is important to note the existing inventory includes Station No. 7, which is under construction now and will be open around the time of the impact fee adoption. Therefore, the level of service standards are based on the projected 2025 demand units. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure F3, the Fire Department occupies 99,277 square feet in 10 different facilities. To determine the level of service factors for the impact fee calculation, the amount of facility square footage (99,277) is multiplied by the percentage of activity directed inside the City limits (83%) and then by the functional population split for the City of Grand Junction (found in Figure F2) is used to allocate the square footage and corresponding replacement cost of the fire stations in Figure F3. For example, of the 99,277 square feet of fire space in the City, 82,400 square feet is directed toward City of Grand Junction (99,277 multiplied by 83%). Of this 82,400 impact fee eligible square footage, 51,912 square feet is allocated to residential growth and 30,488 square feet is allocated to nonresidential development.

The allocated square feet of the Grand Junction fire stations are divided by the 2025 residential and nonresidential demand units (population and nonresidential vehicle trips). The result is the current level of service for fire stations in the City. Specifically, there is 0.772 square feet of fire station space per capita and 0.137 square feet per nonresidential vehicle trip.

To estimate the replacement cost of the fire stations, the average cost of $725 per square foot is used. This figure is based on the recent Station No. 7 construction cost. To find the cost per person or cost per nonresidential vehicle trip, the level of service standards is applied to the cost per square foot for fire stations. For example, the residential cost per person is $559.71 (0.772 square feet per person x $725 per square foot = $559.71 per person).

Figure F3. Fire Facilities Level of Service and Cost Factors

Description	Square Feet
Fire Administration Building	14,576
Fire Station No. 1	13,331
Fire Station No. 2	8,461
Fire Station No. 3	10,500
Fire Station No. 4	9,335
Fire Station No. 5 Annex	1,916
Fire Station No. 5	7,291
Fire Station No. 6	10,500
Fire Station No. 7	10,500
Fire Station No. 8	10,500
Fire Training Center	2,367
Total	99,277

Level-of-Service (LOS) Standards

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Sq. Ft. per Person	**0.772**
LOS: Sq. Ft. per Vehicle Trip	**0.137**

Cost Analysis

Cost per Square Foot*	$725
LOS: Square Feet per Person	0.772
Cost per Person	**$559.71**
LOS: Square Feet per Vehicle Trip	0.137
Cost per Vehicle Trip	**$99.25**

*Source: City of Grand Junction. Based on Station 7 Cost

Fire Apparatus

The second component of the Fire impact fee is fire apparatus. Similar to the station component, the current inventory includes apparatus that will be owned by the City when Station No. 7 opens in 2025. Therefore, the level of service standards are based on the projected 2025 demand units. The City's current inventory of apparatus is contained in Figure F4, which consists of 51 pieces with a total replacement value of $17 million, or an average cost of $334,922 per piece of apparatus. Similar to the facilities component, the apparatus inventory is compared to the percentage of activity directed inside the City of Grand Junction and then allocated based on the proportionate share factors shown in Figure F2. For example, of the 51 pieces of apparatus in the City, approximately 42 pieces of the inventory are directed toward City of Grand Junction (51 pieces of apparatus multiplied by 83%). Of the 42 pieces of impact fee eligible apparatus, approximately 27 pieces are allocated to residential growth and approximately 16 pieces are allocated to nonresidential growth. These allocations are divided by the demand units (population for residential development and nonresidential vehicle trips for nonresidential development) to calculate the current level of service. The current level of service is multiplied by the weighted average cost per fire apparatus to calculate the cost per capita and nonresidential vehicle trip.

For example, there is .00040 pieces of fire apparatus per person in Grand Junction (26.6 apparatus / 67,242 persons = .00040 apparatus per person). As discussed above, a new piece of fire apparatus has an average cost of $334,922, which results in the residential cost equaling $132.83 per person (.00040 vehicles per person x $353,155 per apparatus = $132.83 per person).

Figure F4. Fire Apparatus Inventory and Level of Service

Description	Model	# of Units	Unit Cost	Total Cost
Truck	Smeal 105' Quint	1	$1,700,000	$1,700,000
Truck	Smeal 75' Quint	1	$1,700,000	$1,700,000
Engine	Smeal	4	$1,000,000	$4,000,000
Engine	E-One Pumper	1	$1,000,000	$1,000,000
Engine	Pierce Enforcer	4	$1,000,000	$4,000,000
Battalion Chief	Dodge Ram 1500	1	$86,000	$86,000
Hazmat	BLM	1	$263,000	$263,000
Ambulance	Dodge/Ford/Chevy	14	$86,000	$1,204,000
Rescue	SVI Heavy Rescue Truck	1	$1,000,000	$1,000,000
Brush Engine	HME/BME	2	$375,000	$750,000
Brush Truck	Largo Tank	1	$375,000	$375,000
Tender	International	1	$350,000	$350,000
UTV	Yamaha	2	$25,000	$50,000
ATV	Suzuki	1	$12,000	$12,000
Air Trailer	Misc	1	$40,000	$40,000
Trailers	Trench/Confined Space/Flat	4	$10,000	$40,000
Administrative	SUVs	5	$41,000	$205,000
Administrative	Pickups	6	$51,000	$306,000
Total**		51	$334,922	$17,081,000

Level-of-Service (LOS) Standards**

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Units per Person	**0.00040**
LOS: Units per Vehicle Trip	**0.00007**

Cost Analysis

Average Cost per Unit	$334,922
LOS: Units per Person	0.00040
Cost per Person	**$132.83**
LOS: Units per Vehicle Trip	0.00007
Cost per Vehicle Trip	**$23.55**

*Source: City of Grand Junction.

**Base Year assumptions have been set to 2025 to include Station 7 Apparatus

PROJECTION OF GROWTH-RELATED FIRE NEEDS

To estimate the demand for future Fire station space, the current level of service (0.772 square feet per person and 0.137 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure F5, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F5, there is a projected need for 19,194 square feet of Fire station space in the City to accommodate the growth at the present level of service. By applying the average cost of a building ($725 per square feet), the total projected expenditure to accommodate new development is estimated at approximately $13.9 million.

Figure F5. 10-Year Fire Infrastructure Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Fire Facilities	Residential	0.772	Square Feet	per Person	$725
	Nonresidential	0.137		per Vehicle Trip	

Growth-Related Need for Fire Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	50,580	29,901	80,480
Year 1	2025	67,242	222,710	51,912	30,488	82,400
Year 2	2026	68,968	226,999	53,244	31,075	84,319
Year 3	2027	70,694	231,289	54,576	31,662	86,239
Year 4	2028	72,419	235,579	55,909	32,250	88,158
Year 5	2029	74,145	239,868	57,241	32,837	90,078
Year 6	2030	75,871	244,158	58,573	33,424	91,997
Year 7	2031	77,596	248,447	59,905	34,011	93,916
Year 8	2032	79,322	252,737	61,237	34,598	95,836
Year 9	2033	81,048	257,026	62,570	35,186	97,755
Year 10	2034	82,773	261,316	63,902	35,773	99,675
Ten-Year Increase		17,256	42,895	13,322	5,872	19,194
			Projected Expenditure	**$9,658,550**	**$4,257,315**	**$13,915,865**
			Growth-Related Expenditure on Fire Facilities			**$13,915,865**

To estimate the demand for future Fire apparatus, the current level of service (0.00040 apparatus per person and 0.00007 vehicles per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. The City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F6, there is a projected need for approximately 10 additional growth-related pieces of apparatus. By applying the average cost of a vehicle ($334,922), the total projected growth-related expenditure is estimated at approximately $3.3 million.

Figure F6. 10-Year Fire Apparatus Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Fire Apparatus	Residential	0.00040	Units	per Person	$334,922
	Nonresidential	0.00007		per Vehicle Trip	

Growth-Related Need for Apparatus						
Year		Population	Nonresidential Vehicle Trips	Residential Apparatus	Nonresidential Apparatus	Total
Base	2024	65,517	218,420	26.0	15.4	41.3
Year 1	2025	67,242	222,710	26.7	15.7	42.3
Year 2	2026	68,968	226,999	27.4	16.0	43.3
Year 3	2027	70,694	231,289	28.0	16.3	44.3
Year 4	2028	72,419	235,579	28.7	16.6	45.3
Year 5	2029	74,145	239,868	29.4	16.9	46.3
Year 6	2030	75,871	244,158	30.1	17.2	47.3
Year 7	2031	77,596	248,447	30.8	17.5	48.2
Year 8	2032	79,322	252,737	31.5	17.8	49.2
Year 9	2033	81,048	257,026	32.1	18.1	50.2
Year 10	2034	82,773	261,316	32.8	18.4	51.2
Ten-Year Increase		17,256	42,895	6.8	3.0	9.9
			Projected Expenditure	**$2,292,126**	**$1,010,328**	**$3,302,454**
			Growth-Related Expenditure on Fire Apparatus			**$3,302,454**

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations from past fire facility projects: Tax Revenue Bond Series 2010A and Tax Revenue Build America Bond Series 2010B. The proceeds from these bonds funded several fire facilities including Fire Station #1, #2 and the Fire Administration building for a total of $7,100,000 of improvements, representing 20 percent of the 2010 Bonds. This bond series was refinanced in 2019 at a lower interest rate of 5.05%. Figure F8 lists the remaining principal payment schedules for the bonds. The fire department's total remaining principal on the bond is $4.6 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. As shown in Figure F7, this results in a credit of $24.37 per person, and $4.47 per nonresidential trip end.

Figure F7. Principal Payment Credit

Year	Principal Payment (20% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	$197,000	$124,110	65,517	$1.89	$72,890	218,420	$0.33
2025	$198,000	$124,740	67,242	$1.86	$73,260	222,710	$0.33
2026	$208,000	$131,040	68,968	$1.90	$76,960	226,999	$0.34
2027	$218,000	$137,340	70,694	$1.94	$80,660	231,289	$0.35
2028	$229,000	$144,270	72,419	$1.99	$84,730	235,579	$0.36
2029	$240,000	$151,200	74,145	$2.04	$88,800	239,868	$0.37
2030	$252,000	$158,760	75,871	$2.09	$93,240	244,158	$0.38
2031	$265,000	$166,950	77,596	$2.15	$98,050	248,447	$0.39
2032	$278,000	$175,140	79,322	$2.21	$102,860	252,737	$0.41
2033	$292,000	$183,960	81,048	$2.27	$108,040	257,026	$0.42
2034	$306,000	$192,780	82,773	$2.33	$113,220	261,316	$0.43
2035	$322,000	$202,860	84,499	$2.40	$119,140	265,605	$0.45
2036	$335,000	$211,050	86,224	$2.45	$123,950	269,895	$0.46
2037	$348,000	$219,240	87,950	$2.49	$128,760	274,184	$0.47
2038	$362,000	$228,060	89,676	$2.54	$133,940	278,474	$0.48
2039	$376,000	$236,880	91,401	$2.59	$139,120	282,763	$0.49
2040	$388,000	$244,440	93,127	$2.62	$143,560	287,053	$0.50
Total	$4,814,000	$3,032,820		$37.76	$1,781,180		$6.96

Discount Rate	**5.0%**		**5.0%**
Net Present Value	**$24.37**		**$4.47**

Maximum Supportable Fire Impact Fee

Figure F8 shows the maximum supportable Fire Impact Fee. Impact fees for Fire are based on persons per housing unit for residential development and vehicle trips per development unit for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet, hotel room, or other applicable factor to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure F8. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Facilities	$559.71	$99.25
Apparatus	$132.83	$23.55
Principal Payment Credit	($24.37)	($4.47)
Total	$668.16	$118.34

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$501	$544	($43)
851 to 1,000	Dwelling	0.97	$648	$544	$104
1,001 to 1,250	Dwelling	1.23	$822	$544	$278
1,251 to 1,500	Dwelling	1.52	$1,016	$827	$189
1,501 to 2,000	Dwelling	1.91	$1,276	$827	$449
2,001 to 2,500	Dwelling	2.32	$1,550	$827	$723
2,501 to 3,000	Dwelling	2.64	$1,764	$827	$937
3,001 to 3,500	Dwelling	2.91	$1,944	$827	$1,117
3,501 and greater	Dwelling	3.14	$2,098	$827	$1,271

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	$1,445	$569	$876
Convenience Commercial	1,000 SF	16.81	$1,989	$569	$1,420
Office	1,000 SF	5.42	$641	$222	$419
Institutional/Public	1,000 SF	5.39	$638	$222	$416
Industrial	1,000 SF	1.69	$200	$77	$123
Warehousing	1,000 SF	0.86	$102	$40	$62
Hotel/Lodging	Room	4.00	$473	$569	($96)
RV Park	Pad	1.35	$160	$544	($384)

1. See Land Use Assumptions

Revenue from Fire Impact Fee

Revenue from the Fire Impact Fee is estimated in Figure F9. There is projected to be 8,180 new housing units and almost 6.6 million square feet of new nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth. Overall, the approximately $15.9 million in revenue from the impact fee covers approximately 92 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure F9. Estimated Revenue from Fire Impact Fee

Infrastructure Costs for Fire

	Total Cost	Growth Cost
Facilities	$13,915,865	$13,915,865
Apparatus	$3,302,454	$3,302,454
Total Expenditures	**$17,218,319**	**$17,218,319**

Projected Fire and Rescue Impact Fee Revenue

		Single-Family	Multi-Family	Retail/Comm.	Office	Inst./Public	Industrial
		$1,550 per Unit	$1,016 per Unit	$1,445 per KSF	$641 per KSF	$297 per KSF	$200 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
1	2025	23,960	8,345	10,426	7,756	7,584	7,416
2	2026	24,573	8,550	10,610	7,872	7,802	7,557
3	2027	25,186	8,755	10,794	7,988	8,020	7,697
4	2028	25,799	8,960	10,978	8,105	8,239	7,838
5	2029	26,412	9,165	11,162	8,221	8,457	7,979
6	2030	27,025	9,370	11,346	8,337	8,675	8,120
7	2031	27,638	9,575	11,530	8,453	8,893	8,261
8	2032	28,251	9,780	11,714	8,570	9,111	8,401
9	2033	28,864	9,985	11,898	8,686	9,329	8,542
10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		$9,501,500	$2,082,800	$2,658,986	$745,293	$647,907	$281,534

Projected Revenue =>	**$15,918,020**
Total Expenditures =>	**$17,218,319**
General Fund's Share =>	**$1,300,299**

MUNICIPAL FACILITIES IMPACT FEE

The Municipal Facilities impact fee include components for municipal buildings related to general government and general services functions. The incremental expansion is utilized for this fee calculation. The Municipal Facilities impact fee is calculated on a per capita basis for residential development and a per employee basis for nonresidential development. The residential portion is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person. The nonresidential portion is derived from the product of employees per 1,000 square feet of nonresidential space multiplied by the net cost per employee (job).

SERVICE AREA

The City of Grand Junction provides general government services throughout the City; therefore, there is a single service area for the Municipal Facilities impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Municipal Facilities infrastructure. To calculate the proportionate share between residential and nonresidential demand on Municipal Facilities infrastructure, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 (the latest year available) functional population data for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for municipal facilities, see Figure M1.

Figure M1. City of Grand Junction Functional Population

Demand Units in 2021				Demand Hours/Day	Person Hours	Proportionate Share
Residential						
Estimated Residents	62,544					
Residents Not Working		37,046		20	740,920	
Employed Residents		25,498				
Employed in Grand Junction			17,052	14	238,728	
Employed outside Grand Junction			8,446	14	118,244	
			Residential Subtotal		1,097,892	63%
Nonresidential						
Non-working Residents		37,046		4	148,184	
Jobs Located in Grand Junction		49,018				
Residents Employed in Grand Junction			17,052	10	170,520	
Nonresident Workers (Inflow Commuters)			31,966	10	319,660	
			Nonresidential Subtotal		638,364	37%
			TOTAL		1,736,256	100%

IMPACT FEE COMPONENTS

Municipal Facilities

The Municipal Facilities Impact Fee is based on ten primary facilities serving the public, and their associated replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure M2, the City has a total of 140,397 square feet of municipal facility floor area. The functional population split for the City of Grand Junction found in Figure M1 is used to allocate the square footage and corresponding replacement cost of Municipal Facilities infrastructure in Figure M2. Of the 140,397 square feet of applicable general government facilities, 63 percent is allocated to residential development (88,450 square feet) and 37 percent (51,947 square feet) is allocated to nonresidential development. The 2024 population or job totals divide the floor area allocations to find the residential and nonresidential level of service standard. For example, the residential level of service is 1.35 square feet per person (88,450 square feet 65,517 residents = 1.35 square feet per person).

According to discussions with City staff, the estimated replacement cost of municipal facility space is $500 per square foot. To find the cost per person, the level of service standards is applied to the average replacement cost. For example, the residential cost per person is $675.02 (1.35 square feet person x $500 per square foot = $675.02 per person).

Figure M2. Municipal Facilities Level of Service and Cost Factors

Facility	Square Feet
910 Main Street	5,465
Engineering Building	5,170
Daycare Facility	5,525
Wellness Facility	2,050
Transportation Engineering Office	3,600
Municipal Service Center	38,485
Municipal Operations Center	23,345
Field Engineering Building	3,234
Facilities Building	7,523
City Hall	46,000
Total	140,397

Level-of-Service (LOS) Standards

Population in 2024	65,517
Employment in 2024	62,988
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	**1.35**
LOS: Square Feet per Job	**0.82**

Cost Analysis

Cost per Square Foot	$500
LOS: Square Feet per Person	1.35
Cost per Person	**$675.02**
LOS: Square Feet per Job	0.82
Cost per Job	**$412.36**

Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED MUNICIPAL FACILITIES FACILITY NEEDS

To estimate the demand for future Municipal Facilities infrastructure, the current level of service (1.35 square feet per person and 0.82 square feet per job) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure M3, the City is projected to increase by 17,256 residents and 16,590 jobs over the next ten years (see Appendix A). Figure M3 indicates that the City will need to construct 36,979 square feet of additional space to maintain current levels of service for Municipal Facilities. By applying the average cost of $500 per square foot), the estimated growth-related cost for Municipal Facilities is approximately $18.5 million over the next ten years.

Figure M3. 10-Year Municipal Facilities Infrastructure Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost / Sq. Ft.
Municipal Facilites	Residential	1.35	Square Feet	per persons	$500
	Nonresidential	0.82		per jobs	

Growth-Related Need for Municipal Facilities						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2024	65,517	62,988	88,450	51,947	140,397
Year 1	2025	67,242	64,647	90,780	53,315	144,095
Year 2	2026	68,968	66,306	93,109	54,683	147,793
Year 3	2027	70,694	67,965	95,439	56,052	151,491
Year 4	2028	72,419	69,624	97,769	57,420	155,189
Year 5	2029	74,145	71,283	100,098	58,788	158,887
Year 6	2030	75,871	72,942	102,428	60,156	162,584
Year 7	2031	77,596	74,601	104,758	61,524	166,282
Year 8	2032	79,322	76,260	107,088	62,893	169,980
Year 9	2033	81,048	77,919	109,417	64,261	173,678
Year 10	2034	82,773	79,578	111,747	65,629	177,376
Ten-Year Increase		**17,256**	**16,590**	**23,297**	**13,682**	**36,979**
			Projected Expenditure	**$11,648,387**	**$6,841,116**	**$18,489,503**

Growth-Related Expenditure on Municipal Facilities	**$18,489,503**

Maximum Supportable Municipal Facilities Impact Fee

Figure M4 shows the maximum supportable Municipal Facilities Impact Fee. Impact fees for Municipal Facilities are based on persons per housing unit for residential development and employees per development unit for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per job is multiplied by the jobs per development unit to calculate the proposed fee. The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure M4. Maximum Supportable Municipal Facilities Impact Fee

Fee Component	Cost per Person	Cost per Job
Municipal Facilities	$675.02	$412.36
Total	$675.02	$412.36

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$506	$0	$506
851 to 1,000	Dwelling	0.97	$655	$0	$655
1,001 to 1,250	Dwelling	1.23	$830	$0	$830
1,251 to 1,500	Dwelling	1.52	$1,026	$0	$1,026
1,501 to 2,000	Dwelling	1.91	$1,289	$0	$1,289
2,001 to 2,500	Dwelling	2.32	$1,566	$0	$1,566
2,501 to 3,000	Dwelling	2.64	$1,782	$0	$1,782
3,001 to 3,500	Dwelling	2.91	$1,964	$0	$1,964
3,501 and greater	Dwelling	3.14	$2,120	$0	$2,120

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Jobs per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	2.12	$876	$0	$876
Convenience Commercial	1,000 SF	9.35	$3,854	$0	$3,854
Office	1,000 SF	3.26	$1,342	$0	$1,342
Institutional/Public	1,000 SF	2.86	$1,178	$0	$1,178
Industrial	1,000 SF	1.16	$478	$0	$478
Warehousing	1,000 SF	0.34	$140	$0	$140
Hotel/Lodging	Room	0.56	$230	$0	$230
RV Park	Pad	0.05	$21	$0	$21

1. See Land Use Assumptions

Revenue from Municipal Facilities Impact Fee

Revenue from the Municipal Facilities Impact Fee is estimated in Figure M5. There is projected to be 8,180 new housing units and 6.6 million additional square feet of nonresidential space in Grand Junction by 2034. To determine the revenue from each development type, the fee is multiplied by the growth. Overall, the revenue from the impact fee covers 98 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure M5. Estimated Revenue from Municipal Facilities Impact Fee

Infrastructure Costs for Municipal Facilities

	Total Cost	Growth Cost
Municipal Facilities	$18,489,503	$18,489,503
Total Expenditures	**$18,489,503**	**$18,489,503**

Projected Development Impact Fee Revenue

	Single-Family	Multi-Family	Retail/Comm.	Office	Inst./Public	Industrial
	$1,566 per unit	$1,026 per unit	$876 per 1,000 Sq Ft	$1,342 per 1,000 Sq Ft	$1,178 per 1,000 Sq Ft	$478 per 1,000 Sq Ft
Year	**Housing Units**		**KSF**	**KSF**	**KSF**	**KSF**
Base 2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1 2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2 2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3 2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4 2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5 2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6 2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7 2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8 2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9 2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10 2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase	6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>	$9,599,580	$2,103,300	$1,611,953	$1,560,349	$2,569,813	$672,866

Projected Revenue =>	**$18,117,861**
Total Expenditures =>	**$18,489,503**
General Fund's Share =>	**$371,642**

PARKS & RECREATION IMPACT FEE

The Parks and Recreation Impact Fee is based on the incremental expansion methodology, and includes components for park land acquisition, open space land acquisition, and park improvements. By including a land park land component in the impact fee calculation, it is the City's intent to eliminate the current park land dedication requirement. The parks and recreation impact fee is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person.

SERVICE AREA

Since Grand Junction Parks provide services to the larger population residing outside the City in the 201 Sewer Service Boundary, parks and recreation infrastructure standards are allocated 100 percent to residential development within this area to establish the current level of service.

IMPACT FEE COMPONENTS

The Parks & Recreation Impact Fee is based on an inventory of existing City parks, current values of recreation improvements, and an inventory of current open space. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Discussions with City staff indicate the City's park system essentially serves residents who reside within the 201 Sewer Service Boundary. For purposes of determining level of service standards, this population base will be referred to as the "park population," which is larger than the existing population base of the City.

Park Land

Figure PR1 lists the current inventory of City parks included in the impact fee calculations. To calculate the current level of service, the existing park acreage, (545.28 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0047 acres of park land per person.

To determine the cost per acre for park land, the City of Grand Junction provided data on the value of park land acquired through the City's current dedication requirement. According to the sample data provided, the City acquired 205 acres with a value of $30,240,255. This equates to a value of $147,513. When this average cost per acre ($147,513) is applied to the existing level of service standard of 0.0047 acres of park land per person, the cost per person is $699.61.

Figure PR1. Park Land Level of Service and Cost Factors

Park Name	Park Type	Acreage
Burkey Park South	Undeveloped Park	9.8
Canyon View Park	Regional Park	115.1
Columbine Park	Community Park	12.4
Darla Jean Park	Small Neighborhood Park	2.2
Dos Rios Park	Community Park	2.98
Duck Pond - Orchard Mesa	Small Neighborhood Park	4.8
Duck Pond - Ridges	Small Neighborhood Park	1.5
Eagle Rim Park	Large Neighborhood Park	11.4
Emerson Park	Community Park	2.5
Flint Ridge Park	Undeveloped Park	3.2
Founder's Colony Park	Undeveloped Park	4.4
Hawthorne Park	Small Neighborhood Park	2.7
Honeycomb Park	Small Neighborhood Park	3.6
Horizon Park	Undeveloped Park	12.6
Las Colonias Park	Regional Park	33.6
Lincoln Park	Regional Park	32.9
Matchett Park	Undeveloped Park	207
Paradise Hills Park	Small Neighborhood Park	2.8
Pineridge Park	Community Park	1.9
Riverside Park	Small Neighborhood Park	1.5
Rocket Park	Small Neighborhood Park	2.7
Saccomano Park	Undeveloped Park	31.7
Shadow Lake Park	Small Neighborhood Park	5.8
Sherwood Park	Community Park	13.9
Spring Valley I Park	Small Neighborhood Park	3.1
Spring Valley II Park	Small Neighborhood Park	2.5
Washington Park	Small Neighborhood Park	3
Whitman Park	Small Neighborhood Park	2.5
Westlake Park	Large Neighborhood Park	11.2
Total		545.28

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary)	114,972
Residential Share	100%
LOS: Acres per Person	**0.0047**

Cost Analysis

Cost per Acre	$147,513
LOS: Acres per Person	0.0047
Cost per Person	**$699.61**

Source: City of Grand Junction

Open Space

Figure PR2 lists the current inventory of City open space parcels (inventory excludes the Three Sisters Bike Park). To calculate the current level of service, the existing open space acreage (303.4 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0026 acres of open space land per person.

To determine the cost per acre for open space, the City of Grand Junction provided data on the value of park land acquired through the City's current dedication requirement. According to the sample data provided, the City acquired 205 acres with a value of $30,240,255. This equates to a value of $147,513. When this average cost per acre ($147,513) is applied to the existing level of service standard of 0.0026 acres of open space land per person, the cost per person is $389.27.

Figure PR2. Open Space Level of Service and Cost Factors

Park Name	Acreage
Botanical Gardens Open Space	6.3
Las Colonias Park	32.4
Leach Creek Open Space	0.5
Ridges Open Space	173.9
South Rim Open Space	21.6
Kindred Reserve	37
Watson Island Open Space	31.7
Total	303.4

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary	114,972
Residential Share	100%
LOS: Acres per Person	**0.0026**

Cost Analysis

Cost per Acre	$147,513
LOS: Acres per Person	0.0026
Cost per Person	**$389.27**

Source: City of Grand Junction

Park Improvements

Figure PR3 lists the current inventory of City improvements included in the impact fee calculations. As shown in Figure PR3, the City currently has 694 different park improvements, with a replacement value of $109.2 million. This equates to an average cost per improvement of $157,464. To calculate the current level of service, the existing park improvements, (694) is divided by the current park population (114,972). This results in a level of service standard of 0.0060 park improvements per person.

As discussed above, the average cost per improvement is $157,464. When the average cost per acre ($157,464) is applied to the existing level of service standard of 0.0060 park improvements per person, the cost per person is $950.49.

Figure PR3. Park Improvements Level of Service and Cost Factors

Description	Improvements	Unit Cost	Total Cost
Adventure Course	1	$600,000	$600,000
Aquatics, Indoor Lap Pool	1	$6,000,000	$6,000,000
Aquatics, Outdoor Lap Pool	1	$15,000,000	$15,000,000
Aquatics, Spray Pad	2	$1,050,000	$2,100,000
Basketball Court, Lit	1	$210,000	$210,000
Basketball Court, Unlit	9	$160,000	$1,440,000
Basketball, Practice	4	$127,000	$508,000
Batting Cage	2	$32,000	$64,000
Bike Course	2	$200,000	$400,000
Diamond Field, Lit	8	$880,000	$7,040,000
Diamond Field, Unlit	2	$450,000	$900,000
Diamond Field, Complex	1	$1,000,000	$1,000,000
Disc Golf	3	$110,000	$330,000
Dog Park	4	$500,000	$2,000,000
Event Space	5	$5,500	$27,500
Fitness Course	2	$15,000	$30,000
Game Court	2	$26,500	$53,000
Garden, Display	100	$10,000	$1,000,000
Horseshoe Pits	15	$3,000	$45,000
Inline Hockey	1	$250,000	$250,000
Natural Area	17	$400,000	$6,800,000
Open Turf	350	$42,500	$14,875,000
Pickleball Court, Lit	20	$165,000	$3,300,000
Pickleball Court, Unlit	4	$115,000	$460,000
Picnic Ground (Tables & Grills)	12	$2,600	$31,200
Playground (Destination)	5	$550,000	$2,750,000
Playground (Local)	19	$300,000	$5,700,000
Public Art Installations	10	$100,000	$1,000,000
Rectangular Field, Complex	1	$900,000	$900,000
Rectangular Field, Large	5	$500,000	$2,500,000
Rectangular Field, Multiple	1	$300,000	$300,000
Rectangular Field, Small	2	$100,000	$200,000
Shelter/Pavillion - Large	28	$130,000	$3,640,000
Shelter/Pavillion - Small	12	$60,000	$720,000
Skate Park - Destination	1	$3,200,000	$3,200,000
Skate Park - Local	2	$750,000	$1,500,000
Trail, Multi-Use, Concrete	13	$1,062,000	$13,806,000
Trailhead	1	$150,000	$150,000
Tennis Court, Lit	12	$300,000	$3,600,000
Tennis Court, Unlit	6	$175,000	$1,050,000
Volleyball Court	4	$50,000	$200,000
Water Access, Developed	1	$1,000,000	$1,000,000
Water Access, General	2	$1,300,000	$2,600,000
Total	**694**	**$157,464**	**$109,279,700**

Level-of-Service (LOS) Standards

Existing Improvements	694
Park Population in 2024 (includes 201 Boundary)	114,972
LOS: Park Improvements per Person	**0.0060**

Cost Analysis

Average Cost per Improvement*	$157,464
LOS: Improvements per Person	0.0060
Cost per Person	**$950.49**

*Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED PARK INFRASTRUCTURE NEEDS

To estimate the 10-year growth needs for park land, the current level of service (0.0047 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR4, it is projected that the City will need to purchase 97.3 acres to accommodate the needs generated by new development. By applying the average cost per acre ($147,513 per acre), the estimated growth-related expenditure is approximately $14.3 million.

Figure PR4. 10-Year Park Land Infrastructure Needs to Accommodate Growth

Park Land Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Park Land	0.0047 Acres	per person	$147,513

Growth-Related Need for Park Land			
Year		**Park Population**	**Acres**
Base	2024	114,972	545.3
Year 1	2025	117,021	555.0
Year 2	2026	119,070	564.7
Year 3	2027	121,119	574.4
Year 4	2028	123,168	584.1
Year 5	2029	125,217	593.9
Year 6	2030	127,272	603.6
Year 7	2031	129,326	613.4
Year 8	2032	131,379	623.1
Year 9	2033	133,433	632.8
Year 10	2034	135,487	642.6
Ten-Year Increase		20,514	97.3

Growth-Related Expenditure for Park Land	$14,352,098

To estimate the 10-year growth needs for open space land acquisition, the current level of service (0.0026 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR5, it is projected that the City will need to purchase approximately 54 acres of open space land to accommodate the needs generated by new development. By applying the average cost per acre to acquire park land ($147,513 per acre), the estimated growth-related expenditure is approximately $7.9 million.

Figure PR5. 10-Year Open Space Infrastructure Needs to Accommodate Growth

Open Space Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Open Space	0.0026 Acres	per person	$147,513

Growth-Related Need for Open Space			
Year		**Park Population**	**Acres**
Base	2024	114,972	303.4
Year 1	2025	117,021	308.8
Year 2	2026	119,070	314.2
Year 3	2027	121,119	319.6
Year 4	2028	123,168	325.0
Year 5	2029	125,217	330.4
Year 6	2030	127,272	335.9
Year 7	2031	129,326	341.3
Year 8	2032	131,379	346.7
Year 9	2033	133,433	352.1
Year 10	2034	135,487	357.5
Ten-Year Increase		20,514	54.1

Growth-Related Expenditure for Open Space	**$7,985,671**

To estimate the 10-year growth needs for park improvements, the current level of service (0.0060 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR6, it is projected that the City will need to construct approximately 124 improvements on existing or future parks to accommodate the needs generated by new development. By applying the average cost per improvement ($157,464 per improvement), the estimated growth-related expenditure is approximately $19.4 million.

Figure PR6. 10-Year Park Improvement Infrastructure Needs to Accommodate Growth

Park Improvement Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Park Improvements	0.0060 Improvements	per person	$157,464

Growth-Related Need for Park Improvements			
Year		**Park Population**	**Improvements**
Base	2024	114,972	694.0
Year 1	2025	117,021	706.4
Year 2	2026	119,070	718.7
Year 3	2027	121,119	731.1
Year 4	2028	123,168	743.5
Year 5	2029	125,217	755.8
Year 6	2030	127,272	768.2
Year 7	2031	129,326	780.6
Year 8	2032	131,379	793.0
Year 9	2033	133,433	805.4
Year 10	2034	135,487	817.8
Ten-Year Increase		20,514	123.8

Growth-Related Expenditure for Park Improvements	$19,498,671

MAXIMUM SUPPORTABLE PARKS & RECREATION IMPACT FEE

Figure PR7 shows the cost factors for each component of the City of Grand Junction's Parks and Recreation Impact Fee. Impact fees for parks and recreation are based on persons per housing unit and are only assessed against residential development. The fees for park improvements are calculated per person, so by multiplying the total cost per person by the housing unit size calculates the maximum supportable fee.

The fees represent the highest amount supportable for each type of housing unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure PR7. Maximum Supportable Park & Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$699.61
Open Space	$389.27
Park Improvements	$950.49
Total	$2,039.37

Residential Fees per Development Unit								
Unit Size	Development Unit	Persons per Unit[1]	Park Land	Park Improv.	Open Space	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$525	$713	$292	**$1,530**	$988	$542
851 to 1,000	Dwelling	0.97	$679	$922	$378	**$1,978**	$988	$990
1,001 to 1,250	Dwelling	1.23	$861	$1,169	$479	**$2,508**	$988	$1,520
1,251 to 1,500	Dwelling	1.52	$1,063	$1,445	$592	**$3,100**	$1,468	$1,632
1,501 to 2,000	Dwelling	1.91	$1,336	$1,815	$744	**$3,895**	$1,468	$2,427
2,001 to 2,500	Dwelling	2.32	$1,623	$2,205	$903	**$4,731**	$1,468	$3,263
2,501 to 3,000	Dwelling	2.64	$1,847	$2,509	$1,028	**$5,384**	$1,468	$3,916
3,001 to 3,500	Dwelling	2.91	$2,036	$2,766	$1,133	**$5,935**	$1,468	$4,467
3,501 and greater	Dwelling	3.14	$2,197	$2,985	$1,222	**$6,404**	$988	$5,416

1. See Land Use Assumptions

Revenue from Parks & Recreation Impact Fee

Revenue from the City's Parks & Recreation Impact Fee is estimated in Figure PR8. Demand for park improvements is driven by both City residents and current/future residents within the 201 Sewer Service Boundary. Therefore, it is difficult to estimate impact fee revenue for parks and recreation because it is not known when (and if) the projected housing units in the 201 Sewer Service Boundary will be annexed into the City of Grand Junction prior to their construction (which is the time the impact fee is paid). Therefore, the impact fee revenue projection is based on projected units in the City of Grand Junction over the next ten years. By multiplying the projected residential growth in the City by the impact fee amounts, we estimate projected impact fee revenue of approximately $38.1 million. Projected expenditures total $41.8 million.

Figure PR8. Estimated Revenue from Parks & Recreation Impact Fee

Infrastructure Costs for Parks

	Growth Cost
Park Land	$14,352,098
Open Space	$7,985,671
Park Improvements	$19,498,671
Total Expenditures	**$41,836,440**

Projected Development Impact Fee Revenue

		Single-Family	Multi-Family
		$5,384 per unit	$2,508 per unit
Year		Housing Units	Housing Units
Base	2024	23,347	8,140
Year 1	2025	23,960	8,345
Year 2	2026	24,573	8,550
Year 3	2027	25,186	8,755
Year 4	2028	25,799	8,960
Year 5	2029	26,412	9,165
Year 6	2030	27,025	9,370
Year 7	2031	27,638	9,575
Year 8	2032	28,251	9,780
Year 9	2033	28,864	9,985
Year 10	2034	29,477	10,190
Ten-Year Increase		6,130	2,050
Projected Revenue =>		$33,003,552	$5,142,274
		Projected Revenue =>	**$38,145,826**
		Total Expenditures =>	**$41,836,440**
		General Fund's Share =>	**$3,690,614**

POLICE IMPACT FEE

The Police impact fees include components for future station space. The incremental expansion methodology is used for the Police impact fee. The Police Impact Fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential police impact fees are calculated per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for police facilities. Trip generation rates are used for nonresidential development because vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The City of Grand Junction provides Police services on a uniform basis throughout the City; therefore, there is a single service area for the Police impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on police facilities. To calculate the proportional share between residential and nonresidential demand on police facilities, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for police facilities, see Figure P1.

Figure P1. City of Grand Junction Functional Population

Demand Units in 2021					
Residential				Demand Hours/Day	Person Hours
	Population	62,544			
	Residents Not Working		37,046	20	740,920
	Employed Residents		25,498		
	Employed in Grand Junction			17,052	14	238,728
	Employed outside Grand Junction			8,446	14	118,244
				Residential Subtotal		1,097,892
				Residential Share		**63%**
Nonresidential					
	Non-working Residents		37,046		4	148,184
	Jobs Located in Grand Junction		49,018		
	Residents Employed in Grand Junction			17,052	10	170,520
	Nonresident Workers (Inflow Commuters)			31,966	10	319,660
				Nonresidential Subtotal		638,364
				Nonresidential Share		**37%**
				Total		1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Police Facilities

The Police impact fee is based on an inventory of existing citywide facilities and replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure P2, the City of Grand Junction Police Department is housed in the Public Safety Building. This facility occupies 63,863 square feet. Of that amount, 7,832 square feet is utilized by the Regional Communications Center, which serves both the City and County is subtracted, resulting in 56,031 square feet devoted exclusively to Police activities. To determine the residential level of service, the current Police space square footage (56,031) is multiplied by the residential proportionate share factor (63%) and divided by the current population (65,517) for a level of service standard of 0.539 square feet per person. The nonresidential level of service standard of 0.095 square feet per nonresidential vehicle trip was determined by multiplying the current facility square footage (56,031) by the nonresidential proportionate share factor (37%) and divided by the current average daily nonresidential vehicle trips (218,420).

As shown in Figure P2, the estimated replacement cost is $625 per square foot. This cost is based on the estimated cost for construction of a future Police Annex prepared by the Blythe Group. When the residential (0.539 per person) and nonresidential (0.095 per vehicle trip) per square foot level of service standards are multiplied by the cost per square foot ($625), the resulting cost per demand units are $336.81 per person and $59.32 per nonresidential vehicle trip.

Figure P2. Police Station Level of Service and Cost Factors

Facility	Square Feet
Police Station Building*	56,031
Total	56,031

Level-of-Service (LOS) Standards

Population in 2024	65,517
Nonresidential Vehicle Trips in 2024	218,420
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	**0.539**
LOS: Square Feet per Vehicle Trip	**0.095**

Cost Analysis

Cost per Square Foot*	$625
LOS: Square Feet per Person	0.539
Cost per Person	**$336.74**
LOS: Square Feet per Vehicle Trip	0.095
Cost per Vehicle Trip	**$59.32**

Source: City of Grand Junction

*Does not include the 7,832 square feet for the Regional Communications Center

PROJECTION OF GROWTH-RELATED POLICE FACILITY NEEDS

To estimate the demand for future Police station space, the current level of service (0.539 square feet per person and 0.095 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure P3, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure P3, there is projected demand for 13,369 square feet of growth-related Police space to accommodate new development in the City at the present level of service. By applying the average cost per square foot ($625), the total projected growth-related building space expenditure is approximately $8.3 million.

Figure P3. 10-Year Police Space Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Police Facilities	Residential	0.539	Square Feet	per Person	$625
	Nonresidential	0.095		per Vehicle Trip	

Growth-Related Need for Police Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	35,300	20,731	56,031
Year 1	2025	67,242	222,710	36,229	21,139	57,368
Year 2	2026	68,968	226,999	37,159	21,546	58,705
Year 3	2027	70,694	231,289	38,089	21,953	60,042
Year 4	2028	72,419	235,579	39,019	22,360	61,379
Year 5	2029	74,145	239,868	39,948	22,767	62,715
Year 6	2030	75,871	244,158	40,878	23,174	64,052
Year 7	2031	77,596	248,447	41,808	23,581	65,389
Year 8	2032	79,322	252,737	42,738	23,989	66,726
Year 9	2033	81,048	257,026	43,667	24,396	68,063
Year 10	2034	82,773	261,316	44,597	24,803	69,400
Ten-Year Increase		**17,256**	**42,895**	**9,298**	**4,071**	**13,369**
			Projected Expenditure	**$5,810,940**	**$2,544,637**	**$8,355,576**
			Growth-Related Expenditure on Police Facilities			**$8,355,576**

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations for the construction of the present Public Safety Building at a cost of $27.8 million. This total represents 80 percent of the 2010 Bonds. Figure P5 lists the remaining principal payment schedule for the bonds, which totals $19.2 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. This results in a credit of $97.53 per person, and $17.89 per nonresidential trip end.

Figure P4. Principal Payment Credit

Year	Principal Payment (80% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	$788,000	$496,440	65,517	$7.58	$291,560	218,420	$1.33
2025	$792,000	$498,960	67,242	$7.42	$293,040	222,710	$1.32
2026	$832,000	$524,160	68,968	$7.60	$307,840	226,999	$1.36
2027	$872,000	$549,360	70,694	$7.77	$322,640	231,289	$1.39
2028	$916,000	$577,080	72,419	$7.97	$338,920	235,579	$1.44
2029	$960,000	$604,800	74,145	$8.16	$355,200	239,868	$1.48
2030	$1,008,000	$635,040	75,871	$8.37	$372,960	244,158	$1.53
2031	$1,060,000	$667,800	77,596	$8.61	$392,200	248,447	$1.58
2032	$1,112,000	$700,560	79,322	$8.83	$411,440	252,737	$1.63
2033	$1,168,000	$735,840	81,048	$9.08	$432,160	257,026	$1.68
2034	$1,224,000	$771,120	82,773	$9.32	$452,880	261,316	$1.73
2035	$1,288,000	$811,440	84,499	$9.60	$476,560	265,605	$1.79
2036	$1,340,000	$844,200	86,224	$9.79	$495,800	269,895	$1.84
2037	$1,392,000	$876,960	87,950	$9.97	$515,040	274,184	$1.88
2038	$1,448,000	$912,240	89,676	$10.17	$535,760	278,474	$1.92
2039	$1,504,000	$947,520	91,401	$10.37	$556,480	282,763	$1.97
2040	$1,552,000	$977,760	93,127	$10.50	$574,240	287,053	$2.00
Total	$19,256,000	$12,131,280		$151.11	$7,124,720		$27.87

Discount Rate	**5.0%**		**5.0%**
Net Present Value	**$97.53**		**$17.89**

Maximum Supportable Police Impact Fee

Figure P5 shows the maximum supportable Police Impact Fee. Impact fees for Police are based on persons per housing unit for residential development and vehicle trips per development unit for nonresidential development. For residential development, the total cost per person is multiplied by the housing unit size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per development unit to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure P5. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$336.74	$59.32
Principal Payment Credit	($97.53)	($17.89)
Total	$239.21	$41.44

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$179	$233	($54)
851 to 1,000	Dwelling	0.97	$232	$233	($1)
1,001 to 1,250	Dwelling	1.23	$294	$233	$61
1,251 to 1,500	Dwelling	1.52	$364	$356	$8
1,501 to 2,000	Dwelling	1.91	$457	$356	$101
2,001 to 2,500	Dwelling	2.32	$555	$356	$199
2,501 to 3,000	Dwelling	2.64	$632	$356	$276
3,001 to 3,500	Dwelling	2.91	$696	$356	$340
3,501 and greater	Dwelling	3.14	$751	$356	$395

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	$506	$240	$266
Convenience Commercial	1,000 SF	16.81	$697	$240	$457
Office	1,000 SF	5.42	$225	$95	$130
Institutional/Public	1,000 SF	2.51	$104	$95	$9
Industrial	1,000 SF	1.69	$70	$33	$37
Warehousing	1,000 SF	0.86	$36	$17	$19
Hotel/Lodging	Room	4.00	$166	$240	($74)
RV Park	Pad	1.35	$56	$233	($177)

1. See Land Use Assumptions

REVENUE FROM POLICE IMPACT FEE

Revenue from the Police Impact Fee is estimated in Figure P6. There is projected to be 8,180 new housing units and approximately 6.6 million square feet of additional nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth for each land use. Overall, the projected revenue from the Police impact fee totals approximately $5.7 million and covers approximately 68% of the total expected expenditures. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure P6. Estimated Revenue from Police Impact Fee

Infrastructure Costs for Police Facilities

	Growth Cost
Police Facilities	$8,355,576
Total Expenditures	**$8,355,576**

Projected Development Impact Fee Revenue

		Single-Family $555 per unit	Multi-Family $364 per unit	Retail/Comm. $506 per 1000 Sq Ft	Office $225 per 1000 Sq Ft	Inst./Public $104 per 1000 Sq Ft	Industrial $70 per 1000 Sq Ft
Year		**Housing Units**	**Housing Units**	**KSF**	**KSF**	**KSF**	**KSF**
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		$3,402,150	$746,200	$931,105	$261,608	$226,876	$98,537

Projected Revenue =>	**$5,666,476**
Total Expenditures =>	**$8,355,576**
General Fund's Share =>	**$2,689,100**

TRANSPORTATION IMPACT FEE

The transportation impact fees include components for principal arterials, minor arterials, major collectors, minor collectors, and trails. The incremental expansion methodology is used for the transportation impact fee. The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors. Residential trip generation rates are customized to Grand Junction's residential development, as discussed in the following sections. Nonresidential trip generation rates are highest for retail/commercial development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories.

SERVICE AREA

The City of Grand Junction provides a citywide transportation network; therefore, there is a single service area for the transportation impact fees.

PROPORTIONATE SHARE FACTORS

Transportation impact fees should be proportionate to the cost of transportation infrastructure needed to accommodate new development. The transportation impact fees allocate the cost of transportation infrastructure between residential and nonresidential based on trip generation rates, trip adjustment factors, and trip lengths.

VEHICLE TRIPS

Average weekday vehicle trips are used as a measure of demand by land use. Vehicle trips are estimated using average weekday vehicle trip ends from the reference book, *Trip Generation, 11th Edition*, published by the Institute of Transportation Engineers (ITE) in 2021. A vehicle trip end represents a vehicle entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate the impact fees, trip generation rates are adjusted to avoid double counting each trip at both the origin and destination points. The basic trip adjustment factor is 50 percent. As discussed further below, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Residential Trip Generation Rates

As an alternative to simply using national average trip generation rates for residential development, published by the Institute of Transportation Engineers (ITE), TischlerBise calculates custom trip rates using local demographic data. Key inputs needed for the analysis, including average number of persons and vehicles available per housing unit, are available from American Community Survey (ACS) data.

Vehicle Trip Ends by Bedroom Range

TischlerBise recommends a fee schedule where larger units pay higher impact fees than smaller units. Benefits of the proposed methodology include: 1) proportionate assessment of infrastructure demand using local demographic data, and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501. Shown in Figure T1, cells with yellow shading indicate the unweighted survey results, which yield the unadjusted number of persons and vehicles available per housing unit. Unadjusted persons per housing unit and vehicles per housing unit are adjusted to control totals in Grand Junction – 2.11 persons per housing unit and 1.68 vehicles per unit. The analysis multiplies adjusted persons per housing unit estimates by the ITE weighted average trip rate per person to estimate trip ends per housing unit based on persons. The analysis multiplies adjusted vehicles per housing unit estimates by the ITE weighted average trip rate per vehicle to estimate trip ends per housing unit based on vehicles. Finally, the analysis calculates average trip ends per housing unit using the average number of trip ends per person and per vehicle. Housing units with 0-1 bedrooms generate 3.61 vehicle trips ends per day and housing units with 5+ bedrooms generate 11.36 vehicle trip ends per day.

Figure T1: Vehicle Trip Ends by Bedroom Range

Bedroom Range	Persons[1]	Housing Units[1]	Vehicles Available[1]	Housing Mix	Unadjusted PPHU	Adjusted PPHU[2]	Unadjusted VPHU	Adjusted VPHU[2]
0-1	233	193	159	8%	1.21	1.18	0.82	0.73
2	814	496	743	21%	1.64	1.61	1.50	1.33
3	2,647	1,202	2,401	50%	2.20	2.16	2.00	1.78
4	1,089	396	938	17%	2.75	2.70	2.37	2.11
5+	340	96	259	4%	3.54	3.48	2.70	2.40
Total	5,123	2,383	4,500	100%	2.15	2.11	1.89	1.68

National Averages According to ITE

ITE Code	AWVTE per Person	AWVTE per Vehicle	AWVTE per HU	Local Housing Mix
210 SFD	2.65	6.36	9.43	75%
221 Apt	2.28	3.97	4.54	25%
Weighted Avg	2.56	5.75	8.19	100%

Recommended AWVTE per Housing Unit

Bedroom Range	AWVTE per HU Based on Persons[3]	AWVTE per HU Based on Vehicles[4]	AWVTE per Housing Unit[5]
0-1	3.02	4.20	3.61
2	4.12	7.65	5.89
3	5.53	10.24	7.89
4	6.91	12.13	9.52
5+	8.91	13.80	11.36
Average	5.40	9.66	7.53

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501.
2. Represents unadjsted PUMS values scaled to control totals for Grand Junction using 2018-2022 ACS 5-Year Estimates.
3. Adjusted persons per housing unit multiplied by ITE weighted average trip rate per person.
4. Adjusted vehicles available per housing unit multiplied by ITE weighted average trip rate per vehicle.
5. Average trip rates based on persons and vehicles per housing unit.

Vehicle Trip Ends by Housing Size

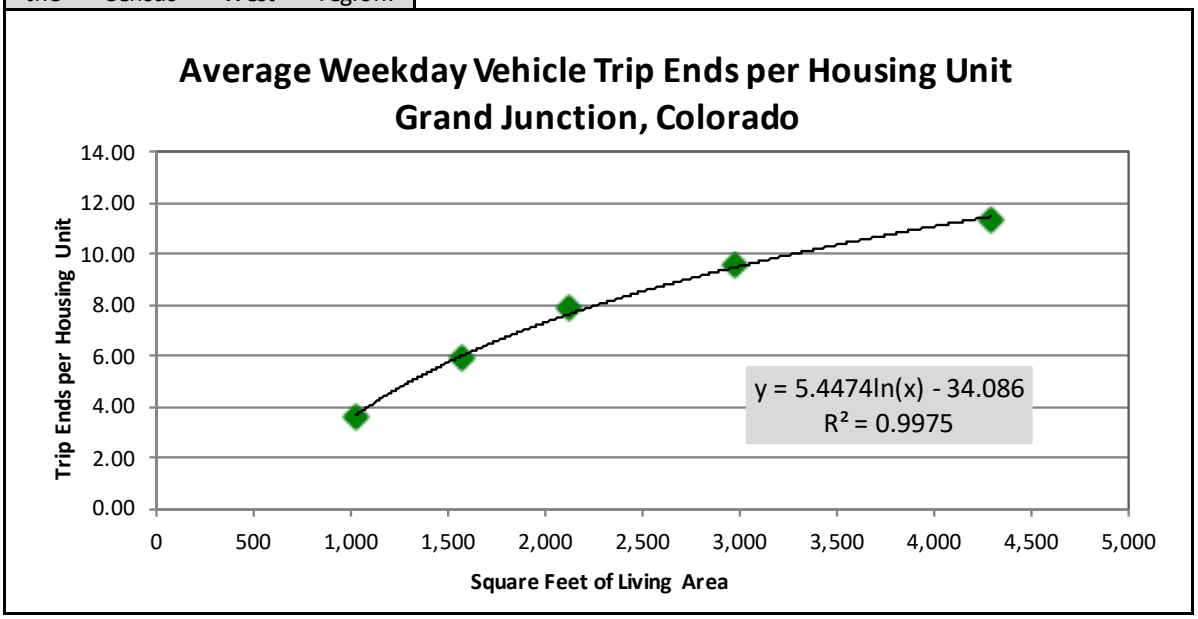
To derive average weekday vehicle trip ends by dwelling size, Tischler Bise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, living areas range from 1,021 square feet for 0- to 1-bedroom housing units up to 4,292 square feet for 5+ bedroom housing units. Citywide average floor area and weekday vehicle trip ends, by bedroom range, are plotted in Figure T2 with a logarithmic trend line formula to derive trip ends by housing unit size. TischlerBise recommends a minimum size based on 850 square feet or less and a maximum size of 4,501 square feet or larger.

A medium-size unit with 2,501 to 3,000 square feet has a fitted-curve value of 9.05 vehicle trip ends on an average weekday – this is less than the national average of 9.43 vehicle trip ends per single-family unit. A small unit of 850 square feet or less generates 2.66 vehicle trip ends, and this represents 29 percent of demand from a medium-size unit. A large unit of 3,501 square feet or more generates 10.74 vehicle trip ends, and this represents 119 percent of demand from a medium-size unit. With a "one-size-fits-all" approach, small units pay more than their proportionate share while large units pay less than their proportionate share.

Figure T2: Vehicle Trip Ends by Housing Size

Average weekday vehicle trip ends per housing unit derived from 2018-2022 ACS 5-Year PUMS data for the area that includes Grand Junction. Unit size for 0-1 bedroom from the 2022 U.S. Census Bureau average for all multi-family units constructed in the Census West region. Unit size for all other bedrooms from the 2022 U.S. Census Bureau average for single-family units constructed in the Census West region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,021	3.61	850 or less	2.66
2	1,573	5.89	851 to 1,000	3.41
3	2,123	7.89	1,001 to 1,250	4.30
4	2,974	9.52	1,251 to 1,500	5.28
5+	4,292	11.36	1,501 to 2,000	6.59
			2,001 to 2,500	7.96
			2,501 to 3,000	9.05
			3,001 to 3,500	9.96
			3,501 or more	10.74



Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional/public development uses Hospital (ITE 610) and generates 10.77 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area.

Figure T3: Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 55 percent to account for commuters leaving Grand Junction for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure T4, the U.S. Census Bureau's OnTheMap web application indicates 33 percent of resident workers traveled outside of Grand Junction for work in 2021. In combination, these factors (0.31 x 0.50 x 0.33 = 0.05) support the additional five percent allocation of trips to residential development.

Figure T4: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	25,498
Residents Living and Working in Grand Junction	17,052
Residents Commuting Outside Grand Junction for Work	8,446
Percent Commuting out of Grand Junction	33%
Additional Production Trips[1]	5%
Standard Trip Rate Adjustment	50%
Residential Trip Adjustment Factor	55%

Source: U.S. Census Bureau, OnTheMap Application (v 6.24.1) and LEHD Origin-Destination Employment Statistics, 2021.

1. According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2021 indicate that 33 percent of Grand Junction's workers travel outside the city for work. In combination, these factors (0.3099 x 0.50 x 0.33 = 0.05) account for 5 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (5 percent of production trips) for a total of 55 percent. *http://nhts.ornl.gov/publications.shtml ; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure T5, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Grand Junction's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing development generates 359,836 vehicle trips on an average weekday.

Figure T5: Average Weekday Vehicle Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2024 Dev Units	2024 Trips
Single Family	HU	210	9.43	55%	23,347	121,090
Multi-Family	HU	221	4.54	55%	8,140	20,326
Retail/Commercial	KSF	820	37.01	33%	10,242	125,090
Office	KSF	710	10.84	50%	7,639	41,406
Institutional/Public	KSF	610	10.77	50%	7,366	39,666
Industrial	KSF	130	3.37	50%	7,275	12,259
Total						359,836

PERSON TRIPS

Grand Junction is a unique community with residents and workers using varying modes of travel. In general, an impact fee study calculates future development's impact on infrastructure. In suburban, greenfield communities that concentrate on roadway expansion to accommodate additional vehicles, a development's impact is best estimated by calculating the additional vehicle trips or vehicle miles traveled (VMT) generated by the development. However, based on the urban environment and residents' travel behaviors, a multimodal approach is necessary for the City of Grand Junction. This is also consistent with the capital improvements identified in Grand Junction's Capital Improvement Plan and Grand Junction's desire to serve all modes of travel. As such, the multimodal approach calculates person trips generated by the varying development types in the study.

Person Trip Methodology

According to the Institute of Transportation Engineers (ITE), there are several elements necessary to calculate person trips. The following equation is provided in the ITE's Trip Generation Handbook (2021):

Person trips = [(vehicle occupancy) x (vehicle trips)] + transit trips + walk trips + bike trips

To create a more streamlined approach, this study uses "walk / bike / scooter" as the sum of walk and bike trips. The Trip Generation Handbook outlines the general approach to calculating person trips:

1. **Estimate vehicle trip ends generated by development type.** This study uses the vehicle trip rates found in Figure T2 for residential development and Figure T3 for nonresidential development.
2. **Determine mode share and vehicle occupancy.** This study uses mode share and vehicle occupancy data for Mesa County provided by Grand Valley Metropolitan Planning Organization (GVMPO) as part of the 2024 Colorado Department of Transportation (CDOT) travel survey.
3. **Convert vehicle trips to person trips.** This conversion calculates the total person trips by combining the vehicle trip mode share and vehicle occupancy.

Mode Share and Vehicle Occupancy

Vehicle trip estimates, by mode, from the CDOT travel survey provide mode share and vehicle occupancy data used in this analysis. According to preliminary results for Mesa County, the vehicle mode share is 86.3 percent for residential trips, 94.7 percent for nonresidential commercial/retail trips, and 89.2 percent for other nonresidential trips. Additionally, the vehicle trips had an average vehicle occupancy of 1.21 passengers per residential trip, 1.25 passengers per nonresidential commercial/retail trip, and 1.20 passengers per other nonresidential trip.

Figure T6: Mode Share

	Residential		Commercial/Retail		Other Nonresidential	
Mode	Trips	Share	Trips	Share	Trips	Share
Vehicle	1,220	86.3%	412	94.7%	181	89.2%
Transit	12	0.9%	0	0.0%	10	4.9%
Walk/Bike/Scooter	181	12.8%	23	5.3%	12	5.9%
Total	1,413	100.0%	435	100.0%	203	100.0%

Figure T7: Vehicle Occupancy

	Residential	Commercial/Retail	Other Nonresidential
Vehicle Occupants	1,474	515	217
Vehicle Trips	1,220	412	181
Vehicle Occupancy	1.21	1.25	1.20

Source: CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Calculation of Person Trip Ends

The total person trip end rate for each land use can be calculated using the vehicle trip end rate, vehicle occupancy rate, and vehicle mode share. The following formula to calculate vehicle trip ends is provided in the ITE's Trip Generation Handbook (2021):

Vehicle trip ends = [(person trip ends) x (vehicle mode share)]/(vehicle occupancy)

To calculate average weekday person trip ends for each land use, the analysis inputs vehicle trip ends, vehicle occupancy, and vehicle mode share factors found in earlier sections. For example, a 2,700-square-foot housing unit generates 9.05 average weekday vehicle trip ends, has a vehicle occupancy rate is 1.21, and the vehicle mode share is 86.3 percent. Based on these factors, a 2,700-square-foot housing unit generates 12.69 average weekday person trip ends ([9.05 vehicle trip ends X 1.21 occupancy rate] / 86.3 percent vehicle mode share). Figure T8 includes average weekday person trip ends for each land use.

Figure T8: Average Weekday Person Trip Ends by Land Use

Residential per Development Unit					
Unit Size	Development Unit	Vehicle Trip Ends per Unit[1]	Vehicle Occupancy[2]	Vehicle Mode Share[2]	Person Trip Ends per Unit
850 or less	Dwelling	2.66	1.21	86.3%	3.73
851 to 1,000	Dwelling	3.41	1.21	86.3%	4.78
1,001 to 1,250	Dwelling	4.30	1.21	86.3%	6.03
1,251 to 1,500	Dwelling	5.28	1.21	86.3%	7.40
1,501 to 2,000	Dwelling	6.59	1.21	86.3%	9.24
2,001 to 2,500	Dwelling	7.96	1.21	86.3%	11.16
2,501 to 3,000	Dwelling	9.05	1.21	86.3%	12.69
3,001 to 3,500	Dwelling	9.96	1.21	86.3%	13.96
3,501 and greater	Dwelling	10.74	1.21	86.3%	15.06

Nonresidential per Development Unit					
Development Type	Development Unit	Vehicle Trip Ends per Unit[1]	Vehicle Occupancy[2]	Vehicle Mode Share[2]	Person Trip Ends per Unit
Retail/Commercial	1,000 Sq Ft	37.01	1.25	94.7%	48.85
Convenience Commercial	1,000 Sq Ft	50.94	1.25	94.7%	67.24
Office	1,000 Sq Ft	10.84	1.20	89.2%	14.58
Institutional/Public	1,000 Sq Ft	10.77	1.20	89.2%	14.49
Industrial	1,000 Sq Ft	3.37	1.20	89.2%	4.53
Warehousing	1,000 Sq Ft	1.71	1.20	89.2%	2.30
Hotel/Lodging	Room	7.99	1.20	89.2%	10.75
RV Park	Pad	2.70	1.20	89.2%	3.63

1. See Land Use Assumptions
2. CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Average Weekday Person Trips

Shown below, multiplying average weekday person trip ends and trip adjustment factors by existing development units provides the average weekday person trips generated by existing development. As shown below, existing development generates 488,921 person trips on an average weekday.

Figure T9: Average Weekday Person Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday PTE	Trip Adjustment	2024 Dev Units	2024 Person Trips
Single Family	HU	Custom	13.22	55%	23,347	169,757
Multi-Family	HU	Custom	6.37	55%	8,140	28,518
Retail/Commercial	KSF	820	48.85	33%	10,242	165,108
Office	KSF	710	14.58	50%	7,639	55,692
Institutional/Public	KSF	610	14.49	50%	7,366	53,367
Industrial	KSF	130	4.53	50%	7,275	16,478
Total						488,921

PERSON MILES TRAVELED (PMT)

The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors.

Trip Length Weighting Factor

The transportation impact fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 3-1, Table 3-2, and Table 3-3 of the 2022 National Household Travel Survey, person trips from residential development are approximately 124 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with commercial development are roughly 46 percent of the average trip length while other nonresidential development typically accounts for trips that are 61 percent of the average for all trips.

Local Trip Lengths

According to recent estimates, Grand Junction provides approximately 223.1 lane miles of arterials and collectors citywide. Using the capacity standards shown below, Grand Junction's existing network provides 1,759,670 vehicle miles of capacity – the weighted average is 7,887 vehicles per lane.

Figure T10: Existing Arterial and Collector Network

Description	Lane Miles	Lane Cap	VMC
Principal Arterial	74.9	9,000	674,100
Minor Arterial	66.6	8,000	532,400
Major Collector	63.2	7,000	442,050
Minor Collector	18.5	6,000	111,120
Total	223.1	7,887	1,759,670

Source: City of Grand Junction

To derive the average utilization (i.e., average trip length expressed in miles) of the major streets, divide vehicle miles of capacity by person trips attracted to development in Grand Junction. As shown in Figure T9, citywide development currently attracts 488,921 average weekday person trips. Dividing 1,759,670 vehicle miles of capacity by existing average weekday person trips yields an unweighted-average trip length of approximately 3.599 miles. The calibration of average trip length includes the same adjustment factors used in the impact fee calculations (i.e., commuter trip adjustment, pass-by trip adjustment, and average trip length adjustment). With these refinements, the weighted-average trip length is 4.417 miles.

Local Person Miles Traveled

Shown below are the demand indicators for residential and nonresidential land uses related to person miles traveled (PMT).

Figure T11: Average Weekday PMT by Land Use

Residential Development						
Unit Size	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment[1]	Average Trip Length (miles)[2]	Trip Length Adjustment[3]	PMT per Unit[1]
850 or less	Dwelling	3.73	55%	4.417	124%	11.24
851 to 1,000	Dwelling	4.78	55%	4.417	124%	14.40
1,001 to 1,250	Dwelling	6.03	55%	4.417	124%	18.16
1,251 to 1,500	Dwelling	7.40	55%	4.417	124%	22.29
1,501 to 2,000	Dwelling	9.24	55%	4.417	124%	27.83
2,001 to 2,500	Dwelling	11.16	55%	4.417	124%	33.62
2,501 to 3,000	Dwelling	12.69	55%	4.417	124%	38.23
3,001 to 3,500	Dwelling	13.96	55%	4.417	124%	42.05
3,501 and greater	Dwelling	15.06	55%	4.417	124%	45.37

Nonresidential Development						
Development Type	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment[1]	Average Trip Length (miles)[2]	Trip Length Adjustment[3]	PMT per Unit[1]
Retail/Commercial	1,000 Sq Ft	48.85	33%	4.417	46%	32.75
Convenience Commercial	1,000 Sq Ft	67.24	33%	4.417	46%	45.08
Office	1,000 Sq Ft	14.58	50%	4.417	61%	19.64
Institutional/Public	1,000 Sq Ft	14.49	50%	4.417	61%	19.52
Industrial	1,000 Sq Ft	4.53	50%	4.417	61%	6.10
Warehousing	1,000 Sq Ft	2.30	50%	4.417	61%	3.10
Hotel/Lodging	Room	10.75	50%	4.417	61%	14.48
RV Park	Pad	3.63	50%	4.417	61%	4.89

1. See Land Use Assumptions
2. TischlerBise calculation
3. National Household Travel Survey data, 2022; TischlerBise analysis

IMPACT FEE COMPONENTS

The transportation impact fee is based on Grand Junction's existing inventory of arterials, collectors, and trails. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Principal Arterial

Grand Junction currently provides approximately 74.9 lane miles of principal arterials to existing development, and Grand Junction plans to construct additional principal arterials to serve future development. Grand Junction's existing level of service is 0.4256 lane miles per 10,000 PMT (74.9 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for principal arterials.

Based on Engineering & Transportation Department estimates, the construction cost for principal arterials is $2,051,280 per lane mile. The analysis uses this cost as a proxy for future growth-related principal arterial costs, and Grand Junction may use impact fees to construct principal arterials to serve future development. For principal arterials, the cost is $87.31 per PMT (74.9 lane miles / 1,759,685 PMT X $2,051,280 per lane mile).

Figure T12: Principal Arterial Level of Service and Cost Factors

Cost Factors	
Principal Arterial Cost per Mile	$12,307,680
Lanes	6.0
Principal Arterial Cost per Lane Mile	$2,051,280

Level-of-Service (LOS) Standards	
Existing Lane Miles	74.9
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.4256
Cost per PMT	$87.31

Source: Grand Junction Engineering & Transportation Department

Minor Arterial

Grand Junction currently provides approximately 66.6 lane miles of minor arterials to existing development, and Grand Junction plans to construct additional minor arterials to serve future development. Grand Junction's existing level of service is 0.3782 lane miles per 10,000 PMT (66.6 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor arterials.

Based on Engineering & Transportation Department estimates, the construction cost for minor arterials is $1,622,016 per lane mile. The analysis uses this cost as a proxy for future growth-related minor arterial costs, and Grand Junction may use impact fees to construct minor arterials to serve future development. For minor arterials, the cost is $61.34 per PMT (66.6 lane miles / 1,759,685 PMT X $1,622,016 per lane mile).

Figure T13: Minor Arterial Level of Service and Cost Factors

Cost Factors	
Minor Arterial Cost per Mile	$8,110,080
Lanes	5.0
Minor Arterial Cost per Lane Mile	$1,622,016

Level-of-Service (LOS) Standards	
Existing Lane Miles	66.6
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3782
Cost per PMT	$61.34

Source: Grand Junction Engineering & Transportation Department

Major Collector

Grand Junction currently provides approximately 63.2 lane miles of major collectors to existing development, and Grand Junction plans to construct additional major collectors to serve future development. Grand Junction's existing level of service is 0.3589 lane miles per 10,000 PMT (63.2 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for major collectors.

Based on Engineering & Transportation Department estimates, the construction cost for major collectors is $1,830,400 per lane mile. The analysis uses this cost as a proxy for future growth-related major collector costs, and Grand Junction may use impact fees to construct major collectors to serve future development. For major collectors, the cost is $65.69 per PMT (63.2 lane miles / 1,759,685 PMT X $1,830,400 per lane mile).

Figure T14: Major Collector Level of Service and Cost Factors

Cost Factors	
Major Collector Cost per Mile	$5,491,200
Lanes	3.0
Major Collector Cost per Lane Mile	$1,830,400

Level-of-Service (LOS) Standards	
Existing Lane Miles	63.2
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3589
Cost per PMT	$65.69

Source: Grand Junction Engineering & Transportation Department

Minor Collector

Grand Junction currently provides approximately 18.5 lane miles of minor collectors to existing development, and Grand Junction plans to construct additional minor collectors to serve future development. Grand Junction's existing level of service is 0.1052 lane miles per 10,000 PMT (18.5 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor collectors.

Based on Engineering & Transportation Department estimates, the construction cost for minor collectors is $1,911,360 per lane mile. The analysis uses this cost as a proxy for future growth-related minor collector costs, and Grand Junction may use impact fees to construct minor collectors to serve future development. For minor collectors, the cost is $20.12 per PMT (18.5 lane miles / 1,759,685 PMT X $1,911,360 per lane mile).

Figure T15: Minor Collector Level of Service and Cost Factors

Cost Factors	
Minor Collector Cost per Mile	$3,822,720
Lanes	2.0
Minor Collector Cost per Lane Mile	$1,911,360

Level-of-Service (LOS) Standards	
Existing Lane Miles	18.5
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.1052
Cost per PMT	$20.12

Source: Grand Junction Engineering & Transportation Department

Trail

Grand Junction currently provides approximately 28.26 miles of trails, also known as off-network active transportation corridors, to existing development, and Grand Junction plans to construct additional trails to serve future development. The total value of Grand Junction's existing trails is $67,230,152, and the analysis uses the weighted average of $2,378,589 per mile ($67,230,152 total value / 28.26 miles of existing trails) as a proxy for future growth-related trail costs.

Figure T16: Trail Cost Factors

Constructed Off-Network ATCs	Miles	Est. Construction Investment	Estimated ROW Value	Total Value
Riverfront Trail	13.77	$14,537,861	$14,537,861	$29,075,722
Monument Trail	3.67	$3,874,685	$3,874,685	$7,749,369
Audubon Trail	3.35	$3,537,522	$3,537,522	$7,075,044
Leach Creek Trail	2.41	$7,543,270	$2,543,270	$10,086,541
Eagle Rim Park	1.04	$2,198,651	$1,098,651	$3,297,302
Price Ditch Trail	0.97	$1,027,622	$1,027,622	$2,055,244
Highway 50 Trail	0.75	$793,828	$793,828	$1,587,656
Colorado Mesa University	0.53	$554,517	$554,517	$1,109,034
Independent Ranchman's Trail	0.35	$368,277	$368,277	$736,554
Main Street Bridge	0.30	$1,600,000	$314,931	$1,914,931
Ridges Blvd Trail	0.28	$449,195	$299,195	$748,391
GV Canal Trail	0.27	$280,369	$280,369	$560,738
Ridge Dr Trail	0.20	$212,577	$212,577	$425,154
Westlake Park Trail	0.16	$171,981	$171,981	$343,962
Levi Ct to Horizon Drive	0.10	$103,338	$103,338	$206,676
Little Bookcliff	0.04	$46,460	$46,460	$92,920
Lincoln Park	0.08	$82,456	$82,456	$164,913
Total	28.26	$37,382,610	$29,847,541	$67,230,152

Source: Grand Junction Engineering & Transportation Department

Grand Junction's existing level of service is 0.1606 miles per 10,000 PMT (28.26 miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service. The analysis uses the weighted average of $2,378,589 per mile as a proxy for future growth-related costs. The trail cost is $38.21 per PMT (28.26 miles / 1,759,685 PMT X $2,378,589 per mile).

Figure T17: Trail Level of Service and Cost Factors

Cost Factors	
Total Value	$67,230,152
Existing Miles	28.3
Trail Cost per Mile	$2,378,589

Level-of-Service (LOS) Standards	
Existing Miles	28.26
2024 PMT	1,759,685
Miles per 10,000 PMT	0.1606
Cost per PMT	$38.21

Source: Grand Junction Engineering & Transportation Department

PROJECTION OF GROWTH-RELATED TRANSPORTATION NEEDS

As shown in the *Land Use Assumptions* document, projected development includes an additional 8,180 housing units and 6,592,000 square feet of nonresidential floor area over the next 10 years. Based on the trip generation factors discussed in this section, projected development generates an additional 417,742 PMT over the next 10 years. Shown below in Figure T18, Grand Junction needs to construct approximately 17.8 lane miles of principal arterials at a cost of $39,741,374 (17.8 lane miles X $2,235,034 per lane mile), 15.8 lane miles of minor arterials at a cost of $36,172,343 (15.8 lane miles X $2,289,558 per lane mile), 15.0 lane miles of major collectors at a cost of $40,944,901 (15.0 lane miles X $2,731,175 per lane mile), 4.4 lane miles of minor collectors at a cost of $11,849,979 (4.4 lane miles X $2,695,254 per lane mile), and 6.7 miles of trails at a cost of $15,960,159 (6.7 miles X $2,378,589 per mile) over the next 10 years to maintain the existing levels of service.

Figure T18: 10-Year Transportation Infrastructure Needs to Accommodate Growth

Development Type	Dev Unit	Avg Wkday PTE	Trip Adjustment	Trip Length Adjustment	2024 Dev Units	2024 PMT
Single Family	HU	13.22	55%	124%	23,347	929,775
Multi-Family	HU	6.37	55%	124%	8,140	156,198
Retail/Commercial	KSF	48.85	33%	46%	10,242	335,469
Office	KSF	14.58	50%	61%	7,639	150,054
Institutional/Public	KSF	14.49	50%	61%	7,366	143,790
Industrial	KSF	4.53	50%	61%	7,275	44,398
Total						1,759,685

Average Trip Length (miles)	4.417
Average Lane Capacity	7,887

Grand Junction, Colorado	Base	1	2	3	4	5	10	10-Year
	2024	2025	2026	2027	2028	2029	2034	Increase
Single Family Units	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
Mobile Home Units	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Retail/Commercial KSF	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
Office KSF	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
Institutional/Public KSF	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
Industrial KSF	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Single-Family Trips	169,757	174,215	178,672	183,129	187,586	192,043	214,329	44,571
Mobile Home Trips	28,518	29,237	29,955	30,673	31,391	32,110	35,701	7,182
Residential Trips	198,276	203,451	208,627	213,802	218,977	224,153	250,029	51,753
Retail/Commercial Trips	165,108	168,074	171,041	174,007	176,973	179,940	194,772	29,664
Office Trips	55,692	56,539	57,387	58,235	59,082	59,930	64,168	8,476
Institutional/Public Trips	53,367	54,947	56,528	58,108	59,689	61,269	69,172	15,805
Industrial Trips	16,478	16,797	17,116	17,435	17,754	18,072	19,667	3,188
Nonresidential Trips	290,645	296,358	302,071	307,785	313,498	319,211	347,778	57,133
Total Person Trips	**488,921**	**499,809**	**510,698**	**521,587**	**532,475**	**543,364**	**597,807**	**108,887**
Total PMT	**1,759,685**	**1,801,459**	**1,843,234**	**1,885,008**	**1,926,782**	**1,968,556**	**2,177,427**	**417,742**
Principal Arterial Lane Miles	74.9	76.7	78.5	80.2	82.0	83.8	92.7	17.8
Minor Arterial Lane Miles	66.6	68.1	69.7	71.3	72.9	74.4	82.3	15.8
Major Collector Lane Miles	63.2	64.6	66.1	67.6	69.1	70.6	78.1	15.0
Minor Collector Lane Miles	18.5	19.0	19.4	19.8	20.3	20.7	22.9	4.4
Trail Miles	28.3	28.9	29.6	30.3	30.9	31.6	35.0	6.7

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has outstanding and planned debt obligations of $68,860,000 related to the construction of existing and future arterial and collector improvements. A credit is necessary since new development will pay the impact fee and will also contribute to future principal payments on the remaining debt through taxes. A credit is not necessary for future interest payments because the analysis excludes interest costs from the impact fee calculation. The analysis divides annual principal payments by projected PMT to determine the annual cost of principal payments per PMT. To account for the time value of money, the analysis calculates the net present value of future principal payments per PMT using the Series 2020B discount rate of 4.00 percent. The net present value of future principal payments related to existing debt is $18.83 per PMT.

Figure T19: Principal Payment Credit

Year	2020A Principal	2020B Principal	2025A Principal	Total Principal	PMT	Payment per PMT
2024	$2,040,000	$0		$2,040,000	1,759,685	$1.16
2025	$1,180,000	$0	$1,000,000	$2,180,000	1,801,459	$1.21
2026	$1,200,000	$0	$1,000,000	$2,200,000	1,843,234	$1.19
2027	$1,225,000	$0	$1,000,000	$2,225,000	1,885,008	$1.18
2028	$535,000	$725,000	$1,000,000	$2,260,000	1,926,782	$1.17
2029	$0	$1,411,000	$1,000,000	$2,411,000	1,968,556	$1.22
2030	$0	$1,411,000	$1,000,000	$2,411,000	2,010,330	$1.20
2031	$0	$1,411,000	$1,000,000	$2,411,000	2,052,105	$1.17
2032	$0	$1,411,000	$1,000,000	$2,411,000	2,093,879	$1.15
2033	$0	$1,411,000	$1,000,000	$2,411,000	2,135,653	$1.13
2034	$0	$1,724,000	$1,000,000	$2,724,000	2,177,427	$1.25
2035	$0	$1,724,000	$1,000,000	$2,724,000	2,219,201	$1.23
2036	$0	$1,724,000	$1,000,000	$2,724,000	2,260,976	$1.20
2037	$0	$1,724,000	$1,000,000	$2,724,000	2,302,750	$1.18
2038	$0	$1,724,000	$1,000,000	$2,724,000	2,344,524	$1.16
2039	$0	$2,105,000	$1,000,000	$3,105,000	2,386,298	$1.30
2040	$0	$2,105,000	$1,000,000	$3,105,000	2,428,072	$1.28
2041	$0	$2,105,000	$1,000,000	$3,105,000	2,469,847	$1.26
2042	$0	$2,105,000	$1,000,000	$3,105,000	2,511,621	$1.24
2043	$0	$2,105,000	$1,000,000	$3,105,000	2,553,395	$1.22
2044	$0	$2,572,000	$1,000,000	$3,572,000	2,591,409	$1.38
2045	$0	$2,572,000		$2,572,000	2,629,422	$0.98
2046	$0	$2,572,000		$2,572,000	2,667,436	$0.96
2047	$0	$2,572,000		$2,572,000	2,705,450	$0.95
2048	$0	$2,572,000		$2,572,000	2,743,464	$0.94
2049	$0	$2,895,000		$2,895,000	2,781,477	$1.04
Total	$6,180,000	$42,680,000	$20,000,000	$68,860,000		$30.36
				Interest Rate[1]		4.00%
				Credit per PMT		$18.83

1. Transportation 2020B

Source: Grand Junction Engineering & Transportation Department

MAXIMUM SUPPORTABLE TRANSPORTATION IMPACT FEE

Infrastructure components and cost factors for transportation impact fees are summarized in the upper portion of Figure T20. The cost per service unit is $253.84 per PMT. Transportation impact fees for residential development are calculated per housing unit, based on unit size, and vary proportionately according to the number of PMT per housing unit. The fee of $8,534 for a residential unit with 2,200 square feet is calculated using a cost per service unit of $253.84 per PMT multiplied by 33.62 PMT per unit. Nonresidential impact fees are calculated per development unit and vary proportionately according to the number of PMT per development unit. The industrial fee of $1,548 per development unit is calculated using a cost per service unit of $253.84 per PMT multiplied by 6.10 PMT per development unit.

Figure T20: Maximum Supportable Transportation Impact Fee

Fee Component	Cost per PMT
Principal Arterial	$87.31
Minor Arterial	$61.34
Major Collector	$65.69
Minor Collector	$20.12
Trail	$38.21
Debt Credit	($18.83)
Total	$253.84

Residential Fees per Development Unit					
Unit Size	Development Unit	PMT per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	11.24	$2,853	$3,291	($438)
851 to 1,000	Dwelling	14.40	$3,655	$3,291	$364
1,001 to 1,250	Dwelling	18.16	$4,610	$3,291	$1,319
1,251 to 1,500	Dwelling	22.29	$5,658	$3,516	$2,142
1,501 to 2,000	Dwelling	27.83	$7,064	$5,382	$1,682
2,001 to 2,500	Dwelling	33.62	$8,534	$6,142	$2,392
2,501 to 3,000	Dwelling	38.23	$9,704	$8,044	$1,660
3,001 to 3,500	Dwelling	42.05	$10,674	$8,044	$2,630
3,501 and greater	Dwelling	45.37	$11,517	$8,044	$3,473

Nonresidential Fees per Development Unit					
Development Type	Development Unit	PMT per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	32.75	$8,313	$8,256	$57
Convenience Commercial	1,000 SF	45.08	$11,443	$17,551	($6,108)
Office	1,000 SF	19.64	$4,985	$6,624	($1,639)
Institutional/Public	1,000 SF	9.09	$2,307	$1,529	$778
Industrial	1,000 SF	6.10	$1,548	$2,313	($765)
Warehousing	1,000 SF	3.10	$787	$1,025	($238)
Hotel/Lodging	Room	14.48	$3,676	$4,537	($861)
RV Park	Pad	4.89	$1,241	$3,651	($2,410)

1. See Land Use Assumptions

REVENUE FROM TRANSPORTATION IMPACT FEES

Projected fee revenue shown in Figure T21 is based on the development projections in the *Land Use Assumptions* document and the maximum supportable transportation impact fees. If development occurs faster than projected, the demand for infrastructure will increase along with impact fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and impact fee revenue will decrease at a similar rate. Projected impact fee revenue equals $99,061,413 and projected expenditures equal $113,904,408. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure T21: Estimated Revenue from Transportation Impact Fees

Fee Component	Growth Share	Existing Share	Total
Principal Arterial	$36,474,022	$0	$36,474,022
Minor Arterial	$25,625,956	$0	$25,625,956
Major Collector	$27,440,767	$0	$27,440,767
Minor Collector	$8,403,503	$0	$8,403,503
Trail	$15,960,159	$0	$15,960,159
Total	$113,904,408	$0	$113,904,408

		Single-Family $8,534 per unit	Multi-Family $5,658 per unit	Retail/Comm. $8,313 per 1,000 sq ft	Office $4,985 per 1,000 sq ft	Inst./Public $2,307 per 1,000 sq ft	Industrial $1,548 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
10-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue		$56,194,724	$12,459,519	$16,432,242	$6,226,557	$5,407,013	$2,341,357

Projected Revenue =>	**$99,061,413**
Total Expenditures =>	**$113,904,408**
General Fund's Share =>	**$14,842,995**

IMPLEMENTATION AND ADMINISTRATION

Impact fees should be periodically evaluated and updated to reflect recent data. City of Grand Junction will continue to adjust for inflation. If cost estimates or demand indicators change significantly, Grand Junction should update the fee calculations.

Colorado's enabling legislation allows local governments to "waive an impact fee or other similar development charge on the development of low- or moderate-income housing, or affordable employee housing, as defined by the local government."

CREDITS AND REIMBURSEMENTS

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that particular development.

SERVICE AREA

A development impact fee service area is a region in which a defined set of improvements provide benefit to an identifiable amount of new development. Within a service area, all new development types (single-family, commercial, etc.) are assessed at the same development impact fee rate. Land use assumptions and development impact fees are each defined in terms of this geography, so that capital facility demand, projects needed to meet that demand, and capital facility cost are all quantified in the same terms. Development impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of a large number of small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis of the City and the type of facilities and improvements included in the development impact fee calculation, TischlerBise has determined that a citywide service area is appropriate for the City of Grand Junction for all impact fees with the exception of parks and recreation, which includes the 201 Service Area Boundary.

APPENDIX A: LAND USE ASSUMPTIONS

OVERVIEW

The City of Grand Junction, Colorado, retained TischlerBise to analyze the impacts of development on its capital facilities and to calculate impact fees based on that analysis. The population, housing unit, and job projections contained in this document provide the foundation for the impact fee study. To evaluate demand for growth-related infrastructure from various types of development, TischlerBise prepared documentation on demand indicators by type of housing unit, jobs and floor area by type of nonresidential development. These metrics (explained further below) are the demand indicators to be used in the impact fee study.

Impact fees are based on the need for growth-related capital improvements, and they must be proportionate to the type of land use. The demographic data and development projections are used to demonstrate proportionality and to anticipate the need for future infrastructure. Demographic data reported by the U.S. Census Bureau, and data provided by Grand Junction and Mesa County Regional Transportation Planning Organization (RTPO) staff, are used to calculate base year estimates and annual projections for a 10-year horizon. Impact fee studies typically look out five to ten years, with the expectation that fees will be updated every three to five years.

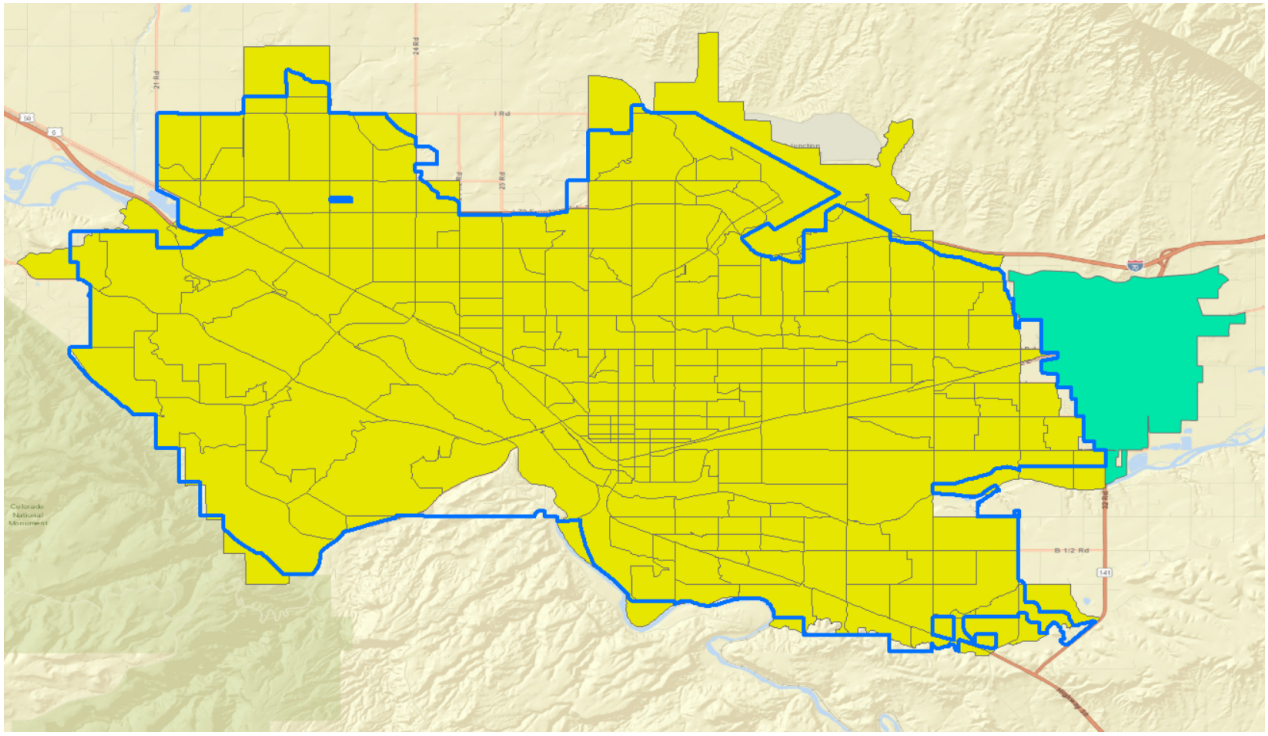
SUMMARY OF GROWTH INDICATORS

Key development projections for Grand Junction's impact fee study are housing units and nonresidential floor area. These projections are used to estimate impact fee revenue and to indicate the anticipated need for growth-related infrastructure. The goal is to have reasonable projections without being overly concerned with precision, because impact fees methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts. If actual development is slower than projected, impact fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Grand Junction will receive more impact fee revenue, but it will also need to accelerate infrastructure improvements to keep pace with the actual rate of development. Based on the assumptions outlined in the following sections, projected citywide development over the next ten years includes an average of 818 residential units per year and approximately 759,900 square feet of nonresidential floor area per year.

RESIDENTIAL DEVELOPMENT

Current estimates and future projections of residential development are detailed in this section, including population and housing units by type (e.g., single-family versus multi-family units). Due to differing development patterns both in and outside of City limits, TischlerBise reviewed base year population and housing unit estimates for the City of Grand Junction and specific TAZ boundaries from the Transportation Master Plan which are also associated with the 201 Sewer Service Area Boundary. The task at hand is to provide baseline population and housing unit estimates for those areas of the 201 Sewer Service Area Boundary which can reasonably be expected to be annexed into the City of Grand Junction over the next ten years. Figure A1 depicts the 201 Sewer Service Area Boundary (light blue line) and TAZ areas (yellow) incorporated into the study population and housing estimates.

Figure A1: Map of 201 Sewer Service Boundary and TAZ Areas



Occupancy by Housing Type

In 2010 the U.S. Census Bureau transitioned from the traditional long-form questionnaire to the American Community Survey (ACS), which is less detailed and has smaller sample sizes. As a result, Census data now has more limitations than before. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses). For impact fees in Grand Junction, "single-family" residential includes detached units and townhouses that share a common sidewall but are constructed on an individual parcel of land. The second residential category includes all multi-family structures with two or more units on an individual parcel of land.

According to the Census Bureau, a household is a housing unit that is occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit, or persons per household, to derive proportionate-share fee amounts. When persons per housing unit are used in the fee calculations, infrastructure standards are derived using year-round population. When persons per household are used in the fee calculations, the impact fee methodology assumes all housing units will be occupied, this requiring seasonal or peak population to be used when deriving infrastructure standards.

To estimate population and employment for future years, the analysis applies growth assumptions derived from *Grand Valley Metropolitan Planning Organization Mesa County TAZ Estimates,* City GIS parcel data, and standards from the Institute of Transportation Engineers, 11th addition. For the impact fee calculations, TischlerBise will rely on the above referenced as well as a variety of local and regional data sources including the 2018-2022 ACS 5-Year Estimates shown in Figure A2. Collectively, this information is used to indicate the relative number of persons per housing unit, by units in a residential structure, (2.28 PPHU Single-Family, 1.60 PPHU Multi-Family) and the housing mix (75% Single-Family, 25% Multi-Family) in Grand Junction. Because of the minimal seasonal population residing in the City, TischlerBise recommends Grand Junction impose impact fees for residential development according to the number of persons per housing unit.

Figure A2: Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units[1]	50,729	21,230	2.39	22,266	**2.28**	74.60%	4.70%
Multi-Family Units[2]	12,095	6,850	1.77	7,572	**1.60**	25.40%	9.50%
RV Park	56	13	4.31	13	**4.31**	0.04%	0.00%
Total	62,880	28,093	2.24	29,851	**2.11**	100.00%	5.90%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units.

Occupancy by Bedroom Range

Impact fees must be proportionate to the demand for infrastructure. Averages per housing unit have a strong, positive correlation to the number of bedrooms, so TischlerBise recommends a fee schedule where larger units pay proportionately higher impact fees. Benefits of the proposed methodology include 1) a proportionate assessment of infrastructure demand using local demographic data and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range using individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501.

Shown below in Figure A3, cells with yellow shading indicate the unweighted PUMS data used to calculate the unadjusted estimate of 2.15 persons per housing unit for PUMA 2501. Unadjusted persons per housing unit estimates are adjusted to match the control total of 2.11 persons per housing unit for Grand Junction shown in Figure A2. Adjusted persons per housing unit estimates range from 1.18 persons per housing unit for units with zero to one bedroom up to 3.48 persons per housing unit for units with five or more bedrooms.

Figure A3: Occupancy by Bedroom Range

Bedroom Range	Persons[1]	Housing Units[1]	Housing Mix	Unadjusted PPHU	Adjusted PPHU[2]
0-1	233	193	8%	1.21	1.18
2	814	496	21%	1.64	1.61
3	2,647	1,202	50%	2.20	2.16
4	1,089	396	17%	2.75	2.70
5+	340	96	4%	3.54	3.48
Total	5,123	2,383	100%	2.15	2.11

1. U.S. Census Bureau, 2018-2022 American Community Survey (ACS) 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501.

2. Represents unadjsted PUMS values scaled to control totals for Grand Junction using 2018-2022 American Community Survey (ACS) 5-Year Estimates.

Occupancy by Housing Unit Size

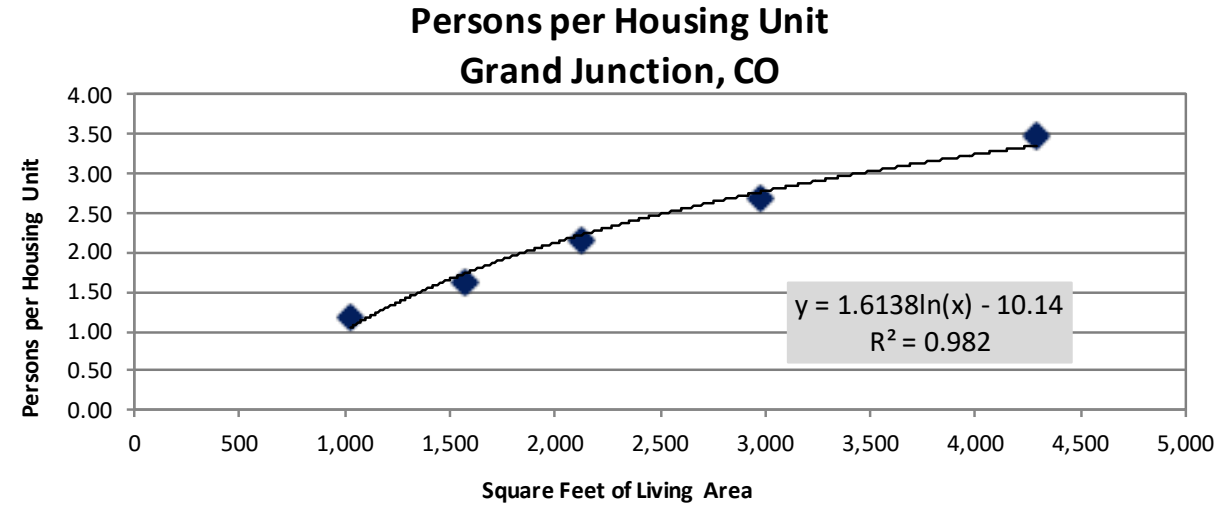
To estimate square feet of living area by bedroom range, TischlerBise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, average square feet of living area ranges from 1,021 square feet for housing units with zero to one bedroom up to 4,292 square feet for housing units with five or more bedrooms.

Average square feet of living area and persons per housing unit by bedroom range are plotted in Figure A4 with a logarithmic trend line derived from U.S. Census Bureau estimates discussed in the previous paragraph and adjusted persons per housing unit estimates shown in Figure A3. Using the trend line formula shown in Figure A4, TischlerBise calculates the number of persons per housing unit by square feet of living area. TischlerBise recommends a minimum size range of 850 square feet or less and a maximum size range of 3,501 square feet or more. Using these size ranges, occupancy in the minimum size range is 24 percent of the maximum size range (0.75 PPHU / 3.14 PPHU), 47 percent of the multi-family average shown in Figure A2 (0.75 PPHU / 1.60 PPHU), and 33 percent of the single-family average shown in Figure A2 (0.75 PPHU / 2.28 PPHU).

Figure A4: Occupancy by Housing Unit Size

Average persons per housing unit derived from 2018-2022 ACS PUMS data from Grand Junction. Unit size for 0-1 bedroom from the 2022 U.S. Census Bureau average for all multi-family units constructed in the Census West region. Unit size for all other bedrooms from the 2022 U.S. Census Bureau average for single-family units constructed in the Census West region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,021	1.18	850 or less	0.75
2	1,573	1.61	851 to 1,000	0.97
3	2,123	2.16	1,001 to 1,250	1.23
4	2,974	2.70	1,251 to 1,500	1.52
5+	4,292	3.48	1,501 to 2,000	1.91
			2,001 to 2,500	2.32
			2,501 to 3,000	2.64
			3,001 to 3,500	2.91
			3,501 or more	3.14



Recent Residential Construction

The City of Grand Junction provided TischlerBise with recent City residential building permit activity, shown in Figure A5. Although not used to calculate the projections, it is worth noting a total of 2,341 single-family permits and 1,748 multi-family permits were issued in the City from 2019 through 2023. Permit distribution over this period was 57 percent single family and 43 percent multi-family. This ratio differs from the existing housing unit mix of 75 percent single-family units and 25 percent multi-family units shown in Figure A2.

Figure A5: Recent Grand Junction Residential Permit Activity

Year	Single Family	%	Multifamily	%	Total
2019-2023	2,341	57.3%	1,748	42.7%	4,089

Source: City of Grand Junction, CO Building Permit Data

Current Population and Housing

Population and housing unit estimates for the 201 Sewer Service Area Boundary were compiled from data provided by MPO. TischlerBise applied the population, housing unit estimates found within the *Grand Valley 2040 Transportation Master Plan* in each TAZ to derive the number of existing housing units in the service area but outside of the City limits. The resulting estimates, shown in Figure A6, suggest approximately 15,453 housing units (46,940 units within the service area - 31,487 units within the City limits of Grand Junction) exist in the 201 Sewer Service Area Boundary, outside of the City limits for which *impact fees will not be collected*. Deducting the estimated 2024 Grand Junction population from the 201 Sewer Service Area Boundary TAZ area (114,972 - 65,517) results in an estimated population of 49,455 currently residing in the 201 Sewer Service Area, outside of city limits.

Figure A6: 2024 Population and Housing Units

2024 Residential Development			
Residential	**City Limits**	**201 Service Area**	**Total**
Population	65,517	49,455	114,972
Housing Units	31,487	15,453	46,940
PPHU	2.08	3.20	2.45

Projected Population and Housing Units

Figure A7 summarizes housing unit projections from 2024 to 2034 for the City of Grand Junction, as well as the 201 Sewer Service Area Boundary. Growth in residential units is based on the past five-year average of 818 additional units annually. A total of 56,138 housing units, (9,198 net new units) are projected in the area (City and 201 Sewer Service Area Boundary) by 2034. Given historic housing dispersion throughout the 201 Sewer Service Area Boundary and observed residential unit composition for the area, housing estimates were broken down between existing City limits and areas currently outside but within the 201 Sewer Service Area Boundary. Approximately 75 percent of Grand Junction's housing units are single-family units. City housing unit growth projections have mirrored this ratio, resulting in an additional 6,130 single-family units and 2,050 multi-family units by 2034. For areas outside current city limits but within the 201 Sewer Service Area Boundary, 100 percent of the 1,018 new housing units have been attributed to single-family development reflecting the rural composition of the area. All totals shown in Figure A7 represent estimates as of January 1st of each year.

Figure A7: Grand Junction Residential Development Projections

5 year increment >>

	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
POPULATION								
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	52,713	3,258
Total	**114,972**	**117,021**	**119,070**	**121,119**	**123,168**	**125,217**	**135,487**	**20,514**
HOUSING UNITS								
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Grand Junction Total	**31,487**	**32,305**	**33,123**	**33,941**	**34,759**	**35,577**	**39,667**	**8,180**
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	16,471	1,018
Total Housing Units	**46,940**	**47,859**	**48,778**	**49,697**	**50,616**	**51,535**	**56,138**	**9,198**

NONRESIDENTIAL DEVELOPMENT

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. All land use assumptions and projected growth rates are consistent with socioeconomic data from the Grand Valley 2040 Regional Transportation Plan and the 2024 ESRI Business Summary Report for Grand Junction. TischlerBise uses the term "jobs" to refer to employment by place of work. In Figure A8, the nonresidential development prototypes were used by TischlerBise to derive nonresidential floor area and average weekday vehicle trips ends are shown.

Employment Density Factors and Trip Generation Factors

The prototype for future projections of commercial / retail development is an average-size Shopping Center (ITE 820). Commercial / retail development (i.e. retail and eating / drinking places) is assumed to average 471 square feet per job. For future industrial development, Industrial Park (ITE 130) is a reasonable proxy with an average of 864 square feet per job. For office / other service development, General Office (ITE 710) is the prototype for future office development, with an average of 307 square feet per job. And finally, Hospital (ITE 610) is the prototype for future institutional development, with an average of 350 square feet per job.

Figure A8: Nonresidential Demand Indicators

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Nonresidential Floor Area

TischlerBise utilized multiple data sources to forecast future nonresidential development in the study area. To project future employment, the analysis relies on the 2024 ratio of 0.96 jobs per person observed in the MPO's employment data (96 jobs per 100 residents). TischlerBise utilized the ESRI employment estimate of 62,988 jobs in Grand Junction to derive a 2024 base, with jobs allocated to one of four nonresidential categories: Retail/Commercial, Office, Institutional/Public, or Industrial. Utilizing GIS parcel data from the MPO, base year nonresidential square footage equals approximately 32.5 million square feet – 10.2 million square feet of retail/commercial, 7.6 million square feet of office, 7.4 million square feet of institutional, and 7.3 million square feet of industrial.

Figure A9: Grand Junction Nonresidential Floor Area and Employment Estimates 2024

Industry Sector	2024 Jobs[1]	Share of Total Jobs	2024 Estimated Floor Area[2]
Retail/Commercial	14,843	24%	10,242,103
Office	14,370	23%	7,639,464
Institutional/Public	23,661	38%	7,366,028
Industrial	10,114	16%	7,275,135
Total	62,988	100%	32,522,730

1. Esri Business Analyst Online, Business Summary, 2024
2. Grand Valley Metropolitan Planning Organization

Projected Nonresidential Floor Area

Once the 2024 employment data was derived for the City, employment growth projections were distributed according to observed 2024 MPO employment sector percentages for Grand Junction (24% Commercial/Retail, 23% Office, 38% Institutional, and 16% Industrial/Flex) (Figure A9). The analysis results in an increase of 16,590 jobs. To calculate growth of nonresidential floor area, TischlerBise applied ITE square feet per employee estimates shown in Figure A8 by estimated sector employment to derive net new annual growth. Projected nonresidential growth over the next ten years results in an increase of 6.59 million square feet. Totals shown below represent estimates as of January 1st of each year.

Figure A10: Nonresidential Development Projections

	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
EMPLOYMENT BY TYPE								
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	12,778	2,664
Grand Junction Total	**62,988**	**64,647**	**66,306**	**67,965**	**69,624**	**71,283**	**79,578**	**16,590**
NONRES. FLOOR AREA (X 1,000 SF)								
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Grand Junction Total	**32,523**	**33,182**	**33,841**	**34,500**	**35,160**	**35,819**	**39,115**	**6,592**

DEVELOPMENT PROJECTIONS

Figure A11 includes a summary of cumulative development projections used in the impact fee study. Base year estimates for 2024 are used in the impact fee calculations and *reflect the entirety of the City and Sewer Service 201 growth boundary*. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands. All totals represent estimates as of January 1st of each year.

Figure A11: Development Projections Summary

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
POPULATION												
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	75,871	77,596	79,322	81,048	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	51,401	51,729	52,057	52,385	52,713	3,258
Total	**114,972**	**117,021**	**119,070**	**121,119**	**123,168**	**125,217**	**127,272**	**129,326**	**131,379**	**133,433**	**135,487**	**20,514**
HOUSING UNITS												
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	27,025	27,638	28,251	28,864	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	9,370	9,575	9,780	9,985	10,190	2,050
Grand Junction Total	**31,487**	**32,305**	**33,123**	**33,941**	**34,759**	**35,577**	**36,395**	**37,213**	**38,031**	**38,849**	**39,667**	**8,180**
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	**16,061**	16,164	16,266	16,369	16,471	1,018
Total Housing Units	**46,940**	**47,859**	**48,778**	**49,697**	**50,616**	**51,535**	**52,456**	**53,377**	**54,297**	**55,218**	**56,138**	**9,198**
EMPLOYMENT BY TYPE												
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	17,189	17,580	17,971	18,362	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	16,641	17,019	17,398	17,776	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	27,400	28,023	28,647	29,270	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	11,712	11,979	12,245	12,512	12,778	2,664
Grand Junction Total	**62,988**	**64,647**	**66,306**	**67,965**	**69,624**	**71,283**	**72,942**	**74,601**	**76,260**	**77,919**	**79,578**	**16,590**
NONRES. FLOOR AREA (X 1,000 SF)												
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	11,346	11,530	11,714	11,898	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,337	8,453	8,570	8,686	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	8,675	8,893	9,111	9,329	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,120	8,261	8,401	8,542	8,683	1,408
Grand Junction Total	**32,523**	**33,182**	**33,841**	**34,500**	**35,160**	**35,819**	**36,478**	**37,137**	**37,796**	**38,456**	**39,115**	**6,592**

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Grand Junction will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units). This category also contains mobile homes and recreational vehicles

Single-Family: Single-Family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Also included in the definition is Single family attached (townhouse), which is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

202 Multi-Family: 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."

RV Park: RV parks typically do not have large buildings, they may feature a park office, restrooms, showers, pools, fishing ponds, walking trails, laundry facilities, and sometimes small retail shops or a restaurant. The park is made up of individual sites for RVs, each with enough space for parking, a small outdoor area, and the necessary hookups. RV parks are typically located near highways, tourist areas, or natural attractions. Short-term stays or overnight visits generally result in more frequent turnover and higher trip generation. Long-term stays or seasonal residents might generate fewer trips on a daily basis, though the overall traffic may still be significant during the peak tourist season.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below using 2017 ITE Land Use Code) can be used for all new construction within Grand Junction. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Land Use: 820 Shopping Center Description. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

Land Use: 934 Fast-Food Restaurant with Drive-Through Window. This type of land use is characterized by a fast-food restaurant with large drive-through surrounded by a small surface parking lot with access to one or more commercial roads. Establishments have large carry-out clientele, long hours of service (including 24-hour service). The restaurant does not provide table service, and a patron typically orders from a menu board and pays before receiving the meal. A typical stay is less than 30 minutes.

Land Use: 710 General Office Building Description. A general office building has a floor area of 5,000 square feet or greater and houses multiple tenants; it is a location where business affairs, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Land Use: 730 Government Office Building Description. A government office building is an individual office building containing either the entire function or simply one agency of a city, state, federal, or other government unit. Government office buildings do not contain retail, manufacturing, or residential uses and can vary in size from a single story to several stories. They tend to have a large number of office workers, administrative staff, and may also accommodate meetings and public services.

Land Use: 130 Industrial Park. This type of land use involves areas dedicated to industrial activities, where multiple businesses or industrial tenants operate within a designated space. Industrial parks are typically characterized by large, often single-story buildings with high ceilings to accommodate manufacturing equipment, storage, and loading docks, located in areas where there is significant transportation access, such as near highways, railroads, or ports. Buildings may vary in size, and the park may include multiple separate buildings or be comprised of a few larger structures designed for specific industrial activities. The primary activities in these parks generally include manufacturing, assembly, processing, and warehousing. Unlike Light Industrial Parks (Land Use 110), Industrial Parks may accommodate a wider range of industries, including those with moderate to heavy manufacturing or production operations**.**

Land Use: 150 Warehousing Description. A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Land Use: 310 Hotel. Hotels usually consist of multiple floors of guest rooms, common areas, service facilities, and amenities. The design and size can vary from small boutique hotels with a few rooms to large, multi-story hotels with hundreds of rooms and expansive meeting and recreational spaces. The property may also have parking garages, loading docks, and amenities designed to serve both business and leisure travelers. Hotels are often located near highways, business districts, tourist attractions, or transportation hubs, such as airports or train stations, to accommodate the travel needs of guests. Some hotels may be part of larger commercial complexes, while others are standalone properties.

Exhibit 1

Phased in Implementation Timeline: 3, 4, or 5 year (increase every 6 months)

Unit Size	Development Unit	3-Year, 6-Step Increase * not including inflation	4-Year, 8-Step Increase * not including inflation	5-Year, 10-Step Increase * not including inflation
850 or less	Dwelling	$121	$90	$72
851 to 1,000	Dwelling	$836	$305	$244
1,001 to 1,250	Dwelling	$1,594	$559	$448
1,251 to 1,500	Dwelling	$1,347	$497	$397
1,501 to 2,000	Dwelling	$2,466	$874	$699
2,001 to 2,500	Dwelling	$3,258	$1,175	$940
2,501 to 3,000	Dwelling	$3,236	$1,249	$999
3,001 to 3,500	Dwelling	$4,009	$1,510	$1,208
3,501 or more	Dwelling	$4,678	$1,735	$1,388
Retail/Commercial	1,000 SF	$652	$489	$391
Convenience Commercial	1,000 SF	($82)	($62)	($49)
Office	1,000 SF	$87	$65	$52
Institutional/Public	1,000 SF	$912	$684	$547
Industrial	1,000 SF	($17)	($13)	($10)
Warehousing	1,000 SF	$16	$12	$10
Hotel/Lodging[1]	Room	$26	$20	$16
RV Park	Pad	($428)	($321)	($268)

Exhibit 2

Institutional Land Use

Nonresidential Fees per Development Unit						
Development Type	Development Unit	Fire	Parks and Recreation	Police	Transportation	Maximum Supportable
Retail/Commercial	1,000 SF	$1,445	$0	$506	$8,313	$10,264
Convenience Commercial	1,000 SF	$1,989	$0	$697	$11,443	$14,129
Office	1,000 SF	$641	$0	$225	$4,985	$5,851
Institutional - Hospital	1,000 SF	$638	$0	$223	$4,955	$5,816
Institutional - Church	1,000 SF	$297	$0	$104	$2,307	$2,708
Institutional - Day Care	1,000 SF	$1,859	$1	$651	$14,459	$16,970
Industrial	1,000 SF	$200	$0	$70	$1,548	$1,818
Warehousing	1,000 SF	$102	$0	$36	$787	$925
Hotel/Lodging	Room	$473	$0	$166	$3,676	$4,315
RV Park	Pad	$160	$0	$56	$1,241	$1,457

Exhibit 3

Cost for Lane Mile between 2004 standards and 2023 adopted TEDS Standards, and resulting fees utilizing 2004 standards

Section	Previous TEDS Cost per mile*	Current TEDS Cost per mile*
Principal	$ 12,307,680	$ 13,410,205
Minor Arterial	$ 8,110,080	$ 11,447,791
Collector > 35 mph	$ 5,491,200	$ 8,193,526
Collector < 35 mph	$ 5,491,200	$ 6,982,361
Minor Collector	$ 3,822,720	$ 5,390,508
Local	$ 3,250,234	$ 3,583,712
Local no sidewalk	$ 3,250,234	$ 3,200,729
*With Right-of-Way Included		

Residential Fees per Development Unit					
Unit Size	Development Unit	PMT per Unit[1]	Maximum Supportable Fee	Current Fees	Increase / (Decrease)
850 or less	Dwelling	11.24	$2,853	$3,291	($438)
851 to 1,000	Dwelling	14.40	$3,655	$3,291	$364
1,001 to 1,250	Dwelling	18.16	$4,610	$3,291	$1,319
1,251 to 1,500	Dwelling	22.29	$5,658	$3,516	$2,142
1,501 to 2,000	Dwelling	27.83	$7,064	$5,382	$1,682
2,001 to 2,500	Dwelling	33.62	$8,534	$6,142	$2,392
2,501 to 3,000	Dwelling	38.23	$9,704	$8,044	$1,660
3,001 to 3,500	Dwelling	42.05	$10,674	$8,044	$2,630
3,501 and greater	Dwelling	45.37	$11,517	$8,044	$3,473

Nonresidential Fees per Development Unit					
Development Type	Development Unit	PMT per Unit[1]	Maximum Supportable Fee	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	32.75	$8,313	$8,256	$57
Convenience Commercial	1,000 SF	45.08	$11,443	$17,551	($6,108)
Office	1,000 SF	19.64	$4,985	$6,624	($1,639)
Institutional - Hospital	1,000 SF	19.52	$4,955	$1,529	$3,426
Institutional - Church	1,000 SF	9.09	$2,307	$1,529	$778
Institutional - Day Care	1,000 SF	56.96	$14,459	$1,529	$12,930
Industrial	1,000 SF	6.10	$1,548	$2,313	($765)
Warehousing	1,000 SF	3.10	$787	$1,025	($238)
Hotel/Lodging	Room	14.48	$3,676	$4,537	($861)
RV Park	Pad	4.89	$1,241	$3,651	($2,410)

Transportation Fees with Standards from 2004					
Unit Size	Development Unit	2019 Max Supportable[8]	Current Fee (2025)[9]	2024 Max Supportable	Fee with Previous Standards
850 or less	Dwelling	$4,570	$3,516	$3,750	$2,853
851 to 1,000	Dwelling	$4,570	$3,516	$4,805	$3,655
1,001 to 1,250	Dwelling	$4,570	$3,516	$6,059	$4,610
1,251 to 1,500	Dwelling	$6,763	$5,382	$7,437	$5,658
1,501 to 2,000	Dwelling	$6,763	$5,382	$9,285	$7,064
2,001 to 2,500	Dwelling	$6,763	$6,142	$11,217	$8,534
2,501 to 3,000	Dwelling	$6,763	$8,044	$12,755	$9,704
3,001 to 3,500	Dwelling	$6,763	$8,044	$14,030	$10,674
3,501and greater	Dwelling	$6,763	$8,044	$15,138	$11,517
Retail/Commercial	1,000 SF	$8,240	$8,256	$10,927	$8,313
Convenience Commercial	1,000 SF	$15,842	$17,551	$15,041	$11,443
Office	1,000 SF	$6,685	$6,624	$6,553	$4,985
Institutional/Public	1,000 SF	$1,688	$1,629	$6,513	$4,955
Industrial	1,000 SF	$2,078	$2,313	$2,035	$1,548
Warehousing	1,000 SF	$1,075	$1,025	$1,034	$878
Hotel/Lodging[1, 3]	Room	$4,183	$4,537	$4,831	$3,676
RV Park[3]	Pad	$3,583	$3,651	$1,632	$1,241

Exhibit 4

Fees collected 2019 to 2024

New World GL	Description	2019	2020	2021	2022	2023	20024
105-790.4315_01	Open Space Development Fees_Land	460,346	296,277	491,567	670,006	499,974	469,085
105-790.4315_02	Open Space Development Fees_Unit	130,275	92,487	313,174	520,020	466,007	735,538
115-410-010.4315_04	Public Safety Impact Fee - Police	-	-	-	107,170	132,494	229,170
115-510.4315_05	Public Safety Impact Fee - Fire	-	-	-	246,620	308,869	524,083
207-330-140.4315	Transportation Capacity Development Fees	1,649,767	2,426,485	3,946,288	2,564,680	2,114,936	3,137,395

Exhibit 5

100% Fee Phased In										
Current Rate	$5,382.00	Total Increase	in 10 increments							
Recommended Rate	$7,437.00	$ 2,055.00	$ 205.50							
	Annual	Semi Annual								
Assumed Inflation Rate	2.50%	1.25%								
100% fee Annual Inflation	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**					
Rate	$7,437.00	$ 7,622.93	$ 7,813.50	$8,008.84	$8,209.06					
100% Fee Semi Annual Phase In	**Year 1**	**Year 1.5**	**Year 2**	**Year 2.5**	**Year 3**	**Year 3.5**	**Year 4**	**Year 4.5**	**Year 5**	
Rate	$5,587.50	$ 5,865.41	$ 6,146.80	$6,431.70	$6,720.17	$7,012.24	$7,307.96	$7,607.38	$ 7,910.54	
									$ (298.52)	
									-3.6% behind	
Phase in plus reduction of recommended fee										
Current Rate	$5,382.00	Total Increase	in 10 increments							
Recommended Rate	$7,437.00									
75% Reduced Rate	$5,577.75	$ 195.75	$ 19.58							
	Annual	Semi Annual								
Assumed Inflation Rate	2.50%	1.25%								
Annual Phase In full Fee	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**					
Rate	$7,437.00	$ 7,622.93	$ 7,813.50	$8,008.84	$8,209.06					
Semi Annual Phase In	**Year 1**	**Year 1.5**	**Year 2**	**Year 2.5**	**Year 3**	**Year 3.5**	**Year 4**	**Year 4.5**	**Year 5**	
Rate	$5,401.58	$ 5,488.91	$ 5,577.35	$5,666.88	$5,757.54	$5,849.33	$5,942.26	$6,036.36	$ 6,131.64	
									$(2,077.42)	
									-25.3% behind	

Exhibit 6

Common Sense Institute Average Home Price 2013 and 2023

COUNTY TREND

Average Home Prices and Hours Required to Pay Monthly Mortgage at the Average Wage Rate

	Average Home Price 2013	Average Home Price 2023	Hours Required to Pay Mortgage 2013	Hours Required to Pay Mortgage 2023
Denver Metro	$258,025	$605,739	42	114
Adams	$182,177	$485,670	29	91
Arapahoe	$211,935	$524,760	34	99
Boulder	$323,021	$725,102	51	139
Broomfield	$283,539	$634,234	46	119
Denver	$235,123	$560,073	38	105
Douglas	$324,133	$702,099	52	132
Jefferson	$246,245	$608,235	40	114
El Paso	$203,418	$445,569	43	102
Larimer	$242,608	$537,198	53	115
Mesa	$181,800	$387,749	43	103
Pueblo	$115,484	$286,925	31	90
Weld	$185,973	$484,531	39	106

OVERALL MEDIAN PRICE

JAN 2025: $397,500

UP 8%

JAN 2024: $369,000

Exhibit 7

Sales price distribution for New Construction and percentage of Grand Junction Households able to afford the purchase price

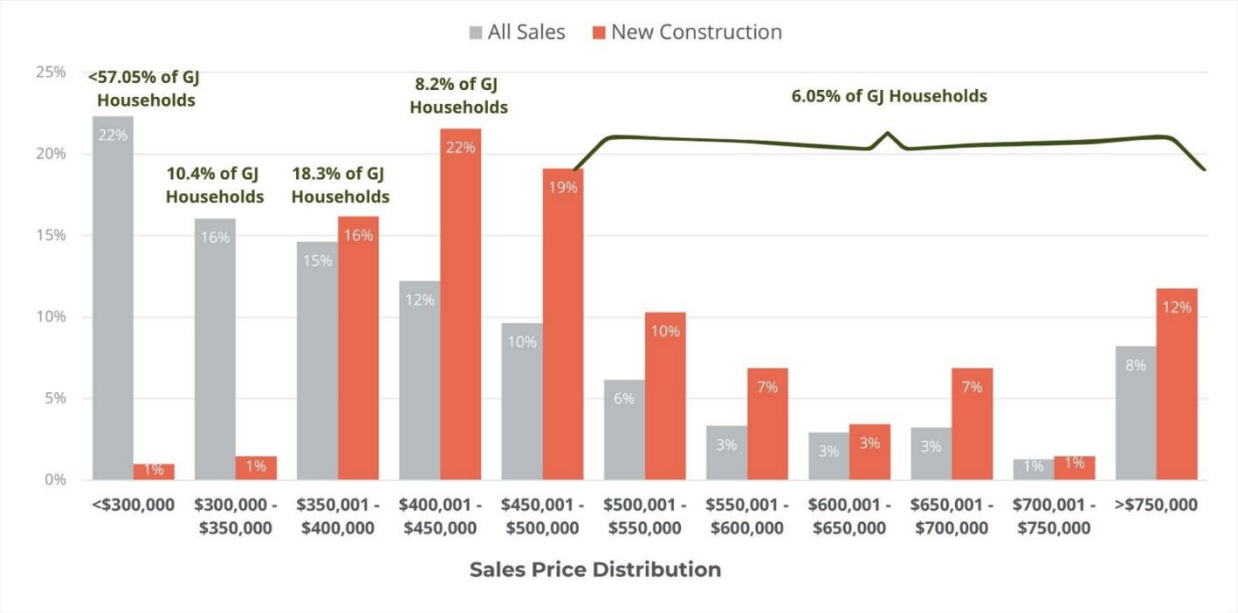
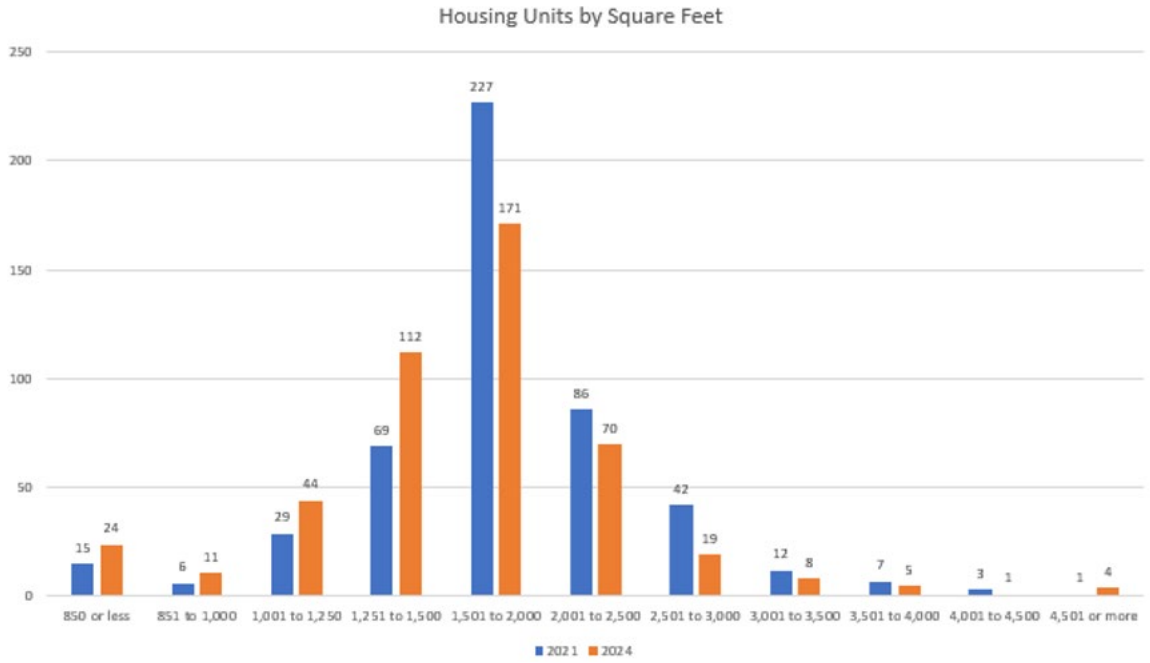


Exhibit 8


Housing Units by Square Feet
250
200
150
100
50
0
15
24
6
11
29
44
69
112
227
171
86
70
42
19
12
8
7
5
3
1
1
4
850 or less
851 to 1,000
1,001 to 1,250
1,251 to 1,500
1,501 to 2,000
2,001 to 2,500
2,501 to 3,000
3,001 to 3,500
3,501 to 4,000
4,001 to 4,500
4,501 or more
2021
2024

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 21.02 and 21.05 OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) RELATED TO AND CONCERNING IMPACT FEES, FEE CREDITS AND DEDICATIONS

Recitals

The City Council has duly considered the policy and pragmatic implications of updating and enacting land development fees and amending the Grand Junction Municipal Code (“GJMC”) regarding the same. The imposition and collection of development fees for the use and benefit of fire, police, transportation, and parks and recreation are known as and may be collectively referred to as “Impact Fees” or "Fees".

The City Council having been duly advised and considered the matter finds that Fees are a necessary component of funding the capital costs of infrastructure required to maintain the current level of service for city residents and further finds that development should pay its proportionate share of the costs for fire, police, parks and recreation, and transportation infrastructure.

The City recently completed an updated Fee Study and pursuant to law the purpose and methodology for calculation and imposition of Fees was reviewed and confirmed. The Fee Study was presented to the City Council and by and with this reference is adopted and incorporated as if fully set forth.

The Fee Study found that development creates demand on capital facilities and that the City's current Fees do not support the Council policy that development should pay a proportionate share of the capital costs of fire, police, parks and recreational, and transportation infrastructure, and that updating and adopting Impact Fees as described in the Fee Study and this ordinance would be reasonably related to the overall cost of the services or improvements to be provided by the City and to defraying the impact reasonably found to be directly attributable to development. The City Council further finds and determines that the resources of the City are properly allocated to maintaining and improving streets and that further resources are needed to defray the capital facilities costs related to new development of those and other capital facilities as provided in the Study.

As the body vested with the jurisdiction to review and decide Impact Fees, the City Council by and with this Ordinance does find and affirm that it is in the public interest and will benefit the health safety and welfare of the City to continue the practice of collecting Fees for development related impacts on fire, police, transportation and parks and recreation, and that there is a need to increase the amount of the Impact Fees to reflect the cost of improvements that are reasonably attributable to new development, new residents and new business activities occurring in the City.

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Furthermore, the City Council finds and affirms that certain land dedications and credits, because of their relationship to the levy and collection of Impact Fees, are within its jurisdiction and authority to determine and make amendments to the GJMC concerning the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION IN CONSIDERATION AND ADOPTION OF THE RECITALS, CHAPTER 21.02 AND 21.05 OF THE GRAND JUNCTION MUNICIPAL CODE ("GJMC" OR "ZONING AND DEVELOPMENT CODE") ARE AND SHALL BE AMENDED AS SHOWN (DELETIONS ARE IN ~~STRIKETHROUGH~~ AND ADDITIONS ARE UNDERLINED.)

§ 21.05.020(c)(1)(iv). ROW Dedication. A developer shall dedicate to the City all rights-of-way and easements needed to serve the project. Dedications shall be at no cost to the City and shall not be eligible for impact fee credit(s). When a developer dedicates additional right-of-way as determined by the City to be necessary to construct a Collector or Arterial street adjacent to the project, or the right-of-way or easement for an Active Transportation Corridor (as described in 31.08.130 and as shown in 31.08.150, Appendix A, Figure 2), the Developer shall receive credit at fair market value for such dedication against the project's Transportation Impact Fee. The credit shall not exceed the total Transportation Impact Fee for the project. If a dedication or a determination regarding a fee credit is claimed to exceed constitutional standards, the owner shall inform the City Attorney who, if he/she agrees, shall make a recommendation to the City Council to evaluate whether to pay or not additional value of such dedication, or to waive all or part of such required dedication.

~~§ 21.05.030(a) Open Space Dedication or Payment of Fee In-Lieu.~~

~~(1) Applicability.~~

~~(i) The owner of any residential development, being developed in full or incrementally, of 10 or more lots or 10 or more dwelling units shall dedicate 10% of the gross acreage of the property or the equivalent of 10% of the value of the property as a fee in-lieu of dedication.~~

~~(A) The Director shall decide whether to dedicate land or to pay a fee in-lieu.~~

~~(B) If a land dedication is preferred by the City, the Director shall work with the applicant to determine an appropriate location on the property by considering the following:~~

~~a. The area proposed for dedication is not critical to the overall project design, as determined by the applicant. If this can be met, the land proposed for dedication shall meet some or all of the following criteria:~~

~~1. The proposed land can implement the design criteria of the PROS plan and can be maintained by the City;~~

~~2. Availability of sufficient flat surface to provide usable park or open space, or suitable open space is provided to preserve one of the following, if located on the site:~~

~~i. Unique landforms or natural areas;~~

~~ii. Fish or wildlife habitat;~~

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~~iii. Cultural, historic, or archeological areas;~~

~~iv. Outdoor recreation areas; or~~

~~v. Unique vegetative areas and significant trees;~~

~~3. The area proposed for dedication is not inhibited by any easements or natural hazards that would compromise its intended purpose; and~~

~~4. The location of the dedication on the site is proximate to public access.~~

~~(ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily development, shall not satisfy this open space dedication requirement.~~

~~(2) Calculation of Fee In-Lieu.~~

~~(i) To calculate the fee in-lieu, the owner shall have the property appraised by a Colorado certified appraiser. The appraiser shall value the total acreage of the property notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases. The applicant is responsible for all costs of the appraisal and report.~~

~~(ii) The Appraisal Report shall be in a Summary Appraisal Report form as prescribed by the most recent edition of the Uniform Standards of Professional Appraisal Practice (USPAP). The Appraisal Report shall be provided by the Applicant to the City, as a public record for the City to review, and if it accepts the Appraisal Report, determine fair market value of the property and to otherwise determine compliance with this section.~~

~~(3) Dedication and/or Fee Payment.~~

~~(i) If the land offered for dedicated has open space or recreational value, the Parks and Recreation Advisory Board shall provide a written recommendation. The City Council may accept the dedication of land so long as the land dedicated to the City is at least 10% of gross acreage or is found to provide adequate public benefit. If the dedication is less than 10% of the gross acreage, the owner shall have the gross acreage appraised per GJMC § 21.05.030(a)(2) to calculate the difference in value between the land dedication and value of the gross acreage. The owner shall pay the difference in calculation to equal the value of 10% of gross acreage.~~

~~(ii) For subdivisions, the land dedication or open space fee is required and payable at the time of platting. For any other project(s), the fee is due at the time of Planning Clearance.~~

§ 21.05.030(b)(2). Trail Construction for ~~Open Space~~ Transportation Impact Fee Credit**.** If a required Active Transportation Corridor is constructed in addition to the construction of required sidewalks, then the owner may request a credit ~~an offset~~ for the cost of construction of the trail(s) against the project's Transportation Impact Fee ~~open space fee in-lieu~~ in an amount not to exceed the total transportation ~~open space~~ fee. The amount of the credit ~~or offset~~ will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

§21.02.070(5)(i)(C). Extension of Previously Issued Development Approval. If the fee payer is applying for an extension of a development approval issued prior to July 1, 2025 ~~January 1,~~

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~~2020~~, the impact fees required to be paid shall be the net increase between the impact fees applicable at the time of the current permit extension application and any impact fees previously paid pursuant to this section, and shall include any impact fees established subsequent to such prior payment.

§21.02.070(5)(i)(F). Prior Conditions and/or Agreements. Any person who prior to July 1, 2025 ~~January 1, 2020~~, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

§21.02.070(5)(ii)(G). Complete Development Application Approved Prior to Effective Date of Chapter. For development for which a complete application for a Planning Clearance was approved prior to July 1, 2025, ~~January 1, 2020~~; and for nonresidential and multifamily development for which a complete application was submitted prior to July 1, 2025, ~~January 1, 2020~~, so long as construction commences by July 1, 2027, ~~January 1, 2022~~, the required fees shall be those in effect at time of submittal.

§21.02.070(5)(ii)(H). Replacing Existing Residential Unit with New Unit. Reconstruction, ~~expansion,~~ alteration, or replacement of a previously existing residential unit that does not create any additional residential units.

§21.02.070(5)(iii)(A). Calculation of Amount of Impact Fees. Annual Adjustment of Impact Fees to Reflect Effects of Inflation. Impact fees shall be increased on July 1, 2025, and January 1, 2026, pursuant to and in accordance with Table 21.02-8 Impact Fee Schedule. ~~-adjusted annually and/or biannually consistent with the impact fee study.~~ Also, commencing on January 1, ~~2023~~ 2026, and on January 1st of each subsequent year, each impact fee amount set forth in the Impact Fee Schedule shall be adjusted for inflation, as follows:

§21.02.070(7)(i)(B). Establishment of Impact Fee Accounts. Impact fees shall be deposited into four ~~five~~ accounts (collectively, Impact Fee Accounts): transportation, parks and recreation, ~~capital facilities,~~ fire capital facilities, and police capital facilities. ~~accounts.~~

§21.02.070(11(i)) Review. The impact fees described in this section and the administrative procedures of this section shall be reviewed periodically ~~at least once every five years by an independent consultant, as directed by the City Manager,~~ to ensure that i) the demand and cost assumptions underlying the impact fees are still valid, ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees.

21.02.070(a)(12) Impact Fee Schedule - Fire, Police, Parks and Recreation, and Transportation.

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Remove Table:

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation and Transportation					
		Fire	Police	Parks and Recreation	Transportation
Single-Family					
<1,250 square feet of living area	Dwelling	$751	$323	$1,333	$3,078
1,250 to 1,649 square feet of living area	Dwelling	$751	$323	$1,333	$4,711
1,650 to 2,299 square feet of living area	Dwelling	$751	$323	$1,333	$5,377
2,300 square feet or more of living area	Dwelling	$751	$323	$1,333	$7,042
Manufactured Home in a Manufactured Housing Community	Pad	$751	$323	$1,333	$3,196
Multi-family	Dwelling	$494	$212	$897	$2,881
RV Park	Pad	$494	$212	—	$3,196
Hotel/Lodging	1,000 square feet	$517	$218	—	$3,972 [1]
Retail/Commercial	1,000 square feet	$517	$218	—	$7,227
Convenience Commercial (Gas station/Drive Thru)	1,000 square feet	$517	$218	—	$15,364
Office	1,000 square feet	$202	$86	—	$5,799
Institutional/Public	1,000 square feet	$202	$86	—	$1,426
Industrial	1,000 square feet	$70	$30	—	$2,025
Warehousing	1,000 square feet	$36	$15	—	$921

Notes:

[1] Hotel/Lodging Transportation Fee calculated per Room.

Fees will be increased annually for inflation.

Replace with Table:

Table 21.02-8 Imapct Fee Schedule (2025) Fire, Police, Parks and Recreation and Transportation									
Unit Size	Development Unit	Fire	Fire*	Police	Police*	Transportation	Transportation*	Parks	Parks*
		1-Jul-25	1-Jan-26	1-Jul-25	1-Jan-26	1-Jul-25	1-Jan-26	1-Jul-25	1-Jan-26
850 or less	Dwelling	$523	$501	$224	$215	$3,633	$3,750	$1,263	$1,538
851 to 1,000	Dwelling	$596	$648	$256	$278	$4,161	$4,805	$1,489	$1,989
1,001 to 1,250	Dwelling	$683	$822	$293	$352	$4,788	$6,059	$1,756	$2,523
1,251 to 1,500	Dwelling	$922	$1,016	$396	$435	$6,410	$7,437	$2,293	$3,117
1,501 to 2,000	Dwelling	$1,052	$1,276	$452	$547	$7,334	$9,285	$2,693	$3,917
2,001 to 2,500	Dwelling	$1,189	$1,550	$510	$664	$8,680	$11,217	$3,113	$4,758
2,501 to 3,000	Dwelling	$1,296	$1,764	$556	$756	$10,400	$12,755	$3,441	$5,414
3,001 to 3,500	Dwelling	$1,386	$1,944	$595	$833	$11,037	$14,030	$3,718	$5,968
3,501 or more	Dwelling	$1,463	$2,098	$628	$899	$11,591	$15,138	$3,954	$6,440
Retail/Commercial	1,000 SF	$1,007	$1,445	$424	$607	$9,592	$10,927		
Convenience Commercial	1,000 SF	$1,279	$1,989	$538	$836	$16,296	$15,041		
Office	1,000 SF	$432	$641	$183	$270	$6,589	$6,553		
Institutional/Public	1,000 SF	$430	$638	$182	$268	$4,071	$6,513		
Industrial	1,000 SF	$139	$200	$59	$84	$2,174	$2,035		
Warehousing	1,000 SF	$71	$102	$30	$43	$1,030	$1,034		
Hotel/Lodging[1]	Room	$521	$473	$220	$199	$4,684	$4,831		
RV Park	Pad	$352	$160	$150	$67	$2,642	$1,632		
* Plus Inflation									

Severability.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this 19th day of February 2025 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of March 2025 and ordered published in pamphlet form.

ATTEST:

_____
Abram Herman
President of the City Council

_____
Selestina Sandoval
City Clerk

DRAFT

City of Grand Junction City Council
Staff Recommendation on Residential Impact Fees

Non-Residential Impact Fees

		Fire				Municipal Facilities				Police				Transportation			
Development Type	Development Unit	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[2]	Current Fee (2025)	Current Study Max Supportable	Staff Recommend
Retail/Commercial	1,000 SF	$489	$569	$1,445	$1,445	$467	$0	$876	$0	$206	$240	$607	$607	$8,240	$8,256	$10,927	$10,927
Convenience Commercial	1,000 SF	$489	$569	$1,989	$1,989	$467	$0	$3,854	$0	$206	$240	$836	$836	$15,842	$17,551	$15,041	$15,041
Office	1,000 SF	$191	$222	$641	$641	$598	$0	$1,342	$0	$81	$95	$270	$270	$6,685	$6,624	$6,553	$6,553
Institutional/Public	1,000 SF	$191	$222	$638	$638	$598	$0	$1,178	$0	$81	$95	$268	$268	$1,688	$1,629	$6,513	$6,513
Industrial	1,000 SF	$66	$77	$200	$200	$234	$0	$478	$0	$28	$33	$84	$84	$2,078	$2,313	$2,035	$2,035
Warehousing	1,000 SF	$34	$40	$102	$102	$69	$0	$140	$0	$14	$17	$43	$43	$1,075	$1,025	$1,034	$1,034
Hotel/Lodging[1, 3]	Room	$489	$569	$473	$473	$220	$0	$230	$0	$206	$240	$199	$199	$4,183	$4,537	$4,831	$4,831
RV Park[3]	Pad	462	$544	$160	$160	$20	$0	$21	$0	$198	$233	$67	$67	$3,583	$3,651	$1,632	$1,632

TOTAL Non-Residential Impact Fees					Staff Recommendation		
Unit Size	Development Unit	2019 Max Supportable	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	Increase (Decrease)	% Change from 2025
Retail/Commercial	1,000 SF	$9,402	$9,065	$13,855	$12,979	$3,914	43%
Convenience Commercial	1,000 SF	$17,004	$18,360	$21,720	$17,866	($494)	-3%
Office	1,000 SF	$7,555	$6,941	$8,806	$7,464	$523	8%
Institutional/Public	1,000 SF	$2,558	$1,946	$8,597	$7,419	$5,473	281%
Industrial	1,000 SF	$2,406	$2,423	$2,797	$2,319	($104)	-4%
Warehousing	1,000 SF	$1,192	$1,082	$1,319	$1,179	$97	9%
Hotel/Lodging[1]	Room	$5,098	$5,346	$5,733	$5,503	$157	3%
RV Park	Pad	$4,263	$4,428	$1,880	$1,859	($2,569)	-58%

City of Grand Junction City Council
Staff Recommendation on Residential Impact Fees

Residential Impact Fees

		Fire				Municipal Facilities				Parks & Recreation				
Unit Size	Development Unit	2019 Max Supportable[1]	Current Fee (2025)[2]	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[3]	Current Fee (2025)	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[4]	Current Fee (2025)[5]	Current Study Max Supportable	Current Study Max w/o 3 sisters	Staff Recommend
850 or less	Dwelling	$467	$544	$501	$501	$516	$0	$506	$0	$1,055	$988	$1,824	$1,538	$1,538
851 to 1,000	Dwelling	$467	$544	$648	$648	$516	$0	$655	$0	$1,055	$988	$2,358	$1,989	$1,989
1,001 to 1,250	Dwelling	$467	$544	$822	$822	$516	$0	$830	$0	$1,055	$988	$2,991	$2,523	$2,523
1,251 to 1,500	Dwelling	710	$827	$1,016	$1,016	$785	$0	$1,026	$0	$1,605	$1,468	$3,696	$3,117	$3,117
1,501 to 2,000	Dwelling	710	$827	$1,276	$1,276	$785	$0	$1,289	$0	$1,605	$1,468	$4,644	$3,917	$3,917
2,001 to 2,500	Dwelling	710	$827	$1,550	$1,550	$785	$0	$1,566	$0	$1,605	$1,468	$5,641	$4,758	$4,758
2,501 to 3,000	Dwelling	710	$827	$1,764	$1,764	$785	$0	$1,782	$0	$1,605	$1,468	$6,419	$5,414	$5,414
3,001 to 3,500	Dwelling	710	$827	$1,944	$1,944	$785	$0	$1,964	$0	$1,605	$1,468	$7,075	$5,968	$5,968
3,501 to 4,000	Dwelling	710	$827	$2,098	$2,098	$785	$0	$2,120	$0	$1,605	$1,468	$7,634	$6,440	$6,440
4,001 to 4,500	Dwelling	710	$827	$2,232	$2,098	$785	$0	$2,255	$0	$1,605	$1,468	$8,121	$6,850	$6,440
4,501 or more	Dwelling	710	$827	$2,352	$2,098	$785	$0	$2,376	$0	$1,605	$1,468	$8,558	$7,219	$6,440

Residential Impact Fees (continued)

		Police				Transportation			
Unit Size	Development Unit	2019 Max Supportable[6]	Current Fee (2025)[7]	Current Study Max Supportable	Staff Recommend	2019 Max Supportable[8]	Current Fee (2025)[9]	Current Study Max Supportable	Staff Recommend
850 or less	Dwelling	$200	$233	$215	$215	$4,570	$3,516	$3,750	$3,750
851 to 1,000	Dwelling	$200	$233	$278	$278	$4,570	$3,516	$4,805	$4,805
1,001 to 1,250	Dwelling	$200	$233	$352	$352	$4,570	$3,516	$6,059	$6,059
1,251 to 1,500	Dwelling	$305	$356	$435	$435	$6,763	$5,382	$7,437	$7,437
1,501 to 2,000	Dwelling	$305	$356	$547	$547	$6,763	$5,382	$9,285	$9,285
2,001 to 2,500	Dwelling	$305	$356	$664	$664	$6,763	$6,142	$11,217	$11,217
2,501 to 3,000	Dwelling	$305	$356	$756	$756	$6,763	$8,044	$12,755	$12,755
3,001 to 3,500	Dwelling	$305	$356	$833	$833	$6,763	$8,044	$14,030	$14,030
3,501 to 4,000	Dwelling	$305	$356	$899	$899	$6,763	$8,044	$15,138	$15,138
4,001 to 4,500	Dwelling	$305	$356	$956	$899	$6,763	$8,044	$16,112	$15,138
4,501 or more	Dwelling	$305	$356	$1,008	$899	$6,763	$8,044	$16,956	$15,138

TOTAL Residential Impact Fees							Staff Recommendation		
Unit Size	Development Unit	2019 Max Supportable	Current Fee (2025)	Land Dedication	Total Current Costs (2025)	Current Study Max Supportable	Staff Recommend	Increase (Decrease)	% Change from 2025
850 or less	Dwelling	$6,808	$5,281	$1,063	$6,344	$6,796	$6,004	($340)	-5%
851 to 1,000	Dwelling	$6,808	$5,281	$1,063	$6,344	$8,744	$7,720	$1,376	22%
1,001 to 1,250	Dwelling	$6,808	$5,281	$1,063	$6,344	$11,054	$9,756	$3,412	54%
1,251 to 1,500	Dwelling	$10,168	$8,033	$1,063	$9,096	$13,610	$12,005	$2,909	32%
1,501 to 2,000	Dwelling	$10,168	$8,033	$1,063	$9,096	$17,041	$15,025	$5,929	65%
2,001 to 2,500	Dwelling	$10,168	$8,793	$1,063	$9,856	$20,638	$18,189	$8,333	85%
2,501 to 3,000	Dwelling	$10,168	$10,695	$1,063	$11,758	$23,476	$20,689	$8,931	76%
3,001 to 3,500	Dwelling	$10,168	$10,695	$1,063	$11,758	$25,846	$22,775	$11,017	94%
3,501 or more	Dwelling	$10,168	$10,695	$1,063	$11,758	$27,889	$24,575	$12,817	109%

Majority of new home construction falls within these categories.

Affordable Housing Linkage Fee Support Study

Prepared for:

City of Grand Junction, Colorado

DRAFT

December 13, 2024

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

The City of Grand Junction, Colorado, retained TischlerBise, Inc., to develop an Affordable Housing Linkage Fee Support Study. The purpose of this report is to define and analyze the linkage between nonresidential development[1] and the demand for affordable housing. Through the analysis of existing types of nonresidential development, income levels of employees, and the composition of worker households by size of household, this analysis determines the demand for affordable housing created by each type of nonresidential development. The study then determines nonresidential development's share of the City's cost to provide the demanded affordable housing as the affordable housing linkage fee.

Maximum supportable affordable housing linkage fees are shown in Figure 1 based on the assumptions included in this study. Based on the findings in the study, this is the maximum supportable fee amount (per 1,000 square feet) reflecting the nexus between the demand for affordable housing from different types of nonresidential development and the cost of housing in Grand Junction. Maximum supportable linkage fees *per job* are also provided and shown in Figure 2. Affordable housing linkage fees may be adopted at levels lower than the maximum supportable fees.

Figure 1: Maximum Supportable Affordable Housing Linkage Fees by Land Use

				Linkage Fees Per 1,000 Sq. Ft.[1]						
Household Income Level	Housing Prototype	Affordability Gap per Unit	Estimated City Funding % Share[2]	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
			10%							
50% AMI (Rental)	Rental	$279,900	$27,990	$2,323	$10,216	$252	$1,777	$42	$0	$1,008
60% AMI (Rental)	Rental	$263,900	$26,390	$2,718	$12,007	$620	$106	$53	$13	$1,227
80% AMI (Owner)	Ownership	$167,895	$16,790	$1,822	$8,009	$1,436	$722	$101	$34	$999
100% AMI (Owner)	Ownership	$111,994	$11,199	$745	$3,281	$1,025	$482	$90	$28	$0
Total				**$7,608**	**$33,513**	**$3,333**	**$3,087**	**$286**	**$75**	**$3,234**
									Per Lodging Room[3]	*$1,940*
									Per RV Park Site[4]	*$174*

1. TischlerBise analysis (housing demand per 1,000 square feet of bulding area multiplied by affordability gap); assumes 35% worker households in Grand Junction.
2. See supporting figures.
3. Converted from square feet based on 600 square feet of gross building area per room for lodging.
4. RV Park jobs per site of .05 multiplied by Lodging land use fee per job ($3,477). See Appendix B for further detail.

Figure 2. Maximum Supportable Affordable Housing Linkage Fees per Job

	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Linkage Fee per 1,000 Sq. Ft.	$7,608	$33,513	$3,333	$3,087	$286	$75	$3,234
Jobs per 1,000 Sq. Ft.	2.12	9.35	3.26	2.86	1.16	0.34	0.93
Linkage Fee per Job	**$3,589**	**$3,584**	**$1,022**	**$1,079**	**$247**	**$221**	**$3,477**

[1] Given the nature of the Grand Junction economy—namely, that residential development does not generate significant permanent job creation, TischlerBise's recommendation is to focus the linkage fee on nonresidential development and pursue other approaches for residential mitigation.

METHODOLOGY

The linkage fee analysis is comprised of two parts: (1) Mitigation Determination and (2) Linkage Fee Calculation. The following two diagrams outline the process under each part.

Figure 3. Mitigation Determination

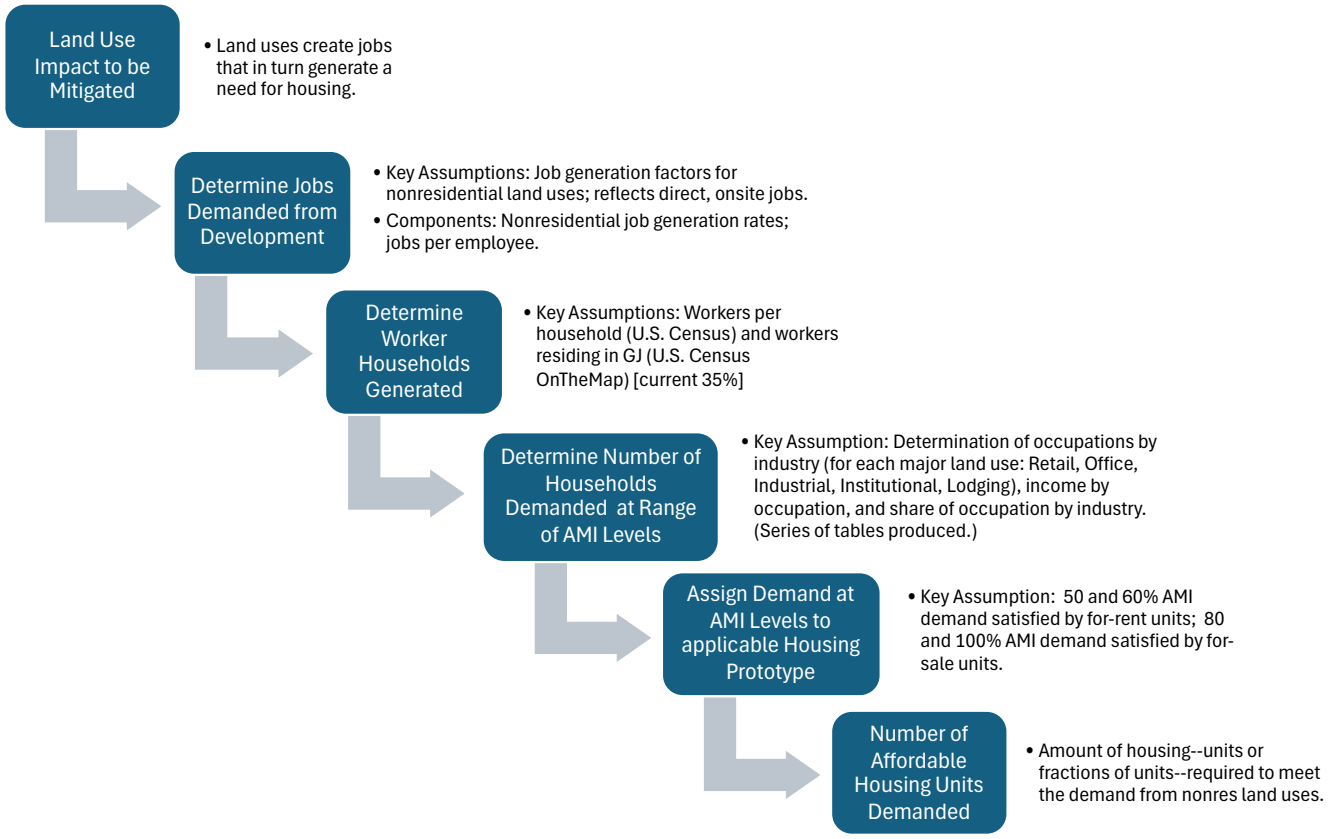
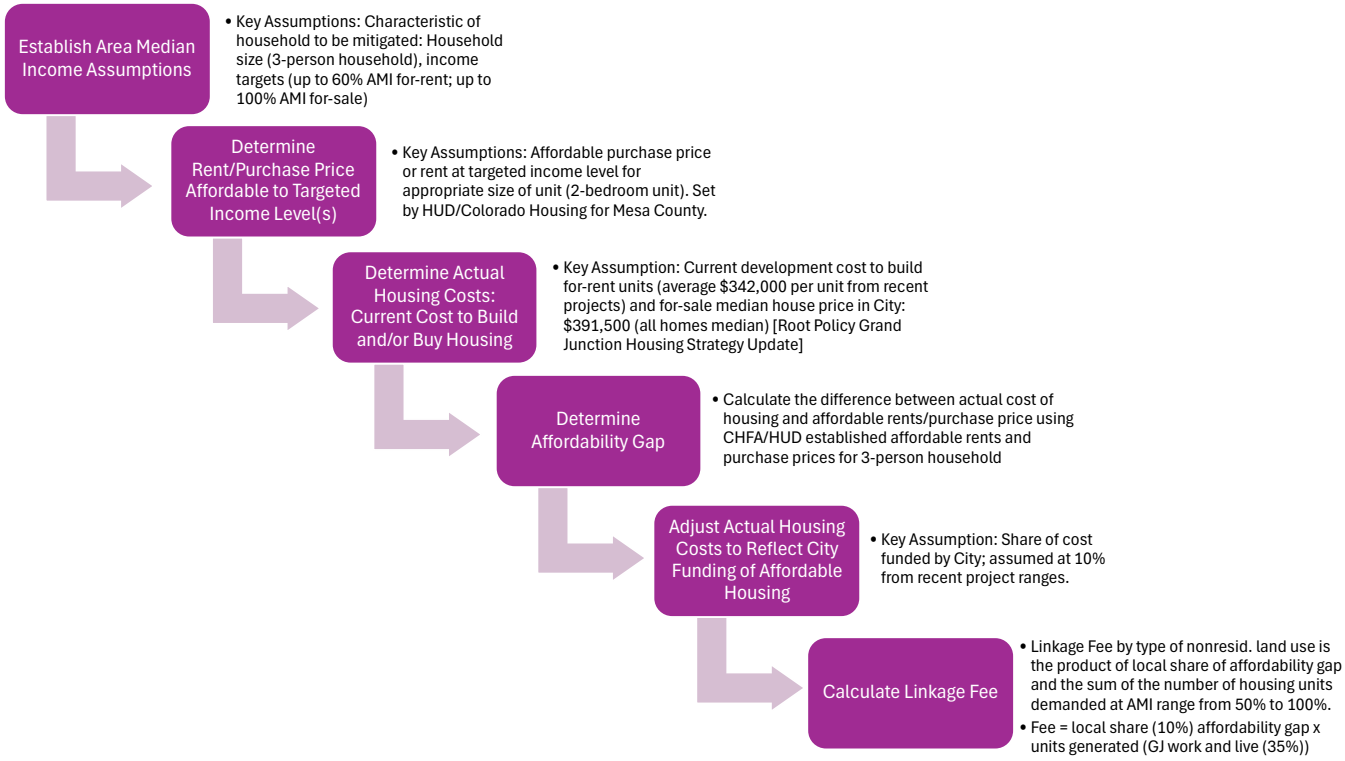


Figure 4. Linkage Fee Calculation



Each of the steps above is described in greater detail in the body of the report. The end point for the Affordable Housing Linkage Fee Support Study is the determination of demand for affordable housing units in the City of Grand Junction from different types of nonresidential development and to quantify the respective land use's share of the cost to provide affordable housing. The following elements are included in the study along with a reference to the corresponding section of this report:

Mitigation Determination

1. Jobs generated from different types of nonresidential development (Report section: "Building Types and Industries");
2. Number of workers estimated to be generated due to that development (Report section: "Worker Households");
3. Income level of the workers and worker households generated which entails determining the following:
    a. Type of occupations of the workers generated (Report section: "Occupations");
    b. Average salaries of those workers (Report section: "Household Income");

c. Average household income by type and size of household; (Report section: "Household Income");

d. Number and share of worker households by each income level group (e.g., below median household income level) (Report section: "Households by Income Level");

4. Adjustment for workers who both live and work in Grand Junction (thus accounting for those workers who live outside of the City) (Report section: "Commuter Adjustment");

5. Share of the new worker households/number of affordable housing units demanded by each type of nonresidential building at each income level (Report section: "Housing Demand");

Linkage Fee Calculation

1. Types of housing units applicable to meet the needs of workers at different income levels (Report section: "Housing Prototypes");

2. Cost per unit to construct two-bedroom affordable for-rent and median sale price of for-sale housing units (Report section: "Housing Costs");

3. The difference between what households can afford to spend on housing costs and what it costs to produce or purchase housing in Grand Junction (Report section: "Affordability Gap");

4. The maximum supportable cost per 1,000 square feet of nonresidential development needed to deliver affordable housing at targeted income levels and reflective of the City's share of costs (Report section: "Maximum Supportable Affordable Housing Linkage Fees").

It should be noted that throughout this report an **Industrial Building Prototype** is used to illustrate the methodology and calculations. The Appendix provides detailed data for all building prototypes.

A note on rounding: Calculations throughout this report are based on analysis conducted using Excel software. Results are discussed in the report using multiple decimal places (in most cases), which represent rounded figures. However, in some instances the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sums or products if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown).

BUILDING TYPES AND INDUSTRIES

This analysis uses seven building types to determine demand for affordable housing in Grand Junction, Colorado. The building types align with the Grand Junction Development Impact Fee update and include: retail/commercial; convenience commercial; office; institutional; industrial; warehousing; and lodging. Each building type consists of the following industries[2]:

1. **Retail / Commercial** includes retailers, food and drinking places, and personal services. Restaurants and other eating places, food and beverage stores, general merchandise stores, automobile dealers, and building material and supply stores account for the largest share of retail employment.
2. **Convenience Commercial** is a subset of the retail category; the prototype industry used for this analysis is a fast-food restaurant with large drive-through surrounded by a small surface parking lot with access to one or more commercial roads. Establishments have large carry-out clientele and can have long hours of service (including 24-hour service).
3. **Office** refers to a general office building housing multiple tenants including, but not limited to, professional services, insurance companies, investment brokers and tenant services such as banking, restaurants and service retail facilities.
4. **Institutional** includes hospitals, schools, and educational services.
5. **Industrial** refers to manufacturing facilities where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research and associated functions.
6. **Warehousing** is a subset of industrial land use category which is primarily devoted to the storage of materials, but it may also include office and maintenance areas.
7. **Lodging** reflects hotels, motels, and places providing short-term sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. RV Park is included as a related land use.

[2] Industry: The business activity of a person's employer or, if self-employed, of their company or business. Examples include a grocery store, hospital, bank, or aircraft manufacturer. Industries are classified by NAICS codes. *An industry includes people with different occupations who work for the same type of business.*

Employment Factors

To estimate employment generated by nonresidential land uses, the study uses employee to building area (floor area) data published by the Institute of Transportation Engineers (ITE). The prototypes for each nonresidential land use along with the number of employees per 1,000 square feet of floor area are shown below in Figure 5.

Figure 5: Employee and Building Area Ratios

Land Use Type	ITE Code	Demand Unit	Employees per Demand Unit[1]
Retail/Commercial	820	1,000 SF	2.12
Convenience Commercial	934	1,000 SF	9.35
Office/Service	710	1,000 SF	3.26
Institutional	610	1,000 SF	2.86
Industrial	130	1,000 SF	1.16
Warehousing	150	1,000 SF	0.34
Hotel/Lodging	310	room	0.56
Hotel/Lodging[2]	310	1,000 SF	0.93
RV Park[3]	na	site	0.05

1. Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition, 2021 (unless otherwise specified)

2. Converted from per room factor assuming gross 600 sq.ft./room.

3. National Association of RV Parks & Campgrounds (ARVC) , "2023 Outdoor Hospitality Industry Benchmarking Report."

WORKER HOUSEHOLDS

To calculate the demand for housing units from each building type, employees must first be converted to worker households. This excludes all households without workers and provides an accurate estimate of the number of housing units needed for workers.

Workers per worker household is the product of (1) workers and (2) households with at least one employed person. This ratio is calculated with data from the American Community Survey (ACS) 2018-2022, 5-year estimates provided by the U.S. Census in files known as Public Microdata Samples (PUMS). This data is available for areas with populations of at least 100,000 and therefore available for the City of Grand Junction, Colorado.

Per U.S. Census data, Grand Junction housed 1.8 workers per worker household—this includes full-time and part-time workers. This reveals worker households in the City house more than one worker per worker household; therefore, an additional housing unit will not be needed for every new employee. To determine the number of housing units needed for each building type's employees, the number of new employees generated by each building type is divided by 1.8.

Figure 6: Worker Households

Grand Junction, CO	
Residents in Labor Force	33,631
Worker Households	18,937
Workers per Household	**1.8**

Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates Detailed Tables.

Commuter Analysis

Jobs located in Grand Junction are held by both city residents and non-residents. Therefore, an adjustment is made regarding the demand for housing from nonresidential development; namely to reflect the estimated share of workers who also live in the City of Grand Junction. Commuting data available from the U.S. Census Bureau's online web application, OnTheMap, reveals that 35 percent of jobs in the City are held by City residents.

Figure 7: Resident Workers

Employed in Grand Junction	49,018
Employed and Living in Grand Junction	17,052
Share of GJ Workers Living in GJ	35.0%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Qtr Employment, 2nd Qtr of 2021).

Both factors are applied to jobs created by nonresidential buildings to determine the worker households (i.e., housing units) demanded by each land use type. To determine housing demand from an average size building, all building types are represented as a 20,000-square-foot building throughout this analysis.

Figure 8: Employees and Households by Building Type

		BUILDING/LAND USE TYPE						
		Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Employees per 1,000 SF[1]		2.12	9.35	3.26	2.86	1.16	0.34	0.93
Employees per	20,000 Sq. Ft.	42.4	187.0	65.2	57.2	23.2	6.8	18.6
Worker Households[2]	1.8	**23.6**	**103.9**	**36.2**	**31.8**	**12.9**	**3.8**	**10.3**
Resident Worker Households[3]	0.4	**8.3**	**36.4**	**12.7**	**11.1**	**4.5**	**1.3**	**3.6**

1. Trip Generation, Institute of Transportation Engineers, 2021. (Institutional is Hospital; Lodging assumes gross 600 sq.ft./room per TischlerBise data.)

2. Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Public Use Microdata Areas 1001 (2010 PUMA) and 2501 (2020 PUMA).

3. Grand Junction residents working in city limits; U.S. Census Bureau, OnTheMap web application, 2021.

OCCUPATIONS

The next step in the methodology is to determine the types of occupations[3] generated by each building type. To do this, U.S. Census ACS PUMS data is used. Included are occupation estimates classified by industry using the standard North American Industry Classification System (NAICS) industry codes. Results are shown below in Figure 9.

Figure 9: Occupation Distribution

	BUILDING/LAND USE TYPE						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Occupation Distribution by Building Type[1]							
Management Occupations	4.3%	4.3%	10.9%	4.1%	13.1%	13.1%	11.1%
Business and Financial Operations Occupations	2.9%	2.9%	5.2%	2.2%	2.0%	2.0%	0.0%
Computer and Mathematical Occupations	0.1%	0.1%	2.3%	2.2%	1.6%	1.6%	0.0%
Architecture and Engineering Occupations	0.0%	0.0%	2.5%	0.2%	3.7%	3.7%	2.0%
Life, Physical, and Social Science Occupations	0.5%	0.5%	1.4%	2.2%	0.7%	0.7%	0.0%
Community and Social Service Occupations	0.0%	0.0%	4.0%	3.1%	0.0%	0.0%	0.0%
Legal Occupations	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%
Education, Training, and Library Occupations	0.6%	0.6%	2.3%	61.1%	0.4%	0.4%	0.0%
Arts, Design, Entertainment, Sports, and Media Occupations	3.3%	3.3%	1.3%	2.4%	0.2%	0.2%	8.2%
Healthcare Practitioners and Technical Occupations	1.6%	1.6%	15.0%	0.6%	0.0%	0.0%	0.0%
Healthcare Support Occupations	0.0%	0.0%	10.3%	0.7%	0.0%	0.0%	0.0%
Protective Service Occupations	1.3%	1.3%	4.0%	0.5%	0.7%	0.7%	2.7%
Food Preparation and Serving Related Occupations	22.4%	22.4%	1.7%	3.2%	0.3%	0.3%	8.2%
Building and Grounds Cleaning and Maintenance Occupations	2.0%	2.0%	4.1%	5.6%	1.3%	1.3%	42.3%
Personal Care and Service Occupations	2.4%	2.4%	1.6%	1.1%	0.1%	0.1%	6.3%
Sales and Related Occupations	29.8%	29.8%	3.9%	0.0%	5.9%	5.9%	0.0%
Office and Administrative Support Occupations	9.5%	9.5%	15.9%	9.6%	10.4%	10.4%	12.0%
Farming, Fishing, and Forestry Occupations	0.2%	0.2%	0.1%	0.0%	2.5%	2.5%	0.0%
Construction and Extraction Occupations	0.6%	0.6%	0.8%	0.0%	20.6%	20.6%	0.0%
Installation, Maintenance, and Repair Occupations	3.1%	3.1%	4.6%	0.4%	4.5%	4.5%	1.9%
Production Occupations	2.8%	2.8%	2.9%	0.0%	13.7%	13.7%	0.0%
Transportation and Material Moving Occupations	12.5%	12.5%	3.7%	0.8%	18.1%	18.1%	5.4%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Retail/Commercial and Convenience Commercial reflect the retail industry category; Industrial and Warehousing reflect the industrial industry category.

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

[3] Occupation: A person's job or the type of work they do. Examples include a physical therapist, cashier, security guard, or electrician. The analysis uses "major group level" (per Standard Occupational Classification (SOC) (Bureau of Labor Statistics)).

The next step involves converting the occupation distribution to worker households by occupation. Using the estimate of worker households in Figure 8 and the occupation distribution shown in Figure 9, the number of worker households per occupation for each of the building types can be estimated. For example, as shown below in Figure 10, transportation and material moving occupations account for 2.34 households of the industrial building type's 12.9 total worker households.

Figure 10: Households by Occupation

	BUILDING/LAND USE TYPE						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Households per 20,000 SF by Occupation and Building Type[1]							
Management Occupations	1.00	4.42	3.93	1.31	1.70	0.50	1.14
Business and Financial Operations Occupations	0.69	3.04	1.87	0.70	0.26	0.08	0.00
Computer and Mathematical Occupations	0.03	0.13	0.82	0.69	0.20	0.06	0.00
Architecture and Engineering Occupations	0.00	0.00	0.92	0.07	0.48	0.14	0.21
Life, Physical, and Social Science Occupations	0.11	0.50	0.52	0.69	0.09	0.03	0.00
Community and Social Service Occupations	0.00	0.00	1.45	0.97	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.57	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.14	0.61	0.82	19.44	0.06	0.02	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.79	3.46	0.47	0.77	0.03	0.01	0.84
Healthcare Practitioners and Technical Occupations	0.38	1.67	5.42	0.20	0.00	0.00	0.00
Healthcare Support Occupations	0.01	0.05	3.73	0.21	0.00	0.00	0.00
Protective Service Occupations	0.31	1.39	1.45	0.15	0.09	0.03	0.28
Food Preparation and Serving Related Occupations	5.29	23.29	0.61	1.03	0.04	0.01	0.84
Building and Grounds Cleaning and Maintenance Occupations	0.47	2.05	1.48	1.78	0.17	0.05	4.36
Personal Care and Service Occupations	0.57	2.50	0.59	0.35	0.01	0.00	0.64
Sales and Related Occupations	7.04	30.98	1.40	0.00	0.76	0.22	0.00
Office and Administrative Support Occupations	2.23	9.83	5.76	3.05	1.34	0.40	1.23
Farming, Fishing, and Forestry Occupations	0.05	0.22	0.02	0.00	0.32	0.09	0.00
Construction and Extraction Occupations	0.14	0.62	0.29	0.00	2.66	0.78	0.00
Installation, Maintenance, and Repair Occupations	0.74	3.25	1.68	0.12	0.59	0.17	0.20
Production Occupations	0.67	2.94	1.06	0.00	1.77	0.52	0.00
Transportation and Material Moving Occupations	2.94	12.96	1.34	0.27	2.34	0.69	0.55
Total Worker Households	**23.60**	**103.90**	**36.20**	**31.80**	**12.90**	**3.80**	**10.30**

1. TischlerBise calculation; based on data from U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

Income by Occupation

Income data for occupations by industry are also available from the U.S. Census ACS PUMS data for Grand Junction. Incomes are first adjusted to 2022 dollars with the ACS inflation factor and then updated to 2024 dollars by applying the percent increase in wages from the Quarterly Census of Employment and Wages (QCEW) for Mesa County. (QCEW provides the most current data with the limitation that it is only available at the county level. See Figure 12.)

Incomes by occupations are shown below in Figure 11 for the Industrial building prototype.

Figure 11: Income by Occupation for *Industrial* Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income[1]	Occup. as Share of Industrial Workers[2]	Average Income per HH (rounded)	Wrkr Households per 20,000 SF[3]: 12.90 — Total Wrkr Households
Management Occupations	$118,788	13.1%	$15,620	1.70
Business and Financial Operations Occupations	$99,567	2.0%	$1,980	0.26
Computer and Mathematical Occupations	$71,541	1.6%	$1,130	0.20
Architecture and Engineering Occupations	$91,155	3.7%	$3,370	0.48
Life, Physical, and Social Science Occupations	$41,290	0.7%	$300	0.09
Community and Social Service Occupations	$0	0.0%	$0	0.00
Legal Occupations	$0	0.0%	$0	0.00
Educational Instruction and Library Occupations	$47,030	0.4%	$210	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	$18,816	0.2%	$40	0.03
Healthcare Practitioners and Technical Occupations	$0	0.0%	$0	0.00
Healthcare Support Occupations	$0	0.0%	$0	0.00
Protective Service Occupations	$55,886	0.7%	$390	0.09
Food Preparation and Serving Related Occupations	$17,079	0.3%	$50	0.04
Building and Grounds Cleaning and Maintenance Occupations	$24,313	1.3%	$320	0.17
Personal Care and Service Occupations	$37,507	0.1%	$30	0.01
Sales and Related Occupations	$99,314	5.9%	$5,870	0.76
Office and Administrative Support Occupations	$49,455	10.4%	$5,160	1.34
Farming, Fishing, and Forestry Occupations	$31,547	2.5%	$780	0.32
Construction and Extraction Occupations	$53,850	20.6%	$11,110	2.66
Installation, Maintenance, and Repair Occupations	$80,049	4.5%	$3,640	0.59
Production Occupations	$49,947	13.7%	$6,840	1.77
Transportation and Material Moving Occupations	$58,518	18.1%	$10,600	2.34
Weighted Average Annual Wage		**100.0%**	**$67,440**	12.90

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 12: Income Adjustment to 2024 Dollars

Q1 2022	$968
Q1 2024	$1,140
Net Increase	$172
Percent Increase	17.8%

Source: Labor Market Information, Quarterly Census of Employment and Wages (QCEW) Program for Mesa County (Average Weekly Wage, All Industries) accessed from Colorado Labor Market Information Gateway.

HOUSEHOLD INCOME

Estimating household income is a two-step process. This includes (1) determining household type and size (i.e., number of workers per household (with workers)) for each household size, and (2) estimating household income for each household type.

Worker by Industry by Household Type and Size

Data from U.S. Census ACS 2018-2022 5-Year Estimates identifies the number of workers by industry in each category of household type/size. This data is used to determine income by industry and household type/size. Figure 13 provides the distribution of workers by industry in each household size category.

Figure 13. Workers by Industry by Household Type and Size

Workers by Industry in Each Household Type

	1-person	2-person	3-person	4+ person	Grand Total
Retail	2,553	5,370	3,480	5,693	17,096
Office	4,397	10,715	5,993	9,367	30,472
Industrial	2,335	6,234	3,324	6,322	18,215
Institutional	1,785	2,791	1,670	1,460	7,706
Lodging	70	301	223	190	784
Not Included	0	18	0	0	18
Total	11,140	25,429	14,690	23,032	74,291

% Workers by Industry in Each Household Type

Retail	14.9%	31.4%	20.4%	33.3%	100.0%
Office	14.4%	35.2%	19.7%	30.7%	100.0%
Industrial	12.8%	34.2%	18.2%	34.7%	100.0%
Institutional	23.2%	36.2%	21.7%	18.9%	100.0%
Lodging	8.9%	38.4%	28.4%	24.2%	100.0%
Not Included	0.0%	100.0%	0.0%	0.0%	100.0%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

TischlerBise then determined workers per worker household for each household type and summarized the median income by household size. Results are shown below in Figure 14. Knowing the number of workers in each household type is the basis for calculating household income.

Figure 14. Household Type and Size

	1 person	2 person	3 person	4+ person	Total
Workers[1]	11,140	25,429	14,690	23,032	74,291
Worker Households[1,2]	8,807	15,948	7,021	9,938	41,714
Workers per Worker Household	1.3	1.6	2.1	2.3	1.8
Median Income (Grand Junction)[3]	$66,000	$75,400	$84,800	$94,200	

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for PUMAs 1001 (2010 PUMA) and 2501 (2020 PUMA).

2. Worker household is a household with at least one occupant in the labor force.

3. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

Household Distribution by Type and Size

Determining the distribution of household types is the next step in the analysis. Because the number of workers or non-workers per household affects affordability, the study distributes households by the current share of household types.

Using data from the American Community Survey 2018-2022 5-year estimates, the number of worker households by each building type is estimated. This requires analyzing the ACS data and determining the share of each household type for each of the building types. The share of households by building type is applied to the corresponding estimate of households by occupation shown in Figure 10. Using the industrial building type as an example, Figure 15 shows the number of households by household type for each occupation. Notice the column on the right side of Figure 15 is identical to the industrial column in Figure 10. (Formula example: Management Occupations: 1.7 worker households (Figure 10) x 12.8% 1-person household (Figure 13) = 0.22

Figure 15. Worker Households by Household Type and Size for an *Industrial* Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.[1]					
Management Occupations	0.22	0.58	0.31	0.59	**1.70**
Business and Financial Operations Occupations	0.03	0.09	0.05	0.09	**0.26**
Computer and Mathematical Occupations	0.03	0.07	0.04	0.07	**0.20**
Architecture and Engineering Occupations	0.06	0.16	0.09	0.17	**0.48**
Life, Physical, and Social Science Occupations	0.01	0.03	0.02	0.03	**0.09**
Community and Social Service Occupations	0.00	0.00	0.00	0.00	**0.00**
Legal Occupations	0.00	0.00	0.00	0.00	**0.00**
Education, Training, and Library Occupations	0.01	0.02	0.01	0.02	**0.06**
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.01	0.01	0.01	**0.03**
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	**0.00**
Healthcare Support Occupations	0.00	0.00	0.00	0.00	**0.00**
Protective Service Occupations	0.01	0.03	0.02	0.03	**0.09**
Food Preparation and Serving Related Occupations	0.01	0.01	0.01	0.01	**0.04**
Building and Grounds Cleaning and Maintenance Occupations	0.02	0.06	0.03	0.06	**0.17**
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	**0.01**
Sales and Related Occupations	0.10	0.26	0.14	0.26	**0.76**
Office and Administrative Support Occupations	0.17	0.46	0.25	0.47	**1.34**
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	**0.32**
Construction and Extraction Occupations	0.34	0.91	0.49	0.92	**2.66**
Installation, Maintenance, and Repair Occupations	0.08	0.20	0.11	0.20	**0.59**
Production Occupations	0.23	0.60	0.32	0.61	**1.77**
Transportation and Material Moving Occupations	0.30	0.80	0.43	0.81	**2.34**
Total	**1.66**	**4.40**	**2.39**	**4.46**	**12.90**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Household Income

The final step in estimating household income requires applying average compensation from Figure 11 to the number of workers per worker household from Figure 14. Shown in Figure 16 are estimates of household income by household type for industrial occupations.

Figure 16: Household Incomes by Type and Occupation for *Industrial* Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size[1]					
Management Occupations	$154,425	$190,061	$249,455	$273,213	$213,819
Business and Financial Operations Occupations	$129,437	$159,308	$209,091	$229,005	$179,221
Computer and Mathematical Occupations	$93,003	$114,465	$150,236	$164,544	$128,774
Architecture and Engineering Occupations	$118,501	$145,847	$191,425	$209,656	$164,078
Life, Physical, and Social Science Occupations	$53,676	$66,063	$86,708	$94,966	$74,321
Community and Social Service Occupations	$0	$0	$0	$0	$0
Legal Occupations	$0	$0	$0	$0	$0
Education, Training, and Library Occupations	$61,139	$75,248	$98,763	$108,169	$84,654
Arts, Design, Entertainment, Sports, and Media Occupations	$24,461	$30,106	$39,514	$43,277	$33,869
Healthcare Practitioners and Technical Occupations	$0	$0	$0	$0	$0
Healthcare Support Occupations	$0	$0	$0	$0	$0
Protective Service Occupations	$72,652	$89,417	$117,360	$128,538	$100,595
Food Preparation and Serving Related Occupations	$22,203	$27,326	$35,866	$39,282	$30,742
Building and Grounds Cleaning and Maintenance Occupations	$31,607	$38,901	$51,058	$55,921	$43,764
Personal Care and Service Occupations	$48,759	$60,011	$78,764	$86,265	$67,512
Sales and Related Occupations	$129,108	$158,902	$208,559	$228,422	$178,765
Office and Administrative Support Occupations	$64,291	$79,128	$103,855	$113,746	$89,019
Farming, Fishing, and Forestry Occupations	$41,011	$50,475	$66,248	$72,557	$56,784
Construction and Extraction Occupations	$70,005	$86,160	$113,085	$123,855	$96,930
Installation, Maintenance, and Repair Occupations	$104,064	$128,079	$168,103	$184,113	$144,089
Production Occupations	$64,931	$79,915	$104,889	$114,878	$89,904
Transportation and Material Moving Occupations	$76,073	$93,629	$122,888	$134,591	$105,332

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Income Limits

Affordability, in this study, is defined using official household income limits produced by the United States Department of Housing and Urban Development (HUD) for fiscal year 2024 for Mesa County. Area Median Income (AMI) for a 3-person household is $84,800. As shown in Figure 17, income limits are based on the number of persons living in the household. Using these thresholds, it is possible to determine the number of households at each income level for each building type.

Figure 17: Household Income Limits

Household Income Level	% AMI	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
20% AMI	20%	$13,200	$15,080	$16,960	$18,840	$20,360	$21,860
30% AMI	30%	$19,800	$22,620	$25,440	$28,260	$30,540	$32,790
40% AMI	40%	$26,400	$30,160	$33,920	$37,680	$40,720	$43,720
45% AMI	45%	$29,700	$33,930	$38,160	$42,390	$45,810	$49,185
50% AMI	50%	$33,000	$37,700	$42,400	$47,100	$50,900	$54,650
55% AMI	55%	$36,300	$41,470	$46,640	$51,810	$55,990	$60,115
60% AMI	60%	$39,600	$45,240	$50,880	$56,520	$61,080	$65,580
70% AMI	70%	$46,200	$52,780	$59,360	$65,940	$71,260	$76,510
80% AMI	80%	$52,800	$60,320	$67,840	$75,360	$81,440	$87,440
100% AMI	100%	$66,000	$75,400	$84,800	$94,200	$101,800	$109,300
120% AMI	120%	$79,200	$90,480	$101,760	$113,040	$122,160	$131,160

Source: City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

Households by Income Level

Shown below in Figure 18 are the percent of worker households in the industrial building prototype below the area median income for each household size/type.

Figure 18: Percent of Median Income by Household Type and Occupation for *Industrial* Building Prototype

Area Median Income-->	$66,000	$75,400	$84,800	$94,200
Percent of Median Income by Occupation	**1 person**	**2 person**	**3 person**	**4+ person**
Management Occupations	234%	252%	294%	290%
Business and Financial Operations Occupations	196%	211%	247%	243%
Computer and Mathematical Occupations	141%	152%	177%	175%
Architecture and Engineering Occupations	180%	193%	226%	223%
Life, Physical, and Social Science Occupations	*81%*	*88%*	102%	101%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	*93%*	*100%*	116%	115%
Arts, Design, Entertainment, Sports, and Media Occupations	*37%*	*40%*	*47%*	*46%*
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	110%	119%	138%	136%
Food Preparation and Serving Related Occupations	*34%*	*36%*	*42%*	*42%*
Building and Grounds Cleaning and Maintenance Occupations	*48%*	*52%*	*60%*	*59%*
Personal Care and Service Occupations	*74%*	*80%*	*93%*	*92%*
Sales and Related Occupations	196%	211%	246%	242%
Office and Administrative Support Occupations	*97%*	105%	122%	121%
Farming, Fishing, and Forestry Occupations	*62%*	*67%*	*78%*	*77%*
Construction and Extraction Occupations	106%	114%	133%	131%
Installation, Maintenance, and Repair Occupations	158%	170%	198%	195%
Production Occupations	*98%*	106%	124%	122%
Transportation and Material Moving Occupations	115%	124%	145%	143%

Red indicates a value less than 100% (reflecting the median household income).

Based on the median incomes by household size and average incomes by occupation, the number of worker households generated by each nonresidential building type at each household income level (e.g., 50%, 60%, 80%, and 100% AMI) can be determined.

For example, worker households for the industrial building prototype of 20,000 square feet with household incomes between 60 and 80 percent of AMI are shown in Figure 19. The right column shows .35 households generated by the industrial building prototype falling within this income level. (See Appendix B for a series of tables for each nonresidential building type by household income level.)

Figure 19: 80% AMI Worker Households by Household Type and Occupation for *Industrial* Building Prototype

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	**0.03**	0.00	**0.03**
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	**0.04**	**0.11**	**0.06**	**0.11**	**0.32**
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	**0.04**	**0.11**	**0.09**	**0.11**	**0.35**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 20 below includes the number of households by income level for each building prototype (top half), and the percentage of households by income level for each building type (bottom half). This represents the share of households by building prototype in comparison to the median income for Mesa County.

Figure 20: Worker Households by Income Level (per 20,000 sq. ft. building prototype)

	BUILDING/LAND USE TYPE (20,000 sq. ft. building)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Households by Income Level[1]							
50% AMI and Below	4.73	20.85	0.50	3.64	0.09	0.01	2.06
60% AMI (Over 50 to 60% AMI)	5.89	26.00	1.33	0.24	0.12	0.04	2.65
80% AMI (Over 60 to 80% AMI)	6.20	27.26	4.88	2.47	0.35	0.10	3.39
100% AMI (Over 80 to 100% AMI)	3.80	16.74	5.24	2.45	0.47	0.14	0.00
120% AMI (Over 100 to 120% AMI)	0.10	0.45	4.85	12.13	2.73	0.82	0.10
120%+ AMI	2.87	12.63	19.39	10.89	9.15	2.69	2.12
Total Worker Households	**23.59**	**103.93**	**36.19**	**31.82**	**12.91**	**3.80**	**10.32**

	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Percentage of Households by Income Level[1]							
50% AMI and Below	20.1%	20.1%	1.4%	11.4%	0.7%	0.3%	20.0%
60% AMI (Over 50 to 60% AMI)	25.0%	25.0%	3.7%	0.8%	0.9%	1.1%	25.7%
80% AMI (Over 60 to 80% AMI)	26.3%	26.2%	13.5%	7.8%	2.7%	2.6%	32.9%
100% AMI (Over 80 to 100% AMI)	16.1%	16.1%	14.5%	7.7%	3.6%	3.7%	0.0%
120% AMI (Over 100 to 120% AMI)	0.4%	0.4%	13.4%	38.1%	21.2%	21.6%	1.0%
120%+ AMI	12.2%	12.2%	53.6%	34.2%	70.9%	70.8%	20.5%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Commuter Adjustment

As noted above, an adjustment is recommended for commuters living outside of Grand Junction but working within the city limits as it is unreasonable to assume all new workers will live in Grand Junction. Using commuting data from the U.S. Census Bureau's online web application, OnTheMap, TischlerBise determined 65 percent of Grand Junction's workers live outside the city. To preserve the existing relationship between commuters and non-commuters, households are reduced to 35 percent—the share of Grand Junction's workers who live in the city.

Figure 21: Worker Households in Grand Junction by Income Level (per 20,000 sq. ft. building prototype)

		BUILDING/LAND USE TYPE (20,000 sq. ft. building)						
		Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Resident Workers (Local %)[1]	35.00%							
Households by Income Level[2]								
50% AMI and Below		1.66	7.30	0.18	1.27	0.03	0.00	0.72
60% AMI (Over 50 to 60% AMI)		2.06	9.10	0.47	0.08	0.04	0.01	0.93
80% AMI (Over 60 to 80% AMI)		2.17	9.54	1.71	0.86	0.12	0.04	1.19
100% AMI (Over 80 to 100% AMI)		1.33	5.86	1.83	0.86	0.16	0.05	0.00
120% AMI (Over 100 to 120% AMI)		0.04	0.16	1.70	4.25	0.96	0.29	0.04
120%+ AMI		1.00	4.42	6.79	3.81	3.20	0.94	0.74
Total		**8.26**	**36.38**	**12.68**	**11.13**	**4.51**	**1.33**	**3.62**

1. Grand Junction residents working in city limits; U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Qtr Employment, 2nd Qtr of 2021).

2. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

HOUSING DEMAND

To determine the housing need per 1,000 square feet of building area (to be used in the linkage fee calculation), worker households generated per 20,000 square feet of building area, shown above in Figure 21, are converted to households per 1,000 square feet by dividing household estimates by 20. Figure 22 below includes estimates for households by income level and industry (adjusted for resident workers) for each additional 1,000 square feet of building floor area.

Figure 22: Housing Demand in Grand Junction per 1,000 Square Feet of Building Area

	BUILDING/LAND USE TYPE (per 1,000 sq. ft.)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Housing Demand per 1,000 Sq. Ft. of Building Area[1]							
50% AMI and Below	0.0830	0.3650	0.0090	0.0635	0.0015	0.0000	0.0360
60% AMI (Over 50 to 60% AMI)	0.1030	0.4550	0.0235	0.0040	0.0020	0.0005	0.0465
80% AMI (Over 60 to 80% AMI)	0.1085	0.4770	0.0855	0.0430	0.0060	0.0020	0.0595
100% AMI (Over 80 to 100% AMI)	0.0665	0.2930	0.0915	0.0430	0.0080	0.0025	0.0000
120% AMI (Over 100 to 120% AMI)	0.0020	0.0080	0.0850	0.2125	0.0480	0.0145	0.0020
120%+ AMI	0.0500	0.2210	0.3395	0.1905	0.1600	0.0470	0.0370
Total	**0.4130**	**1.8190**	**0.6340**	**0.5565**	**0.2255**	**0.0665**	**0.1810**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis. Adjusted for resident workers.

HOUSING PROTOTYPES

The next step in the analysis is to determine the applicable types of housing units to meet the needs at each income level. The 2024 Grand Junction Housing Strategy Update and City staff provided direction on appropriate housing prototypes by income level per current City housing policy and programs.

- For 50% (50% and below) and 60% (over 50 to 60%) AMI, the analysis assumes a two-bedroom rental apartment.
- For 80% (over 60 to 80%) and 100% (over 80 to 100%) AMI, the housing prototype is a three-bedroom, owner-occupied, single family housing unit.
- The analysis **excludes** incomes at 120% AMI and above (over 100 to 120% and above), because current policies are not in place to offer housing assistance to these households with the linkage fee.

HOUSING COSTS

Several multifamily rental development projects are used to derive an average development cost per unit to represent the cost to build affordable units in the City of Grand Junction. Mother Teresa's Place and The Current are all affordable (60% AMI or less); The Terminal and Liberty Apartments have not yet begun construction and are planned to be partially affordable (90% AMI); and Market Street and Struthers are market rate.

For owner-occupied units, the analysis assumes a median sales price of $391,500 from the 2024 median sale price for all housing units in Mesa County from the 2024 Grand Junction Housing Strategy Update.

Figure 23: Multifamily Rental Unit Development Cost

Project	Year	Total Development Cost	Number of Units	Cost per Unit
Mother Teresa's Place	2023	$14,457,857	40	$361,446
The Current	2024	$26,393,832	54	$488,775
The Terminal	2024 estimate	$35,960,234	106	$339,247
Liberty Apartments	2024 estimate	$20,667,214	72	$287,045
Market Street	2022	$23,976,000	72	$333,000
Struthers	2022	$16,992,000	48	$354,000
The Junction	2022	$82,898,639	256	$323,823
Total / Weighted Average		**$221,345,776**	**648**	**$341,583**
		Weighted Cost per Unit (Rounded)		**$342,000**

Source: City of Grand Junction (for City and other local projects); Grand Junction Housing Authority

AFFORDABILITY GAP

The next step in the analysis is the difference between the cost of housing and the amount households can afford to pay for housing. This is known as the affordability gap. This analysis determines the affordability gap at 50%, 60%, 80% and 100% AMI income levels

As noted, the analysis uses a two-bedroom apartment for 50% and 60% AMI households. For rental prototypes, the affordability gap is the difference between the total development cost and private debt expense—debt supported by rental income.

For 80% and 100% AMI households, the analysis uses a three-bedroom single family housing unit. The affordability gap for ownership prototypes is the difference between the median sales price and the supported sales price based on 2024 Mesa County Area Median Income and Affordable Rents and Home Prices. See Figure 24.

Figure 24. Maximum Affordable Rents and Sale Prices

	MAXIMUM AFFORDABLE							
	Monthly Rent	Sales Price	Monthly Rent	Sales Price	Monthly Rent	Sales Price	Monthly Rent	Sales Price
Housing Unit Size	50% AMI		60% AMI		80% AMI		100% AMI	
1-Person [0 Bdrm]	$825	$108,770	$990	$130,524	$1,320	$174,032	$1,650	$217,540
2-Person [1 Bdrm]	$943	$124,261	$1,131	$149,114	$1,508	$198,818	$1,885	$248,523
3-Person [2 Bdrm]	$1,060	$139,753	$1,272	$167,703	$1,696	$223,605	$2,120	$279,506
4-Person [3 Bdrm]	$1,178	$155,244	$1,413	$186,293	$1,884	$248,391	$2,355	$310,489
5-Person [3-4 Bdrm]	$1,273	$167,769	$1,527	$201,323	$2,036	$268,431	$2,545	$335,539
6-Person [4 Bdrm]	$1,366	$180,130	$1,640	$216,156	$2,186	$288,207	$2,733	$360,259

Source: City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

Rental Prototype

To estimate maximum housing costs for rental prototypes, the analysis assumes 30 percent of household income used for housing costs—less utilities paid by the tenant. Shown below in Figure 25, the affordability gap analysis for rental prototypes includes annual rental income, vacancy loss, operating expenses, property taxes, and replacement reserves. Combined, these provide the net operating income used to support private debt. Assuming a debt coverage ratio of 1.2, net operating income at each AMI level is calculated as shown to support debt service on a 30-year loan. For 50% AMI households, the net operating income supports annual debt service of $4,510—a present value of $62,100 on a 30-year loan. In other words, this is the maximum amount the income groups can afford to spend (based on the guidelines), which produce a revenue stream for development of the property.

The revenue stream indicated above is insufficient to cover the development costs. Assuming a total development cost of $342,000 per unit for the rental prototype, the affordability gap for 50% AMI households is $279,900 per unit and for 60% AMI households, $263,900 per unit.

Figure 25: Rental Prototype Affordability Gap

Affordability Gap: Rental Units (per Unit)		50% AMI (Rental)	60% AMI (Rental)
Income Parameters			
Mesa County 3-Person AMI[1]		$84,800	$84,800
Household Income (at Respective %AMI)[1]		$42,400	$50,880
Affordable 2-Bedroom Unit			
Maximum Monthly Rent[2]	30%	$1,060	$1,272
Utility Allowance[1]		($240)	($240)
Net Monthly Rent		$820	$1,032
Operating Income			
Annual Rental Income		$9,840	$12,384
Other Income		$0	$0
Annual Rental Income		$9,840	$12,384
Operating Expenditures			
Vacancy Loss[3]	5%	($492)	($619)
Operating Expenses[4]	40%	($3,936)	($4,954)
Total Expenditures		($4,428)	($5,573)
Net Operating Income (NOI) (Annual)		$5,412	$6,811
Supportable Debt Service[5]	1.2	($4,510)	($5,676)
Cash Flow After Debt		$902	$1,135
Affordability Gap			
Development Cost[6]		$342,000	$342,000
Total Development Cost		$342,000	$342,000
Supported Private Debt Expense[7]	6.00%	$62,100	$78,100
Affordability Gap		**($279,900)**	**($263,900)**

1. 2024 Income Limit and Maximum Rent Tables for Mesa County, Colorado, CHFA (HUD Effective Date April 1, 2024).
2. 2024 Income Limit and Maximum Rent Tables for Mesa County, Colorado, CHFA (HUD Effective Date April 1, 2024). (Based on 30% household income available for rent.)
3. Industry standard.
4. Estimated percent of rental income for operations, maintenance, taxes, insurance, and reserves.
5. Industry standard of debt coverage ratio of 1.2 applied to NOI.
6. City of Grand Junction and Grand Junction Housing Authority
7. Present value of supportable debt service (from above) for a 30-year loan; fall 2024 general apartment loan interest rate.

Ownership Prototype

For ownership units, the analysis assumes the maximum affordable housing price as shown in Figure 24 and repeated in Figure 26. With a median sales price of $391,500 for three-bedroom single family housing unit, the affordability gap for 80% AMI households is $167,895 and $111,994 for 100% AMI households.

Figure 26: Ownership Prototype Affordability Gap

Affordability Gap: Ownership Units	**80% AMI (Owner)**	**100% AMI (Owner)**
Mesa County 3-Person AMI[1]	$84,800	$84,800
Household Income (at Respective %AMI)[1]	$67,840	$84,800
% of Median	*80%*	*100%*
Affordable Sale Price		
Affordable Home Price[1]	$223,605	$279,506
Median Purchase Price: All Homes[2]	$391,500	$391,500
Affordability Gap		
Median Sales Price: Mesa Co. 3-Bdrm SF House	$391,500	$391,500
Supported Sale Price	$223,605	$279,506
Affordability Gap[3]	**($167,895)**	**($111,994)**

1. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.
2. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024. Reflects detached and attached for-sale homes.
3. A negative figure shown in (parentheses), reflects the gap between the cost to purchase a house and the resources available; a positive figure indicates that the income assumed is sufficient to purchase a housing unit.

Figure 27 provides a summary of calculated affordability gaps, by housing prototype and income level.

Figure 27: Summary of Assumptions and Affordability Gaps by Housing Prototype

Income	Prototype	Bedrooms	Type	Housing Cost Affordable at Income Level
50% AMI (Rental)	Rental	2	Apartment	$820 / Month
60% AMI (Rental)	Rental	2	Apartment	$1,032 / Month
80% AMI (Owner)	Ownership	3	Single Family	$223,605
100% AMI (Owner)	Ownership	3	Single Family	$279,506

Income	Prototype	Development Cost[1]	Median Sales Price[2]	Supported Financing[3]	Affordability Gap[4,5]
50% AMI (Rental)	Rental	$342,000		$62,100	($279,900)
60% AMI (Rental)	Rental	$342,000		$78,100	($263,900)
80% AMI (Owner)	Ownership		$391,500	$223,605	($167,895)
100% AMI (Owner)	Ownership		$391,500	$279,506	($111,994)

1. City of Grand Junction and Grand Junction Housing Authority
2. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024. Reflects detached and attached for-sale homes.
3. See supporting figures in report.
4. Difference between Development Cost or Median Sales Price and Supported Financing.
5. A negative figure shown in (parentheses), reflects the gap between the cost of developing or purchasing a unit and the resources available; a positive figure indicates that the income assumed is sufficient.

MAXIMUM SUPPORTABLE AFFORDABLE HOUSING LINKAGE FEES

To calculate maximum supportable affordable housing linkage fees, housing demand per square foot of building area is multiplied by the affordability gap estimates. An additional adjustment is needed to account for the City's share of funding for affordable housing projects. Based on recent City participation in affordable housing development projects, an estimate of 10 percent City funding is assumed in the affordable housing linkage fee calculation.

Figure 28 repeats the housing demand in the City of Grand Junction per 1,000 square feet by nonresidential building type (repeated from Figure 22).

Figure 28: Housing Demand in Grand Junction per 1,000 Square Feet of Building Area

	BUILDING/LAND USE TYPE (per 1,000 sq. ft.)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Housing Demand per 1,000 Sq. Ft. of Building Area[1]							
50% AMI and Below	0.0830	0.3650	0.0090	0.0635	0.0015	0.0000	0.0360
60% AMI (Over 50 to 60% AMI)	0.1030	0.4550	0.0235	0.0040	0.0020	0.0005	0.0465
80% AMI (Over 60 to 80% AMI)	0.1085	0.4770	0.0855	0.0430	0.0060	0.0020	0.0595
100% AMI (Over 80 to 100% AMI)	0.0665	0.2930	0.0915	0.0430	0.0080	0.0025	0.0000
120% AMI (Over 100 to 120% AMI)	0.0020	0.0080	0.0850	0.2125	0.0480	0.0145	0.0020
120%+ AMI	0.0500	0.2210	0.3395	0.1905	0.1600	0.0470	0.0370
Total	**0.4130**	**1.8190**	**0.6340**	**0.5565**	**0.2255**	**0.0665**	**0.1810**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis. Adjusted for resident workers.

Because current City policy and this linkage fee does not intend to assist households with incomes above 100 percent of area median income, the fee schedule in Figure 29 excludes demand from this AMI level.

Maximum supportable affordable housing linkage fees are shown in Figure 29. Based on the findings in the study, this is the maximum supportable fee amount based on the nexus between demand for affordable housing and costs (to the City of Grand Junction) to provide housing in Grand Junction. Affordable housing linkage fees may be adopted at levels lower than the maximum supportable fees.

Figure 29: Maximum Supportable Affordable Housing Linkage Fees by Land Use

				Linkage Fees Per 1,000 Sq. Ft.[1]						
Household Income Level	**Housing Prototype**	**Affordability Gap per Unit**	**Estimated City Funding % Share**[2]	**Retail / Commercial**	**Convenience Commercial**	**Office**	**Institutional**	**Industrial**	**Warehousing**	**Lodging**
			10%							
50% AMI (Rental)	Rental	$279,900	$27,990	$2,323	$10,216	$252	$1,777	$42	$0	$1,008
60% AMI (Rental)	Rental	$263,900	$26,390	$2,718	$12,007	$620	$106	$53	$13	$1,227
80% AMI (Owner)	Ownership	$167,895	$16,790	$1,822	$8,009	$1,436	$722	$101	$34	$999
100% AMI (Owner)	Ownership	$111,994	$11,199	$745	$3,281	$1,025	$482	$90	$28	$0
Total				**$7,608**	**$33,513**	**$3,333**	**$3,087**	**$286**	**$75**	**$3,234**
									Per Lodging Room[3]	*$1,940*
									Per RV Park Site[4]	*$174*

1. TischlerBise analysis (housing demand per 1,000 square feet of bulding area multiplied by affordability gap); assumes 35% worker households in Grand Junction.
2. See supporting figures.
3. Converted from square feet based on 600 square feet of gross building area per room for lodging.
4. RV Park jobs per site of .05 multiplied by Lodging land use fee per job ($3,477). See Appendix C for further detail.

Figure 30 provides the affordable housing linkage fee *per job* for each land use prototype, calculated by dividing the linkage fee per 1,000 sq. ft. by the average jobs per 1,000 sq. ft. (E.g., Retail/Commercial is $7,608 per 1,000 sq. ft. divided by 2.12 jobs per 1,000 sq. ft. = $3,589 per job (rounded).

Figure 30. Maximum Supportable Affordable Housing Linkage Fees per Job

	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Linkage Fee per 1,000 Sq. Ft.	$7,608	$33,513	$3,333	$3,087	$286	$75	$3,234
Jobs per 1,000 Sq. Ft.	2.12	9.35	3.26	2.86	1.16	0.34	0.93
Linkage Fee per Job	**$3,589**	**$3,584**	**$1,022**	**$1,079**	**$247**	**$221**	**$3,477**

APPENDIX A. GLOSSARY

Workers: Full and Part-time employees

Worker Household: Households with at least one worker

Occupation: A person's job or the type of work they do. Examples include a physical therapist, cashier, security guard, or electrician. The analysis uses "major group level" (per Standard Occupational Classification (SOC) (Bureau of Labor Statistics)).

Industry: The business activity of a person's employer or, if self-employed, of their company or business. Examples include a grocery store, hospital, bank, or aircraft manufacturer. Industries are classified by NAICS codes. *An industry includes people with different occupations who work for the same type of business.*

Sources: Bureau of Labor Statistics (**https://www.bls.gov/cps/definitions.htm**); U.S. Census (**https://www.census.gov/glossary/**)

APPENDIX B: SUPPORTING DATA

Nonresidential employee demand factor supporting data is provided below:

Figure 31. Employee Factors

ITE Code	Land Use Group	Demand Unit	Avg Wkdy Trip Ends Per Demand Unit[1]	Avg Wkdy Trip Ends Per Employee[1]	Employees Per Demand Unit	Square Feet Per Employee
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	room	7.99	14.34	0.56	na
310	Hotel (assume 600 sf per room)	1,000 Sq Ft			0.93	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
820	Shopping Center (avg size ~500ksf)	1,000 Sq Ft	37.01	17.42	2.12	471
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107

1. *Trip Generation , Institute of Transportation Engineers (ITE), 11th Edition (2021).*

Figure 32. RV Park Employee Factor

Median RV Park/Campground Profile

Employees (Full- and Part-Time)	5
Number of Sites	92
Employees per Site	0.05

Figures reflect medians from the Industry Benchmarking Survey conducted by ARVC and Readex Research in 2023.

Source: National Association of RV Parks & Campgrounds (ARVC) , "2023 Outdoor Hospitality Industry Benchmarking Report."

APPENDIX C. BUILDING PROTOTYPE DETAIL

Included in the appendix are the following tables for each building prototype:

1. Income by Occupation
2. Household Distribution
3. Household Income
4. Percent of Median Income by Household Type and Occupation
5. Worker Households per 20,000 sq. ft. by AMI Level
    a. 50% and Below
    b. 60%
    c. 80%
    d. 100%
    e. 120%
    f. 120% and over

RETAIL / COMMERCIAL

Figure 33: Income by Occupation for Retail/Commercial Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income[1]	Occup. as Share of Retail Workers[2]	Average Income per HH (rounded)	Wrkr Households per 20,000 SF[3] 23.6 Total Wrkr Households
Management Occupations	$63,532	4.3%	$2,700	1.0
Business and Financial Operations Occupations	$59,150	2.9%	$1,730	0.7
Computer and Mathematical Occupations	$68,170	0.1%	$80	0.0
Architecture and Engineering Occupations	$0	0.0%	$0	0.0
Life, Physical, and Social Science Occupations	$61,152	0.5%	$300	0.1
Community and Social Service Occupations	$0	0.0%	$0	0.0
Legal Occupations	$0	0.0%	$0	0.0
Educational Instruction and Library Occupations	$26,414	0.6%	$150	0.1
Arts, Design, Entertainment, Sports, and Media Occupations	$23,504	3.3%	$780	0.8
Healthcare Practitioners and Technical Occupations	$105,514	1.6%	$1,700	0.4
Healthcare Support Occupations	$67,287	0.0%	$30	0.0
Protective Service Occupations	$13,791	1.3%	$180	0.3
Food Preparation and Serving Related Occupations	$20,805	22.4%	$4,660	5.3
Building and Grounds Cleaning and Maintenance Occupations	$32,002	2.0%	$630	0.5
Personal Care and Service Occupations	$17,318	2.4%	$420	0.6
Sales and Related Occupations	$34,081	29.8%	$10,160	7.0
Office and Administrative Support Occupations	$21,532	9.5%	$2,040	2.2
Farming, Fishing, and Forestry Occupations	$36,835	0.2%	$80	0.0
Construction and Extraction Occupations	$28,527	0.6%	$170	0.1
Installation, Maintenance, and Repair Occupations	$62,439	3.1%	$1,950	0.7
Production Occupations	$31,658	2.8%	$900	0.7
Transportation and Material Moving Occupations	$27,032	12.5%	$3,370	2.9
Weighted Average Annual Wage		**100.0%**	**$32,030**	23.6

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 34: Household Distribution for Retail/Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.[1]					
Management Occupations	0.15	0.32	0.20	0.33	**1.00**
Business and Financial Operations Occupations	0.10	0.22	0.14	0.23	**0.69**
Computer and Mathematical Occupations	0.00	0.01	0.01	0.01	**0.03**
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	**0.00**
Life, Physical, and Social Science Occupations	0.02	0.04	0.02	0.04	**0.11**
Community and Social Service Occupations	0.00	0.00	0.00	0.00	**0.00**
Legal Occupations	0.00	0.00	0.00	0.00	**0.00**
Education, Training, and Library Occupations	0.02	0.04	0.03	0.05	**0.14**
Arts, Design, Entertainment, Sports, and Media Occupatio	0.12	0.25	0.16	0.26	**0.79**
Healthcare Practitioners and Technical Occupations	0.06	0.12	0.08	0.13	**0.38**
Healthcare Support Occupations	0.00	0.00	0.00	0.00	**0.01**
Protective Service Occupations	0.05	0.10	0.06	0.10	**0.31**
Food Preparation and Serving Related Occupations	0.79	1.66	1.08	1.76	**5.29**
Building and Grounds Cleaning and Maintenance Occupat	0.07	0.15	0.09	0.15	**0.47**
Personal Care and Service Occupations	0.08	0.18	0.12	0.19	**0.57**
Sales and Related Occupations	1.05	2.21	1.43	2.34	**7.04**
Office and Administrative Support Occupations	0.33	0.70	0.45	0.74	**2.23**
Farming, Fishing, and Forestry Occupations	0.01	0.02	0.01	0.02	**0.05**
Construction and Extraction Occupations	0.02	0.04	0.03	0.05	**0.14**
Installation, Maintenance, and Repair Occupations	0.11	0.23	0.15	0.25	**0.74**
Production Occupations	0.10	0.21	0.14	0.22	**0.67**
Transportation and Material Moving Occupations	0.44	0.92	0.60	0.98	**2.94**
Total	**3.52**	**7.42**	**4.80**	**7.85**	**23.60**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 35: Household Income for Retail/Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size[1]					
Management Occupations	$82,591	$101,651	$133,417	$146,123	$114,357
Business and Financial Operations Occupations	$76,895	$94,640	$124,215	$136,045	$106,470
Computer and Mathematical Occupations	$88,621	$109,072	$143,157	$156,791	$122,706
Architecture and Engineering Occupations	$0	$0	$0	$0	$0
Life, Physical, and Social Science Occupations	$79,498	$97,843	$128,419	$140,650	$110,074
Community and Social Service Occupations	$0	$0	$0	$0	$0
Legal Occupations	$0	$0	$0	$0	$0
Education, Training, and Library Occupations	$34,338	$42,262	$55,468	$60,751	$47,544
Arts, Design, Entertainment, Sports, and Media Occupations	$30,556	$37,607	$49,359	$54,060	$42,308
Healthcare Practitioners and Technical Occupations	$137,168	$168,822	$221,579	$242,681	$189,924
Healthcare Support Occupations	$87,473	$107,659	$141,302	$154,759	$121,116
Protective Service Occupations	$17,929	$22,066	$28,962	$31,720	$24,824
Food Preparation and Serving Related Occupations	$27,046	$33,287	$43,690	$47,851	$37,448
Building and Grounds Cleaning and Maintenance Occupations	$41,603	$51,203	$67,205	$73,605	$57,604
Personal Care and Service Occupations	$22,514	$27,710	$36,369	$39,832	$31,173
Sales and Related Occupations	$44,305	$54,529	$71,570	$78,386	$61,345
Office and Administrative Support Occupations	$27,991	$34,451	$45,216	$49,523	$38,757
Farming, Fishing, and Forestry Occupations	$47,886	$58,936	$77,354	$84,721	$66,303
Construction and Extraction Occupations	$37,084	$45,642	$59,906	$65,611	$51,348
Installation, Maintenance, and Repair Occupations	$81,171	$99,902	$131,122	$143,610	$112,390
Production Occupations	$41,155	$50,652	$66,481	$72,813	$56,984
Transportation and Material Moving Occupations	$35,141	$43,251	$56,767	$62,173	$48,657

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 36: Percent of Median Income by Household Type and Occupation for Retail/Commercial Building Prototype

Area Median Income-->	$66,000	$75,400	$84,800	$94,200
Percent of Median Income by Occupation	**1 person**	**2 person**	**3 person**	**4+ person**
Management Occupations	125%	135%	157%	155%
Business and Financial Operations Occupations	117%	126%	146%	144%
Computer and Mathematical Occupations	134%	145%	169%	166%
Architecture and Engineering Occupations	0%	0%	0%	0%
Life, Physical, and Social Science Occupations	120%	130%	151%	149%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	***52%***	***56%***	***65%***	***64%***
Arts, Design, Entertainment, Sports, and Media Occupations	***46%***	***50%***	***58%***	***57%***
Healthcare Practitioners and Technical Occupations	208%	224%	261%	258%
Healthcare Support Occupations	133%	143%	167%	164%
Protective Service Occupations	***27%***	***29%***	***34%***	***34%***
Food Preparation and Serving Related Occupations	***41%***	***44%***	***52%***	***51%***
Building and Grounds Cleaning and Maintenance Occupations	***63%***	***68%***	***79%***	***78%***
Personal Care and Service Occupations	***34%***	***37%***	***43%***	***42%***
Sales and Related Occupations	***67%***	***72%***	***84%***	***83%***
Office and Administrative Support Occupations	***42%***	***46%***	***53%***	***53%***
Farming, Fishing, and Forestry Occupations	***73%***	***78%***	***91%***	***90%***
Construction and Extraction Occupations	***56%***	***61%***	***71%***	***70%***
Installation, Maintenance, and Repair Occupations	123%	132%	155%	152%
Production Occupations	***62%***	***67%***	***78%***	***77%***
Transportation and Material Moving Occupations	***53%***	***57%***	***67%***	***66%***

Red indicates a value less than 100% (reflecting the median household income).

Figure 37: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.12	0.25	0.00	0.00	0.37
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.05	0.10	0.06	0.10	0.31
Food Preparation and Serving Related Occupations	0.79	1.66	0.00	0.00	2.45
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.08	0.18	0.12	0.19	0.57
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.33	0.70	0.00	0.00	1.03
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	1.37	2.89	0.18	0.29	4.73

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.02	0.04	0.00	0.00	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.16	0.26	0.42
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	1.08	1.76	2.84
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.45	0.74	1.19
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.02	0.00	0.00	0.00	0.02
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.44	0.92	0.00	0.00	1.36
Total	0.48	0.96	1.69	2.76	5.89

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 38: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.03	0.05	0.08
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.07	0.15	0.09	0.15	0.46
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	1.05	2.21	0.00	0.00	3.26
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.01	0.02	0.00	0.00	0.03
Construction and Extraction Occupations	0.00	0.04	0.03	0.05	0.12
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.10	0.21	0.14	0.22	0.67
Transportation and Material Moving Occupations	0.00	0.00	0.60	0.98	1.58
Total	1.23	2.63	0.89	1.45	6.20

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	1.43	2.34	3.77
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.01	0.02	0.03
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	1.44	2.36	3.80

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 39: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.10	0.00	0.00	0.00	0.10
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	**0.10**	**0.00**	**0.00**	**0.00**	**0.10**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.15	0.32	0.20	0.33	1.00
Business and Financial Operations Occupations	0.00	0.22	0.14	0.23	0.59
Computer and Mathematical Occupations	0.00	0.01	0.01	0.01	0.03
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.02	0.04	0.02	0.04	0.12
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.06	0.12	0.08	0.13	0.39
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.11	0.23	0.15	0.25	0.74
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	**0.34**	**0.94**	**0.60**	**0.99**	**2.87**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

CONVENIENCE COMMERCIAL

Figure 40: Income by Occupation for Convenience Commercial Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income[1]	Occup. as Share of Retail Workers[2]	Average Income per HH (rounded)	Wrkr Households per 20,000 SF[3] 103.9 Total Wrkr Households
Management Occupations	$63,532	4.3%	$2,700	4.4
Business and Financial Operations Occupations	$59,150	2.9%	$1,730	3.0
Computer and Mathematical Occupations	$68,170	0.1%	$80	0.1
Architecture and Engineering Occupations	$0	0.0%	$0	0.0
Life, Physical, and Social Science Occupations	$61,152	0.5%	$300	0.5
Community and Social Service Occupations	$0	0.0%	$0	0.0
Legal Occupations	$0	0.0%	$0	0.0
Educational Instruction and Library Occupations	$26,414	0.6%	$150	0.6
Arts, Design, Entertainment, Sports, and Media Occupations	$23,504	3.3%	$780	3.5
Healthcare Practitioners and Technical Occupations	$105,514	1.6%	$1,700	1.7
Healthcare Support Occupations	$67,287	0.0%	$30	0.0
Protective Service Occupations	$13,791	1.3%	$180	1.4
Food Preparation and Serving Related Occupations	$20,805	22.4%	$4,660	23.3
Building and Grounds Cleaning and Maintenance Occupations	$32,002	2.0%	$630	2.0
Personal Care and Service Occupations	$17,318	2.4%	$420	2.5
Sales and Related Occupations	$34,081	29.8%	$10,160	31.0
Office and Administrative Support Occupations	$21,532	9.5%	$2,040	9.8
Farming, Fishing, and Forestry Occupations	$36,835	0.2%	$80	0.2
Construction and Extraction Occupations	$28,527	0.6%	$170	0.6
Installation, Maintenance, and Repair Occupations	$62,439	3.1%	$1,950	3.3
Production Occupations	$31,658	2.8%	$900	2.9
Transportation and Material Moving Occupations	$27,032	12.5%	$3,370	13.0
Weighted Average Annual Wage		**100.0%**	**$32,030**	103.9

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 41: Household Distribution for Convenience Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.[1]					
Management Occupations	0.66	1.39	0.90	1.47	**4.42**
Business and Financial Operations Occupations	0.45	0.96	0.62	1.01	**3.04**
Computer and Mathematical Occupations	0.02	0.04	0.03	0.04	**0.13**
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	**0.00**
Life, Physical, and Social Science Occupations	0.08	0.16	0.10	0.17	**0.50**
Community and Social Service Occupations	0.00	0.00	0.00	0.00	**0.00**
Legal Occupations	0.00	0.00	0.00	0.00	**0.00**
Education, Training, and Library Occupations	0.09	0.19	0.12	0.20	**0.61**
Arts, Design, Entertainment, Sports, and Media Occupations	0.52	1.09	0.70	1.15	**3.46**
Healthcare Practitioners and Technical Occupations	0.25	0.52	0.34	0.56	**1.67**
Healthcare Support Occupations	0.01	0.02	0.01	0.02	**0.05**
Protective Service Occupations	0.21	0.44	0.28	0.46	**1.39**
Food Preparation and Serving Related Occupations	3.48	7.32	4.74	7.76	**23.29**
Building and Grounds Cleaning and Maintenance Occupations	0.31	0.64	0.42	0.68	**2.05**
Personal Care and Service Occupations	0.37	0.78	0.51	0.83	**2.50**
Sales and Related Occupations	4.63	9.73	6.31	10.32	**30.98**
Office and Administrative Support Occupations	1.47	3.09	2.00	3.27	**9.83**
Farming, Fishing, and Forestry Occupations	0.03	0.07	0.04	0.07	**0.22**
Construction and Extraction Occupations	0.09	0.19	0.13	0.21	**0.62**
Installation, Maintenance, and Repair Occupations	0.49	1.02	0.66	1.08	**3.25**
Production Occupations	0.44	0.92	0.60	0.98	**2.94**
Transportation and Material Moving Occupations	1.94	4.07	2.64	4.32	**12.96**
Total	**15.54**	**32.64**	**21.15**	**34.60**	**103.90**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 42: Household Income for Convenience Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size[1]					
Management Occupations	$82,591	$101,651	$133,417	$146,123	$114,357
Business and Financial Operations Occupations	$76,895	$94,640	$124,215	$136,045	$106,470
Computer and Mathematical Occupations	$88,621	$109,072	$143,157	$156,791	$122,706
Architecture and Engineering Occupations	$0	$0	$0	$0	$0
Life, Physical, and Social Science Occupations	$79,498	$97,843	$128,419	$140,650	$110,074
Community and Social Service Occupations	$0	$0	$0	$0	$0
Legal Occupations	$0	$0	$0	$0	$0
Education, Training, and Library Occupations	$34,338	$42,262	$55,468	$60,751	$47,544
Arts, Design, Entertainment, Sports, and Media Occupations	$30,556	$37,607	$49,359	$54,060	$42,308
Healthcare Practitioners and Technical Occupations	$137,168	$168,822	$221,579	$242,681	$189,924
Healthcare Support Occupations	$87,473	$107,659	$141,302	$154,759	$121,116
Protective Service Occupations	$17,929	$22,066	$28,962	$31,720	$24,824
Food Preparation and Serving Related Occupations	$27,046	$33,287	$43,690	$47,851	$37,448
Building and Grounds Cleaning and Maintenance Occupations	$41,603	$51,203	$67,205	$73,605	$57,604
Personal Care and Service Occupations	$22,514	$27,710	$36,369	$39,832	$31,173
Sales and Related Occupations	$44,305	$54,529	$71,570	$78,386	$61,345
Office and Administrative Support Occupations	$27,991	$34,451	$45,216	$49,523	$38,757
Farming, Fishing, and Forestry Occupations	$47,886	$58,936	$77,354	$84,721	$66,303
Construction and Extraction Occupations	$37,084	$45,642	$59,906	$65,611	$51,348
Installation, Maintenance, and Repair Occupations	$81,171	$99,902	$131,122	$143,610	$112,390
Production Occupations	$41,155	$50,652	$66,481	$72,813	$56,984
Transportation and Material Moving Occupations	$35,141	$43,251	$56,767	$62,173	$48,657

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 43: Percent of Median Income by Household Type and Occupation for Convenience Commercial Building Prototype

Area Median Income-->	$66,000	$75,400	$84,800	$94,200
Percent of Median Income by Occupation	**1 person**	**2 person**	**3 person**	**4+ person**
Management Occupations	125%	135%	157%	155%
Business and Financial Operations Occupations	117%	126%	146%	144%
Computer and Mathematical Occupations	134%	145%	169%	166%
Architecture and Engineering Occupations	0%	0%	0%	0%
Life, Physical, and Social Science Occupations	120%	130%	151%	149%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	***52%***	***56%***	***65%***	***64%***
Arts, Design, Entertainment, Sports, and Media Occupations	***46%***	***50%***	***58%***	***57%***
Healthcare Practitioners and Technical Occupations	208%	224%	261%	258%
Healthcare Support Occupations	133%	143%	167%	164%
Protective Service Occupations	***27%***	***29%***	***34%***	***34%***
Food Preparation and Serving Related Occupations	***41%***	***44%***	***52%***	***51%***
Building and Grounds Cleaning and Maintenance Occupations	***63%***	***68%***	***79%***	***78%***
Personal Care and Service Occupations	***34%***	***37%***	***43%***	***42%***
Sales and Related Occupations	***67%***	***72%***	***84%***	***83%***
Office and Administrative Support Occupations	***42%***	***46%***	***53%***	***53%***
Farming, Fishing, and Forestry Occupations	***73%***	***78%***	***91%***	***90%***
Construction and Extraction Occupations	***56%***	***61%***	***71%***	***70%***
Installation, Maintenance, and Repair Occupations	123%	132%	155%	152%
Production Occupations	***62%***	***67%***	***78%***	***77%***
Transportation and Material Moving Occupations	***53%***	***57%***	***67%***	***66%***

Red indicates a value less than 100% (reflecting the median household income).

Figure 44: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.52	1.09	0.00	0.00	1.61
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.21	0.44	0.28	0.46	1.39
Food Preparation and Serving Related Occupations	3.48	7.32	0.00	0.00	10.80
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.37	0.78	0.51	0.83	2.49
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	1.47	3.09	0.00	0.00	4.56
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	6.05	12.72	0.79	1.29	20.85

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.09	0.19	0.00	0.00	0.28
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.70	1.15	1.85
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	4.74	7.76	12.50
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	2.00	3.27	5.27
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.09	0.00	0.00	0.00	0.09
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	1.94	4.07	0.00	0.00	6.01
Total	2.12	4.26	7.44	12.18	26.00

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 45: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.12	0.20	0.32
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.31	0.64	0.42	0.68	2.05
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	4.63	9.73	0.00	0.00	14.36
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.03	0.07	0.00	0.00	0.10
Construction and Extraction Occupations	0.00	0.19	0.13	0.21	0.53
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.44	0.92	0.60	0.98	2.94
Transportation and Material Moving Occupations	0.00	0.00	2.64	4.32	6.96
Total	5.41	11.55	3.91	6.39	27.26

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	6.31	10.32	16.63
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.04	0.07	0.11
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	6.35	10.39	16.74

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 46: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.45	0.00	0.00	0.00	0.45
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.45	0.00	0.00	0.00	0.45

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.66	1.39	0.90	1.47	4.42
Business and Financial Operations Occupations	0.00	0.96	0.62	1.01	2.59
Computer and Mathematical Occupations	0.02	0.04	0.03	0.04	0.13
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.08	0.16	0.10	0.17	0.51
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.25	0.52	0.34	0.56	1.67
Healthcare Support Occupations	0.01	0.02	0.01	0.02	0.06
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.49	1.02	0.66	1.08	3.25
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	1.51	4.11	2.66	4.35	12.63

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

OFFICE

Figure 47: Income by Occupation for Office Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income[1]	Occup. as Share of Office Workers[2]	Average Income per HH (rounded)	Wrkr Households per 20,000 SF[3]: 36.2 — Total Wrkr Households
Management Occupations	$104,330	10.9%	$11,330	3.9
Business and Financial Operations Occupations	$82,054	5.2%	$4,250	1.9
Computer and Mathematical Occupations	$86,446	2.3%	$1,960	0.8
Architecture and Engineering Occupations	$92,723	2.5%	$2,350	0.9
Life, Physical, and Social Science Occupations	$85,122	1.4%	$1,230	0.5
Community and Social Service Occupations	$58,664	4.0%	$2,350	1.5
Legal Occupations	$100,301	1.6%	$1,570	0.6
Educational Instruction and Library Occupations	$28,029	2.3%	$640	0.8
Arts, Design, Entertainment, Sports, and Media Occupations	$52,336	1.3%	$680	0.5
Healthcare Practitioners and Technical Occupations	$102,635	15.0%	$15,370	5.4
Healthcare Support Occupations	$32,748	10.3%	$3,370	3.7
Protective Service Occupations	$68,268	4.0%	$2,740	1.5
Food Preparation and Serving Related Occupations	$28,674	1.7%	$480	0.6
Building and Grounds Cleaning and Maintenance Occupations	$25,169	4.1%	$1,030	1.5
Personal Care and Service Occupations	$22,444	1.6%	$360	0.6
Sales and Related Occupations	$63,970	3.9%	$2,470	1.4
Office and Administrative Support Occupations	$44,884	15.9%	$7,140	5.8
Farming, Fishing, and Forestry Occupations	$24,786	0.1%	$20	0.0
Construction and Extraction Occupations	$55,937	0.8%	$440	0.3
Installation, Maintenance, and Repair Occupations	$54,482	4.6%	$2,520	1.7
Production Occupations	$44,073	2.9%	$1,290	1.1
Transportation and Material Moving Occupations	$40,130	3.7%	$1,490	1.3
Weighted Average Annual Wage		**100.0%**	**$65,080**	36.2

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 48: Household Distribution for Office Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.[1]					
Management Occupations	0.57	1.38	0.77	1.21	**3.93**
Business and Financial Operations Occupations	0.27	0.66	0.37	0.58	**1.87**
Computer and Mathematical Occupations	0.12	0.29	0.16	0.25	**0.82**
Architecture and Engineering Occupations	0.13	0.32	0.18	0.28	**0.92**
Life, Physical, and Social Science Occupations	0.08	0.18	0.10	0.16	**0.52**
Community and Social Service Occupations	0.21	0.51	0.29	0.45	**1.45**
Legal Occupations	0.08	0.20	0.11	0.17	**0.57**
Education, Training, and Library Occupations	0.12	0.29	0.16	0.25	**0.82**
Arts, Design, Entertainment, Sports, and Media Occupations	0.07	0.16	0.09	0.14	**0.47**
Healthcare Practitioners and Technical Occupations	0.78	1.91	1.07	1.67	**5.42**
Healthcare Support Occupations	0.54	1.31	0.73	1.15	**3.73**
Protective Service Occupations	0.21	0.51	0.29	0.45	**1.45**
Food Preparation and Serving Related Occupations	0.09	0.21	0.12	0.19	**0.61**
Building and Grounds Cleaning and Maintenance Occupations	0.21	0.52	0.29	0.46	**1.48**
Personal Care and Service Occupations	0.08	0.21	0.12	0.18	**0.59**
Sales and Related Occupations	0.20	0.49	0.28	0.43	**1.40**
Office and Administrative Support Occupations	0.83	2.02	1.13	1.77	**5.76**
Farming, Fishing, and Forestry Occupations	0.00	0.01	0.00	0.01	**0.02**
Construction and Extraction Occupations	0.04	0.10	0.06	0.09	**0.29**
Installation, Maintenance, and Repair Occupations	0.24	0.59	0.33	0.52	**1.68**
Production Occupations	0.15	0.37	0.21	0.33	**1.06**
Transportation and Material Moving Occupations	0.19	0.47	0.26	0.41	**1.34**
Total	**5.21**	**12.71**	**7.12**	**11.15**	**36.20**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 49: Household Income for Office Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size[1]					
Management Occupations	$135,628	$166,927	$219,092	$239,958	$187,793
Business and Financial Operations Occupations	$106,671	$131,287	$172,314	$188,725	$147,698
Computer and Mathematical Occupations	$112,379	$138,313	$181,536	$198,825	$155,602
Architecture and Engineering Occupations	$120,541	$148,358	$194,719	$213,264	$166,902
Life, Physical, and Social Science Occupations	$110,658	$136,194	$178,755	$195,780	$153,219
Community and Social Service Occupations	$76,263	$93,863	$123,195	$134,928	$105,596
Legal Occupations	$130,391	$160,482	$210,632	$230,692	$180,542
Education, Training, and Library Occupations	$36,438	$44,846	$58,861	$64,466	$50,452
Arts, Design, Entertainment, Sports, and Media Occupations	$68,037	$83,738	$109,906	$120,373	$94,205
Healthcare Practitioners and Technical Occupations	$133,426	$164,216	$215,534	$236,061	$184,743
Healthcare Support Occupations	$42,572	$52,396	$68,770	$75,319	$58,946
Protective Service Occupations	$88,748	$109,228	$143,362	$157,016	$122,882
Food Preparation and Serving Related Occupations	$37,276	$45,879	$60,216	$65,951	$51,614
Building and Grounds Cleaning and Maintenance Occupations	$32,719	$40,270	$52,855	$57,888	$45,304
Personal Care and Service Occupations	$29,177	$35,910	$47,132	$51,620	$40,398
Sales and Related Occupations	$83,161	$102,353	$134,338	$147,132	$115,147
Office and Administrative Support Occupations	$58,349	$71,814	$94,256	$103,233	$80,791
Farming, Fishing, and Forestry Occupations	$32,222	$39,657	$52,050	$57,007	$44,615
Construction and Extraction Occupations	$72,718	$89,500	$117,468	$128,656	$100,687
Installation, Maintenance, and Repair Occupations	$70,826	$87,171	$114,412	$125,308	$98,067
Production Occupations	$57,295	$70,517	$92,554	$101,369	$79,332
Transportation and Material Moving Occupations	$52,169	$64,208	$84,272	$92,298	$72,233

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 50: Percent of Median Income by Household Type and Occupation for Office Building Prototype

Area Median Income-->	$66,000	$75,400	$84,800	$94,200
Percent of Median Income by Occupation	**1 person**	**2 person**	**3 person**	**4+ person**
Management Occupations	205%	221%	258%	255%
Business and Financial Operations Occupations	162%	174%	203%	200%
Computer and Mathematical Occupations	170%	183%	214%	211%
Architecture and Engineering Occupations	183%	197%	230%	226%
Life, Physical, and Social Science Occupations	168%	181%	211%	208%
Community and Social Service Occupations	116%	124%	145%	143%
Legal Occupations	198%	213%	248%	245%
Education, Training, and Library Occupations	***55%***	***59%***	***69%***	***68%***
Arts, Design, Entertainment, Sports, and Media Occupations	103%	111%	130%	128%
Healthcare Practitioners and Technical Occupations	202%	218%	254%	251%
Healthcare Support Occupations	***65%***	***69%***	***81%***	***80%***
Protective Service Occupations	134%	145%	169%	167%
Food Preparation and Serving Related Occupations	***56%***	***61%***	***71%***	***70%***
Building and Grounds Cleaning and Maintenance Occupations	***50%***	***53%***	***62%***	***61%***
Personal Care and Service Occupations	***44%***	***48%***	***56%***	***55%***
Sales and Related Occupations	126%	136%	158%	156%
Office and Administrative Support Occupations	***88%***	***95%***	111%	110%
Farming, Fishing, and Forestry Occupations	***49%***	***53%***	***61%***	***61%***
Construction and Extraction Occupations	110%	119%	139%	137%
Installation, Maintenance, and Repair Occupations	107%	116%	135%	133%
Production Occupations	***87%***	***94%***	109%	108%
Transportation and Material Moving Occupations	***79%***	***85%***	***99%***	***98%***

Red indicates a value less than 100% (reflecting the median household income).

Figure 51: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.21	0.00	0.00	0.00	0.21
Personal Care and Service Occupations	0.08	0.21	0.00	0.00	0.29
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.29	0.21	**0.00**	**0.00**	0.50

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.12	0.29	0.00	0.00	0.41
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.09	0.00	0.00	0.00	0.09
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.52	0.00	0.00	0.52
Personal Care and Service Occupations	0.00	0.00	0.12	0.18	0.30
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.01	0.00	0.00	0.01
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.21	0.82	0.12	0.18	1.33

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 52: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.16	0.25	0.41
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.54	1.31	0.00	1.15	3.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.21	0.12	0.19	0.52
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.29	0.46	0.75
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.01	0.01
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.19	0.00	0.00	0.00	0.19
Total	0.73	1.52	0.57	2.06	4.88

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.73	0.00	0.73
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.83	2.02	0.00	0.00	2.85
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.15	0.37	0.00	0.00	0.52
Transportation and Material Moving Occupations	0.00	0.47	0.26	0.41	1.14
Total	0.98	2.86	0.99	0.41	5.24

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 53: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.21	0.00	0.00	0.00	0.21
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.07	0.16	0.00	0.00	0.23
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	1.13	1.77	2.90
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.04	0.10	0.00	0.00	0.14
Installation, Maintenance, and Repair Occupations	0.24	0.59	0.00	0.00	0.83
Production Occupations	0.00	0.00	0.21	0.33	0.54
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.56	0.85	1.34	2.10	4.85

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.57	1.38	0.77	1.21	3.93
Business and Financial Operations Occupations	0.27	0.66	0.37	0.58	1.88
Computer and Mathematical Occupations	0.12	0.29	0.16	0.25	0.82
Architecture and Engineering Occupations	0.13	0.32	0.18	0.28	0.91
Life, Physical, and Social Science Occupations	0.08	0.18	0.10	0.16	0.52
Community and Social Service Occupations	0.00	0.51	0.29	0.45	1.25
Legal Occupations	0.08	0.20	0.11	0.17	0.56
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.09	0.14	0.23
Healthcare Practitioners and Technical Occupations	0.78	1.91	1.07	1.67	5.43
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.21	0.51	0.29	0.45	1.46
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.20	0.49	0.28	0.43	1.40
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.06	0.09	0.15
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.33	0.52	0.85
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	2.44	6.45	4.10	6.40	19.39

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

INSTITUTIONAL

Figure 54: Income by Occupation for Institutional Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income[1]	Occup. as Share of Institutional Workers[2]	Average Income per HH (rounded)	Households per 20,000 SF[3]: 31.8 Total Wrkr Households
Management Occupations	$94,030	4.1%	$3,870	1.3
Business and Financial Operations Occupations	$38,596	2.2%	$850	0.7
Computer and Mathematical Occupations	$86,600	2.2%	$1,880	0.7
Architecture and Engineering Occupations	$6,148	0.2%	$10	0.1
Life, Physical, and Social Science Occupations	$81,029	2.2%	$1,750	0.7
Community and Social Service Occupations	$42,109	3.1%	$1,290	1.0
Legal Occupations	$0	0.0%	$0	0.0
Educational Instruction and Library Occupations	$52,056	61.1%	$31,820	19.4
Arts, Design, Entertainment, Sports, and Media Occupations	$35,645	2.4%	$860	0.8
Healthcare Practitioners and Technical Occupations	$84,220	0.6%	$520	0.2
Healthcare Support Occupations	$46,638	0.7%	$310	0.2
Protective Service Occupations	$18,879	0.5%	$90	0.1
Food Preparation and Serving Related Occupations	$28,616	3.2%	$930	1.0
Building and Grounds Cleaning and Maintenance Occupations	$35,862	5.6%	$2,010	1.8
Personal Care and Service Occupations	$4,691	1.1%	$50	0.4
Sales and Related Occupations	$0	0.0%	$0	0.0
Office and Administrative Support Occupations	$18,652	9.6%	$1,790	3.1
Farming, Fishing, and Forestry Occupations	$0	0.0%	$0	0.0
Construction and Extraction Occupations	$0	0.0%	$0	0.0
Installation, Maintenance, and Repair Occupations	$70,817	0.4%	$280	0.1
Production Occupations	$0	0.0%	$0	0.0
Transportation and Material Moving Occupations	$41,384	0.8%	$350	0.3
Weighted Average Annual Wage		**100.0%**	**$48,660**	31.8

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 55: Household Distribution for Institutional Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.[1]					
Management Occupations	0.30	0.47	0.28	0.25	**1.31**
Business and Financial Operations Occupations	0.16	0.25	0.15	0.13	**0.70**
Computer and Mathematical Occupations	0.16	0.25	0.15	0.13	**0.69**
Architecture and Engineering Occupations	0.02	0.03	0.02	0.01	**0.07**
Life, Physical, and Social Science Occupations	0.16	0.25	0.15	0.13	**0.69**
Community and Social Service Occupations	0.23	0.35	0.21	0.18	**0.97**
Legal Occupations	0.00	0.00	0.00	0.00	**0.00**
Education, Training, and Library Occupations	4.50	7.04	4.21	3.68	**19.44**
Arts, Design, Entertainment, Sports, and Media Occupations	0.18	0.28	0.17	0.15	**0.77**
Healthcare Practitioners and Technical Occupations	0.05	0.07	0.04	0.04	**0.20**
Healthcare Support Occupations	0.05	0.08	0.05	0.04	**0.21**
Protective Service Occupations	0.03	0.05	0.03	0.03	**0.15**
Food Preparation and Serving Related Occupations	0.24	0.37	0.22	0.20	**1.03**
Building and Grounds Cleaning and Maintenance Occupations	0.41	0.65	0.39	0.34	**1.78**
Personal Care and Service Occupations	0.08	0.13	0.08	0.07	**0.35**
Sales and Related Occupations	0.00	0.00	0.00	0.00	**0.00**
Office and Administrative Support Occupations	0.71	1.11	0.66	0.58	**3.05**
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	**0.00**
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	**0.00**
Installation, Maintenance, and Repair Occupations	0.03	0.04	0.03	0.02	**0.12**
Production Occupations	0.00	0.00	0.00	0.00	**0.00**
Transportation and Material Moving Occupations	0.06	0.10	0.06	0.05	**0.27**
Total	**7.37**	**11.52**	**6.90**	**6.03**	**31.80**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 56: Household Income for Institutional Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size[1]					
Management Occupations	$122,239	$150,448	$197,463	$216,269	$169,254
Business and Financial Operations Occupations	$50,175	$61,754	$81,053	$88,772	$69,474
Computer and Mathematical Occupations	$112,581	$138,561	$181,861	$199,181	$155,881
Architecture and Engineering Occupations	$7,993	$9,838	$12,912	$14,141	$11,067
Life, Physical, and Social Science Occupations	$105,338	$129,647	$170,162	$186,368	$145,853
Community and Social Service Occupations	$54,742	$67,374	$88,429	$96,851	$75,796
Legal Occupations	$0	$0	$0	$0	$0
Education, Training, and Library Occupations	$67,672	$83,289	$109,317	$119,728	$93,700
Arts, Design, Entertainment, Sports, and Media Occupations	$46,338	$57,031	$74,854	$81,983	$64,160
Healthcare Practitioners and Technical Occupations	$109,485	$134,751	$176,861	$193,705	$151,595
Healthcare Support Occupations	$60,629	$74,621	$97,940	$107,267	$83,948
Protective Service Occupations	$24,543	$30,206	$39,646	$43,421	$33,982
Food Preparation and Serving Related Occupations	$37,200	$45,785	$60,093	$65,816	$51,508
Building and Grounds Cleaning and Maintenance Occupations	$46,621	$57,380	$75,311	$82,483	$64,552
Personal Care and Service Occupations	$6,099	$7,506	$9,852	$10,790	$8,444
Sales and Related Occupations	$0	$0	$0	$0	$0
Office and Administrative Support Occupations	$24,248	$29,843	$39,169	$42,899	$33,573
Farming, Fishing, and Forestry Occupations	$0	$0	$0	$0	$0
Construction and Extraction Occupations	$0	$0	$0	$0	$0
Installation, Maintenance, and Repair Occupations	$92,062	$113,307	$148,715	$162,879	$127,470
Production Occupations	$0	$0	$0	$0	$0
Transportation and Material Moving Occupations	$53,800	$66,215	$86,907	$95,184	$74,492

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 57: Percent of Median Income by Household Type and Occupation for Institutional Building Prototype

Area Median Income-->	$66,000	$75,400	$84,800	$94,200
Percent of Median Income by Occupation	**1 person**	**2 person**	**3 person**	**4+ person**
Management Occupations	185%	200%	233%	230%
Business and Financial Operations Occupations	***76%***	***82%***	***96%***	***94%***
Computer and Mathematical Occupations	171%	184%	214%	211%
Architecture and Engineering Occupations	***12%***	***13%***	***15%***	***15%***
Life, Physical, and Social Science Occupations	160%	172%	201%	198%
Community and Social Service Occupations	***83%***	***89%***	104%	103%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	103%	110%	129%	127%
Arts, Design, Entertainment, Sports, and Media Occupations	***70%***	***76%***	***88%***	***87%***
Healthcare Practitioners and Technical Occupations	166%	179%	209%	206%
Healthcare Support Occupations	***92%***	***99%***	115%	114%
Protective Service Occupations	***37%***	***40%***	***47%***	***46%***
Food Preparation and Serving Related Occupations	***56%***	***61%***	***71%***	***70%***
Building and Grounds Cleaning and Maintenance Occupations	***71%***	***76%***	***89%***	***88%***
Personal Care and Service Occupations	9%	10%	***12%***	***11%***
Sales and Related Occupations	0%	0%	0%	0%
Office and Administrative Support Occupations	***37%***	***40%***	***46%***	***46%***
Farming, Fishing, and Forestry Occupations	0%	0%	0%	0%
Construction and Extraction Occupations	0%	0%	0%	0%
Installation, Maintenance, and Repair Occupations	139%	150%	175%	173%
Production Occupations	0%	0%	0%	0%
Transportation and Material Moving Occupations	***82%***	***88%***	102%	101%

Red indicates a value less than 100% (reflecting the median household income).

Figure 58: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.02	0.03	0.02	0.01	0.08
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.03	0.05	0.03	0.03	0.14
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.08	0.13	0.08	0.07	0.36
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.71	1.11	0.66	0.58	3.06
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.84	1.32	0.79	0.69	3.64

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.24	0.00	0.00	0.00	0.24
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.24	0.00	0.00	0.00	0.24

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 59: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.16	0.00	0.00	0.00	0.16
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.18	0.28	0.00	0.00	0.46
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.37	0.22	0.20	0.79
Building and Grounds Cleaning and Maintenance Occupations	0.41	0.65	0.00	0.00	1.06
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.75	1.30	0.22	0.20	2.47

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.25	0.15	0.13	0.53
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.23	0.35	0.00	0.00	0.58
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.17	0.15	0.32
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.05	0.08	0.00	0.00	0.13
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.39	0.34	0.73
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.06	0.10	0.00	0.00	0.16
Total	0.34	0.78	0.71	0.62	2.45

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 60: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.21	0.18	0.39
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	4.50	7.04	0.00	0.00	11.54
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.05	0.04	0.09
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.06	0.05	0.11
Total	4.50	7.04	0.32	0.27	12.13

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.30	0.47	0.28	0.25	1.30
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.16	0.25	0.15	0.13	0.69
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.16	0.25	0.15	0.13	0.69
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	4.21	3.68	7.89
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.05	0.07	0.04	0.04	0.20
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.03	0.04	0.03	0.02	0.12
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.70	1.08	4.86	4.25	10.89

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

INDUSTRIAL

Figure 61: Income by Occupation for Industrial Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income[1]	Occup. as Share of Industrial Workers[2]	Average Income per HH (rounded)	Wrkr Households per 20,000 SF[3]: 12.90 Total Wrkr Households
Management Occupations	$118,788	13.1%	$15,620	1.70
Business and Financial Operations Occupations	$99,567	2.0%	$1,980	0.26
Computer and Mathematical Occupations	$71,541	1.6%	$1,130	0.20
Architecture and Engineering Occupations	$91,155	3.7%	$3,370	0.48
Life, Physical, and Social Science Occupations	$41,290	0.7%	$300	0.09
Community and Social Service Occupations	$0	0.0%	$0	0.00
Legal Occupations	$0	0.0%	$0	0.00
Educational Instruction and Library Occupations	$47,030	0.4%	$210	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	$18,816	0.2%	$40	0.03
Healthcare Practitioners and Technical Occupations	$0	0.0%	$0	0.00
Healthcare Support Occupations	$0	0.0%	$0	0.00
Protective Service Occupations	$55,886	0.7%	$390	0.09
Food Preparation and Serving Related Occupations	$17,079	0.3%	$50	0.04
Building and Grounds Cleaning and Maintenance Occupations	$24,313	1.3%	$320	0.17
Personal Care and Service Occupations	$37,507	0.1%	$30	0.01
Sales and Related Occupations	$99,314	5.9%	$5,870	0.76
Office and Administrative Support Occupations	$49,455	10.4%	$5,160	1.34
Farming, Fishing, and Forestry Occupations	$31,547	2.5%	$780	0.32
Construction and Extraction Occupations	$53,850	20.6%	$11,110	2.66
Installation, Maintenance, and Repair Occupations	$80,049	4.5%	$3,640	0.59
Production Occupations	$49,947	13.7%	$6,840	1.77
Transportation and Material Moving Occupations	$58,518	18.1%	$10,600	2.34
Weighted Average Annual Wage		**100.0%**	**$67,440**	12.90

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 62: Household Distribution for Industrial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.[1]					
Management Occupations	0.22	0.58	0.31	0.59	**1.70**
Business and Financial Operations Occupations	0.03	0.09	0.05	0.09	**0.26**
Computer and Mathematical Occupations	0.03	0.07	0.04	0.07	**0.20**
Architecture and Engineering Occupations	0.06	0.16	0.09	0.17	**0.48**
Life, Physical, and Social Science Occupations	0.01	0.03	0.02	0.03	**0.09**
Community and Social Service Occupations	0.00	0.00	0.00	0.00	**0.00**
Legal Occupations	0.00	0.00	0.00	0.00	**0.00**
Education, Training, and Library Occupations	0.01	0.02	0.01	0.02	**0.06**
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.01	0.01	0.01	**0.03**
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	**0.00**
Healthcare Support Occupations	0.00	0.00	0.00	0.00	**0.00**
Protective Service Occupations	0.01	0.03	0.02	0.03	**0.09**
Food Preparation and Serving Related Occupations	0.01	0.01	0.01	0.01	**0.04**
Building and Grounds Cleaning and Maintenance Occupations	0.02	0.06	0.03	0.06	**0.17**
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	**0.01**
Sales and Related Occupations	0.10	0.26	0.14	0.26	**0.76**
Office and Administrative Support Occupations	0.17	0.46	0.25	0.47	**1.34**
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	**0.32**
Construction and Extraction Occupations	0.34	0.91	0.49	0.92	**2.66**
Installation, Maintenance, and Repair Occupations	0.08	0.20	0.11	0.20	**0.59**
Production Occupations	0.23	0.60	0.32	0.61	**1.77**
Transportation and Material Moving Occupations	0.30	0.80	0.43	0.81	**2.34**
Total	**1.66**	**4.40**	**2.39**	**4.46**	**12.90**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 63: Household Income for Industrial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size[1]					
Management Occupations	$154,425	$190,061	$249,455	$273,213	$213,819
Business and Financial Operations Occupations	$129,437	$159,308	$209,091	$229,005	$179,221
Computer and Mathematical Occupations	$93,003	$114,465	$150,236	$164,544	$128,774
Architecture and Engineering Occupations	$118,501	$145,847	$191,425	$209,656	$164,078
Life, Physical, and Social Science Occupations	$53,676	$66,063	$86,708	$94,966	$74,321
Community and Social Service Occupations	$0	$0	$0	$0	$0
Legal Occupations	$0	$0	$0	$0	$0
Education, Training, and Library Occupations	$61,139	$75,248	$98,763	$108,169	$84,654
Arts, Design, Entertainment, Sports, and Media Occupations	$24,461	$30,106	$39,514	$43,277	$33,869
Healthcare Practitioners and Technical Occupations	$0	$0	$0	$0	$0
Healthcare Support Occupations	$0	$0	$0	$0	$0
Protective Service Occupations	$72,652	$89,417	$117,360	$128,538	$100,595
Food Preparation and Serving Related Occupations	$22,203	$27,326	$35,866	$39,282	$30,742
Building and Grounds Cleaning and Maintenance Occupations	$31,607	$38,901	$51,058	$55,921	$43,764
Personal Care and Service Occupations	$48,759	$60,011	$78,764	$86,265	$67,512
Sales and Related Occupations	$129,108	$158,902	$208,559	$228,422	$178,765
Office and Administrative Support Occupations	$64,291	$79,128	$103,855	$113,746	$89,019
Farming, Fishing, and Forestry Occupations	$41,011	$50,475	$66,248	$72,557	$56,784
Construction and Extraction Occupations	$70,005	$86,160	$113,085	$123,855	$96,930
Installation, Maintenance, and Repair Occupations	$104,064	$128,079	$168,103	$184,113	$144,089
Production Occupations	$64,931	$79,915	$104,889	$114,878	$89,904
Transportation and Material Moving Occupations	$76,073	$93,629	$122,888	$134,591	$105,332

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 64: Percent of Median Income by Household Type and Occupation for Industrial Building Prototype

Area Median Income-->	$66,000	$75,400	$84,800	$94,200
Percent of Median Income by Occupation	1 person	2 person	3 person	4+ person
Management Occupations	234%	252%	294%	290%
Business and Financial Operations Occupations	196%	211%	247%	243%
Computer and Mathematical Occupations	141%	152%	177%	175%
Architecture and Engineering Occupations	180%	193%	226%	223%
Life, Physical, and Social Science Occupations	***81%***	***88%***	102%	101%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	***93%***	***100%***	116%	115%
Arts, Design, Entertainment, Sports, and Media Occupations	***37%***	***40%***	***47%***	***46%***
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	110%	119%	138%	136%
Food Preparation and Serving Related Occupations	***34%***	***36%***	***42%***	***42%***
Building and Grounds Cleaning and Maintenance Occupations	***48%***	***52%***	***60%***	***59%***
Personal Care and Service Occupations	***74%***	***80%***	***93%***	***92%***
Sales and Related Occupations	196%	211%	246%	242%
Office and Administrative Support Occupations	***97%***	105%	122%	121%
Farming, Fishing, and Forestry Occupations	***62%***	***67%***	***78%***	***77%***
Construction and Extraction Occupations	106%	114%	133%	131%
Installation, Maintenance, and Repair Occupations	158%	170%	198%	195%
Production Occupations	***98%***	106%	124%	122%
Transportation and Material Moving Occupations	115%	124%	145%	143%

Red indicates a value less than 100% (reflecting the median household income).

Figure 65: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.01	0.01	0.01	0.03
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.01	0.01	0.01	0.01	0.04
Building and Grounds Cleaning and Maintenance Occupations	0.02	0.00	0.00	0.00	0.02
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.03	0.02	0.02	0.02	0.09

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.06	0.00	0.06	0.12
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.06	0.00	0.06	0.12

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 66: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	**0.03**	0.00	**0.03**
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	**0.04**	**0.11**	**0.06**	**0.11**	**0.32**
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	**0.04**	**0.11**	**0.09**	**0.11**	**0.35**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	**0.01**	**0.03**	0.00	0.00	**0.04**
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	**0.01**	**0.02**	0.00	0.00	**0.03**
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	**0.17**	0.00	0.00	0.00	**0.17**
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	**0.23**	0.00	0.00	0.00	**0.23**
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	**0.42**	**0.05**	**0.00**	**0.00**	**0.47**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 67: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.02	0.03	0.05
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.01	0.02	0.03
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.01	0.03	0.00	0.00	0.04
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.46	0.00	0.00	0.46
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.34	0.91	0.00	0.00	1.25
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.60	0.00	0.00	0.60
Transportation and Material Moving Occupations	0.30	0.00	0.00	0.00	0.30
Total	0.65	2.00	0.03	0.05	2.73

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.22	0.58	0.31	0.59	1.70
Business and Financial Operations Occupations	0.03	0.09	0.05	0.09	0.26
Computer and Mathematical Occupations	0.03	0.07	0.04	0.07	0.21
Architecture and Engineering Occupations	0.06	0.16	0.09	0.17	0.48
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.02	0.03	0.05
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.10	0.26	0.14	0.26	0.76
Office and Administrative Support Occupations	0.00	0.00	0.25	0.47	0.72
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.49	0.92	1.41
Installation, Maintenance, and Repair Occupations	0.08	0.20	0.11	0.20	0.59
Production Occupations	0.00	0.00	0.32	0.61	0.93
Transportation and Material Moving Occupations	0.00	0.80	0.43	0.81	2.04
Total	0.52	2.16	2.25	4.22	9.15

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

WAREHOUSING

Figure 68: Income by Occupation for Warehousing Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income[1]	Occup. as Share of Industrial Workers[2]	Average Income per HH (rounded)	Wrkr Households per 20,000 SF[3]: 3.80 Total Wrkr Households
Management Occupations	$118,788	13.1%	$15,620	0.50
Business and Financial Operations Occupations	$99,567	2.0%	$1,980	0.08
Computer and Mathematical Occupations	$71,541	1.6%	$1,130	0.06
Architecture and Engineering Occupations	$91,155	3.7%	$3,370	0.14
Life, Physical, and Social Science Occupations	$41,290	0.7%	$300	0.03
Community and Social Service Occupations	$0	0.0%	$0	0.00
Legal Occupations	$0	0.0%	$0	0.00
Educational Instruction and Library Occupations	$47,030	0.4%	$210	0.02
Arts, Design, Entertainment, Sports, and Media Occupations	$18,816	0.2%	$40	0.01
Healthcare Practitioners and Technical Occupations	$0	0.0%	$0	0.00
Healthcare Support Occupations	$0	0.0%	$0	0.00
Protective Service Occupations	$55,886	0.7%	$390	0.03
Food Preparation and Serving Related Occupations	$17,079	0.3%	$50	0.01
Building and Grounds Cleaning and Maintenance Occupations	$24,313	1.3%	$320	0.05
Personal Care and Service Occupations	$37,507	0.1%	$30	0.00
Sales and Related Occupations	$99,314	5.9%	$5,870	0.22
Office and Administrative Support Occupations	$49,455	10.4%	$5,160	0.40
Farming, Fishing, and Forestry Occupations	$31,547	2.5%	$780	0.09
Construction and Extraction Occupations	$53,850	20.6%	$11,110	0.78
Installation, Maintenance, and Repair Occupations	$80,049	4.5%	$3,640	0.17
Production Occupations	$49,947	13.7%	$6,840	0.52
Transportation and Material Moving Occupations	$58,518	18.1%	$10,600	0.69
Weighted Average Annual Wage		**100.0%**	**$67,440**	3.80

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 69: Household Distribution for Warehousing Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.[1]					
Management Occupations	0.06	0.17	0.09	0.17	**0.50**
Business and Financial Operations Occupations	0.01	0.03	0.01	0.03	**0.08**
Computer and Mathematical Occupations	0.01	0.02	0.01	0.02	**0.06**
Architecture and Engineering Occupations	0.02	0.05	0.03	0.05	**0.14**
Life, Physical, and Social Science Occupations	0.00	0.01	0.01	0.01	**0.03**
Community and Social Service Occupations	0.00	0.00	0.00	0.00	**0.00**
Legal Occupations	0.00	0.00	0.00	0.00	**0.00**
Education, Training, and Library Occupations	0.00	0.01	0.00	0.01	**0.02**
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	**0.01**
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	**0.00**
Healthcare Support Occupations	0.00	0.00	0.00	0.00	**0.00**
Protective Service Occupations	0.00	0.01	0.00	0.01	**0.03**
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	**0.01**
Building and Grounds Cleaning and Maintenance Occupations	0.01	0.02	0.01	0.02	**0.05**
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	**0.00**
Sales and Related Occupations	0.03	0.08	0.04	0.08	**0.22**
Office and Administrative Support Occupations	0.05	0.14	0.07	0.14	**0.40**
Farming, Fishing, and Forestry Occupations	0.01	0.03	0.02	0.03	**0.09**
Construction and Extraction Occupations	0.10	0.27	0.14	0.27	**0.78**
Installation, Maintenance, and Repair Occupations	0.02	0.06	0.03	0.06	**0.17**
Production Occupations	0.07	0.18	0.09	0.18	**0.52**
Transportation and Material Moving Occupations	0.09	0.24	0.13	0.24	**0.69**
Total	**0.48**	**1.32**	**0.68**	**1.32**	**3.80**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 70: Household Income for Warehousing Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size[1]					
Management Occupations	$154,425	$190,061	$249,455	$273,213	$213,819
Business and Financial Operations Occupations	$129,437	$159,308	$209,091	$229,005	$179,221
Computer and Mathematical Occupations	$93,003	$114,465	$150,236	$164,544	$128,774
Architecture and Engineering Occupations	$118,501	$145,847	$191,425	$209,656	$164,078
Life, Physical, and Social Science Occupations	$53,676	$66,063	$86,708	$94,966	$74,321
Community and Social Service Occupations	$0	$0	$0	$0	$0
Legal Occupations	$0	$0	$0	$0	$0
Education, Training, and Library Occupations	$61,139	$75,248	$98,763	$108,169	$84,654
Arts, Design, Entertainment, Sports, and Media Occupations	$24,461	$30,106	$39,514	$43,277	$33,869
Healthcare Practitioners and Technical Occupations	$0	$0	$0	$0	$0
Healthcare Support Occupations	$0	$0	$0	$0	$0
Protective Service Occupations	$72,652	$89,417	$117,360	$128,538	$100,595
Food Preparation and Serving Related Occupations	$22,203	$27,326	$35,866	$39,282	$30,742
Building and Grounds Cleaning and Maintenance Occupations	$31,607	$38,901	$51,058	$55,921	$43,764
Personal Care and Service Occupations	$48,759	$60,011	$78,764	$86,265	$67,512
Sales and Related Occupations	$129,108	$158,902	$208,559	$228,422	$178,765
Office and Administrative Support Occupations	$64,291	$79,128	$103,855	$113,746	$89,019
Farming, Fishing, and Forestry Occupations	$41,011	$50,475	$66,248	$72,557	$56,784
Construction and Extraction Occupations	$70,005	$86,160	$113,085	$123,855	$96,930
Installation, Maintenance, and Repair Occupations	$104,064	$128,079	$168,103	$184,113	$144,089
Production Occupations	$64,931	$79,915	$104,889	$114,878	$89,904
Transportation and Material Moving Occupations	$76,073	$93,629	$122,888	$134,591	$105,332

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 71: Percent of Median Income by Household Type and Occupation for Warehousing Building Prototype

Area Median Income-->	$66,000	$75,400	$84,800	$94,200
Percent of Median Income by Occupation	**1 person**	**2 person**	**3 person**	**4+ person**
Management Occupations	234%	252%	294%	290%
Business and Financial Operations Occupations	196%	211%	247%	243%
Computer and Mathematical Occupations	141%	152%	177%	175%
Architecture and Engineering Occupations	180%	193%	226%	223%
Life, Physical, and Social Science Occupations	***81%***	***88%***	102%	101%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	***93%***	***100%***	116%	115%
Arts, Design, Entertainment, Sports, and Media Occupations	***37%***	***40%***	***47%***	***46%***
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	110%	119%	138%	136%
Food Preparation and Serving Related Occupations	***34%***	***36%***	***42%***	***42%***
Building and Grounds Cleaning and Maintenance Occupations	***48%***	***52%***	***60%***	***59%***
Personal Care and Service Occupations	***74%***	***80%***	***93%***	***92%***
Sales and Related Occupations	196%	211%	246%	242%
Office and Administrative Support Occupations	***97%***	105%	122%	121%
Farming, Fishing, and Forestry Occupations	***62%***	***67%***	***78%***	***77%***
Construction and Extraction Occupations	106%	114%	133%	131%
Installation, Maintenance, and Repair Occupations	158%	170%	198%	195%
Production Occupations	***98%***	106%	124%	122%
Transportation and Material Moving Occupations	115%	124%	145%	143%

Red indicates a value less than 100% (reflecting the median household income).

Figure 72: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.01	0.00	0.00	0.00	0.01
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	**0.01**	**0.00**	**0.00**	**0.00**	**0.01**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.02	0.00	0.02	0.04
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.02**	**0.00**	**0.02**	**0.04**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 73: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.01	0.00	0.01
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.01	0.03	0.02	0.03	0.09
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.03	0.03	0.03	0.10

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.01	0.00	0.00	0.01
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.01	0.00	0.00	0.01
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.05	0.00	0.00	0.00	0.05
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.07	0.00	0.00	0.00	0.07
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.12	0.02	0.00	0.00	0.14

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 74: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.01	0.01	0.02
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.01	0.01
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.01	0.00	0.00	0.01
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.14	0.00	0.00	0.14
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.10	0.27	0.00	0.00	0.37
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.18	0.00	0.00	0.18
Transportation and Material Moving Occupations	0.09	0.00	0.00	0.00	0.09
Total	0.19	0.60	0.01	0.02	0.82

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.06	0.17	0.09	0.17	0.49
Business and Financial Operations Occupations	0.01	0.03	0.01	0.03	0.08
Computer and Mathematical Occupations	0.01	0.02	0.01	0.02	0.06
Architecture and Engineering Occupations	0.02	0.05	0.03	0.05	0.15
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.01	0.01
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.03	0.08	0.04	0.08	0.23
Office and Administrative Support Occupations	0.00	0.00	0.07	0.14	0.21
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.14	0.27	0.41
Installation, Maintenance, and Repair Occupations	0.02	0.06	0.03	0.06	0.17
Production Occupations	0.00	0.00	0.09	0.18	0.27
Transportation and Material Moving Occupations	0.00	0.24	0.13	0.24	0.61
Total	0.15	0.65	0.64	1.25	2.69

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

LODGING

Figure 75: Income by Occupation for Lodging Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income[1]	Occup. as Share of Lodging Workers[2]	Average Income per HH (rounded)	Wrkr Households per 20,000 SF[3]: 10.3 — Total Wrkr Households
Management Occupations	$159,478	11.1%	$17,700	1.1
Business and Financial Operations Occupations	$0	0.0%	$0	0.0
Computer and Mathematical Occupations	$0	0.0%	$0	0.0
Architecture and Engineering Occupations	$55,883	2.0%	$1,140	0.2
Life, Physical, and Social Science Occupations	$0	0.0%	$0	0.0
Community and Social Service Occupations	$0	0.0%	$0	0.0
Legal Occupations	$0	0.0%	$0	0.0
Educational Instruction and Library Occupations	$0	0.0%	$0	0.0
Arts, Design, Entertainment, Sports, and Media Occupations	$27,258	8.2%	$2,230	0.8
Healthcare Practitioners and Technical Occupations	$0	0.0%	$0	0.0
Healthcare Support Occupations	$0	0.0%	$0	0.0
Protective Service Occupations	$15,737	2.7%	$420	0.3
Food Preparation and Serving Related Occupations	$17,901	8.2%	$1,460	0.8
Building and Grounds Cleaning and Maintenance Occupations	$25,123	42.3%	$10,640	4.4
Personal Care and Service Occupations	$114,771	6.3%	$7,170	0.6
Sales and Related Occupations	$0	0.0%	$0	0.0
Office and Administrative Support Occupations	$26,548	12.0%	$3,180	1.2
Farming, Fishing, and Forestry Occupations	$0	0.0%	$0	0.0
Construction and Extraction Occupations	$0	0.0%	$0	0.0
Installation, Maintenance, and Repair Occupations	$104,367	1.9%	$2,000	0.2
Production Occupations	$0	0.0%	$0	0.0
Transportation and Material Moving Occupations	$3,934	5.4%	$210	0.6
Weighted Average Annual Wage		**100.0%**	**$46,150**	10.3

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 76: Household Distribution for Lodging Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.[1]					
Management Occupations	0.10	0.44	0.33	0.28	**1.14**
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	**0.00**
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	**0.00**
Architecture and Engineering Occupations	0.02	0.08	0.06	0.05	**0.21**
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	**0.00**
Community and Social Service Occupations	0.00	0.00	0.00	0.00	**0.00**
Legal Occupations	0.00	0.00	0.00	0.00	**0.00**
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	**0.00**
Arts, Design, Entertainment, Sports, and Media Occupations	0.08	0.32	0.24	0.20	**0.84**
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	**0.00**
Healthcare Support Occupations	0.00	0.00	0.00	0.00	**0.00**
Protective Service Occupations	0.02	0.11	0.08	0.07	**0.28**
Food Preparation and Serving Related Occupations	0.08	0.32	0.24	0.20	**0.84**
Building and Grounds Cleaning and Maintenance Occupations	0.39	1.67	1.24	1.06	**4.36**
Personal Care and Service Occupations	0.06	0.25	0.18	0.16	**0.64**
Sales and Related Occupations	0.00	0.00	0.00	0.00	**0.00**
Office and Administrative Support Occupations	0.11	0.47	0.35	0.30	**1.23**
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	**0.00**
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	**0.00**
Installation, Maintenance, and Repair Occupations	0.02	0.08	0.06	0.05	**0.20**
Production Occupations	0.00	0.00	0.00	0.00	**0.00**
Transportation and Material Moving Occupations	0.05	0.21	0.16	0.13	**0.55**
Total	**0.93**	**3.95**	**2.94**	**2.50**	**10.30**

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 77: Household Income for Lodging Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size[1]					
Management Occupations	$207,322	$255,165	$334,904	$366,800	$287,061
Business and Financial Operations Occupations	$0	$0	$0	$0	$0
Computer and Mathematical Occupations	$0	$0	$0	$0	$0
Architecture and Engineering Occupations	$72,647	$89,412	$117,353	$128,530	$100,589
Life, Physical, and Social Science Occupations	$0	$0	$0	$0	$0
Community and Social Service Occupations	$0	$0	$0	$0	$0
Legal Occupations	$0	$0	$0	$0	$0
Education, Training, and Library Occupations	$0	$0	$0	$0	$0
Arts, Design, Entertainment, Sports, and Media Occupations	$35,436	$43,613	$57,242	$62,694	$49,065
Healthcare Practitioners and Technical Occupations	$0	$0	$0	$0	$0
Healthcare Support Occupations	$0	$0	$0	$0	$0
Protective Service Occupations	$20,458	$25,179	$33,048	$36,195	$28,327
Food Preparation and Serving Related Occupations	$23,271	$28,641	$37,592	$41,172	$32,221
Building and Grounds Cleaning and Maintenance Occupations	$32,660	$40,197	$52,758	$57,783	$45,221
Personal Care and Service Occupations	$149,202	$183,634	$241,019	$263,973	$206,588
Sales and Related Occupations	$0	$0	$0	$0	$0
Office and Administrative Support Occupations	$34,512	$42,476	$55,750	$61,060	$47,786
Farming, Fishing, and Forestry Occupations	$0	$0	$0	$0	$0
Construction and Extraction Occupations	$0	$0	$0	$0	$0
Installation, Maintenance, and Repair Occupations	$135,677	$166,987	$219,170	$240,043	$187,860
Production Occupations	$0	$0	$0	$0	$0
Transportation and Material Moving Occupations	$5,115	$6,295	$8,262	$9,049	$7,082

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 78: Percent of Median Income by Household Type and Occupation for Lodging Building Prototype

Area Median Income-->	$66,000	$75,400	$84,800	$94,200
Percent of Median Income by Occupation	**1 person**	**2 person**	**3 person**	**4+ person**
Management Occupations	314%	338%	395%	389%
Business and Financial Operations Occupations	0%	0%	0%	0%
Computer and Mathematical Occupations	0%	0%	0%	0%
Architecture and Engineering Occupations	110%	119%	138%	136%
Life, Physical, and Social Science Occupations	0%	0%	0%	0%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	0%	0%	0%	0%
Arts, Design, Entertainment, Sports, and Media Occupations	***54%***	***58%***	***68%***	***67%***
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	***31%***	***33%***	***39%***	***38%***
Food Preparation and Serving Related Occupations	***35%***	***38%***	***44%***	***44%***
Building and Grounds Cleaning and Maintenance Occupations	***49%***	***53%***	***62%***	***61%***
Personal Care and Service Occupations	226%	244%	284%	280%
Sales and Related Occupations	0%	0%	0%	0%
Office and Administrative Support Occupations	***52%***	***56%***	***66%***	***65%***
Farming, Fishing, and Forestry Occupations	0%	0%	0%	0%
Construction and Extraction Occupations	0%	0%	0%	0%
Installation, Maintenance, and Repair Occupations	206%	221%	258%	255%
Production Occupations	0%	0%	0%	0%
Transportation and Material Moving Occupations	8%	8%	10%	10%

Red indicates a value less than 100% (reflecting the median household income).

Figure 79: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.02	0.11	0.08	0.07	0.28
Food Preparation and Serving Related Occupations	0.08	0.32	0.24	0.20	0.84
Building and Grounds Cleaning and Maintenance Occupations	0.39	0.00	0.00	0.00	0.39
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.05	0.21	0.16	0.13	0.55
Total	0.54	0.64	0.48	0.40	2.06

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.08	0.32	0.00	0.00	0.40
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	1.67	0.00	0.00	1.67
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.11	0.47	0.00	0.00	0.58
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.19	2.46	0.00	0.00	2.65

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 80: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.24	0.20	0.44
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	1.24	1.06	2.30
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.35	0.30	0.65
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	1.83	1.56	3.39

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**	0.00

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 81: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype (continued)

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.02	0.08	0.00	0.00	0.10
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.02	0.08	0.00	0.00	0.10

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft.[1]	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.10	0.44	0.33	0.28	1.15
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.06	0.05	0.11
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.06	0.25	0.18	0.16	0.65
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.02	0.08	0.06	0.05	0.21
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.18	0.77	0.63	0.54	2.12

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Draft 2025 Impact Fee Study

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EXECUTIVE SUMMARY

Impact fees are one-time payments for new development's proportionate share of the capital cost of infrastructure. The following study addresses the City of Grand Junction's Municipal Facilities, Fire, Police, Multimodal Transportation, and Parks & Recreation facilities. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. They may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. Although Colorado is a "home-rule" state and home-rule municipalities were already collecting "impact fees" under their home-rule authority granted in the Colorado Constitution, the Colorado Legislature passed enabling legislation in 2001, as discussed further below.

COLORADO IMPACT FEE ENABLING LEGISLATION

For local governments, the first step in evaluating funding options for facility improvements is to determine basic options and requirements established by state law. Some states have more conservative legal parameters that basically restrict local government to specifically authorized actions. In contrast, "home-rule" states grant local governments broader powers that may or may not be precluded or preempted by state statutes depending on the circumstances and on the state's particular laws. Home rule municipalities in Colorado have the authority to impose impact fees based on both their home rule power granted in the Colorado Constitution and the impact fee enabling legislation enacted in 2001 by the Colorado General Assembly.

Impact fees are one-time payments imposed on new development that must be used solely to fund growth-related capital projects, typically called "system improvements". An impact fee represents new growth's proportionate share of capital facility needs. In contrast to project-level improvements, impact fees fund infrastructure that will benefit multiple development projects, or even the entire service area, as long as there is a reasonable relationship between the new development and the need for the growth-related infrastructure.

According to Colorado Revised Statute Section 29-20-104.5, impact fees must be legislatively adopted at a level no greater than necessary to defray impacts generally applicable to a broad class of property. The purpose of impact fees is to defray capital costs directly related to proposed development. The statutes of other states allow impact fee schedules to include administrative costs related to impact fees and the preparation of capital improvement plans, but this is not specifically authorized in Colorado's statute. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive portfolio to ensure adequate provision of public facilities. Because system improvements are larger and costlier, they may require bond financing and/or funding from other revenue sources. To be funded by impact fees, Section 29-20-104.5 requires that the capital improvements must have a useful life of at least five years. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Also, impact fees cannot be used to repair or correct existing deficiencies in existing infrastructure.

ADDITIONAL LEGAL GUIDELINES

Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is the protection of public health, safety, and welfare by ensuring development is not detrimental to the quality of essential public services. The means to this end is also important, requiring both procedural and substantive due process. The process followed to receive community input (i.e. stakeholder meetings, work sessions, and public hearings) provides opportunities for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (see Nollan v. California Coastal Commission, 1987). In a more recent case (Dolan v. City of Tigard, OR, 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development.

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, TischlerBise prefers a more rigorous formulation that recognizes three elements: "need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the Dolan case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to cover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The Nollan decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle likely applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the Dolan case and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The

demand for facilities is measured in terms of relevant and measurable attributes of development (e.g. persons per household).

A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. The calculation of impact fees should also assume that they will be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the state enabling legislation requires that facilities funded with fee revenues be available exclusively to development paying the fees. In other words, benefit may extend to a general area including multiple real estate developments. Procedures for the earmarking and expenditure of fee revenues are discussed near the end of this study. All of these procedural as well as substantive issues are intended to ensure that new development benefits from the impact fees they are required to pay. The authority and procedures to implement impact fees is separate from and complementary to the authority to require improvements.

Development Fee Methods and Cost Components

Figure 1 summarizes service areas, methodologies, and infrastructure cost components for each development fee.

Figure 1. Summary of City of Grand Junction Impact Fees

Fee Category	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
Fire	Citywide	Facilities, Apparatus	N/A	N/A	Population & Vehicle Trips
Municipal Facilities	Citywide	Municipal Facilities	N/A	N/A	Population & Jobs
Parks and Recreation	201 Service Bdry	Park Land, Open Space, Park Improvements	N/A	N/A	Population
Police	Citywide	Facilities	N/A	N/A	Population & Vehicle Trips
Transportation	Citywide	Principal Arterial, Minor Arterial, Major Collector, Minor Collector, Trail	N/A	N/A	Person Miles Traveled (PMT)

Please note, calculations throughout this report are based on an analysis conducted using MS Excel software. Results are discussed in the memo using one- and two-digit places (in most cases). Figures are typically either truncated or rounded. In some instances, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

CURRENT IMPACT FEES

Figure 2 provides a schedule of Grand Junction's current impact fees.

Figure 2. Current Impact Fees

Residential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Single <1,250 sq ft	Dwelling	$827	$0	$1,468	$356	$3,516	$6,167
Single 1,250 - 1,649 sq ft	Dwelling	$827	$0	$1,468	$356	$5,382	$8,033
Single 1,650 - 2,299 sq ft	Dwelling	$827	$0	$1,468	$356	$6,142	$8,793
Single 2,300 or more sq ft	Dwelling	$827	$0	$1,468	$356	$8,044	$10,695
Mobile Home	Pad	$827	$0	$1,468	$356	$3,651	$6,302
Multi-Family	Dwelling	$544	$0	$988	$233	$3,291	$5,056

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Current Fees
Retail/Commercial	1,000 SF	$569	$0	$0	$240	$8,256	$9,065
Convenience Commercial	1,000 SF	$569	$0	$0	$240	$17,551	$18,360
Office	1,000 SF	$222	$0	$0	$95	$6,624	$6,941
Institutional/Public	1,000 SF	$222	$0	$0	$95	$1,529	$1,846
Industrial	1,000 SF	$77	$0	$0	$33	$2,313	$2,423
Warehousing	1,000 SF	$40	$0	$0	$17	$1,025	$1,082
Hotel/Lodging	1,000 SF	$569	$0	$0	$240	$0	$809
Hotel/Lodging	Room	$0	$0	$0	$0	$4,537	$4,537
RV Park	Pad	$544	$0	$0	$233	$3,651	$4,428

Maximum Supportable Impact Fees

Figure 3 provides a schedule of the maximum supportable impact fees. The fees represent the highest amount supportable for each type of residential and nonresidential unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit							
Unit Size	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
850 or less	Dwelling	$501	$506	$1,530	$179	$3,681	$6,397
851 to 1,000	Dwelling	$648	$655	$1,978	$232	$4,716	$8,229
1,001 to 1,250	Dwelling	$822	$830	$2,508	$294	$5,947	$10,401
1,251 to 1,500	Dwelling	$1,016	$1,026	$3,100	$364	$7,300	$12,806
1,501 to 2,000	Dwelling	$1,276	$1,289	$3,895	$457	$9,114	$16,031
2,001 to 2,500	Dwelling	$1,550	$1,566	$4,731	$555	$11,010	$19,412
2,501 to 3,000	Dwelling	$1,764	$1,782	$5,384	$632	$12,520	$22,082
3,001 to 3,500	Dwelling	$1,944	$1,964	$5,935	$696	$13,771	$24,310
3,501 and greater	Dwelling	$2,098	$2,120	$6,404	$751	$14,858	$26,231

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Fire	Municipal Facilities	Parks and Recreation	Police	Transportation	Maximum Supportable
Retail/Commercial	1,000 SF	$1,445	$876	$0	$506	$10,725	$13,552
Convenience Commercial	1,000 SF	$1,989	$3,854	$0	$697	$14,763	$21,303
Office	1,000 SF	$641	$1,342	$0	$225	$6,432	$8,640
Institutional/Public	1,000 SF	$638	$1,178	$0	$223	$6,392	$8,431
Industrial	1,000 SF	$200	$478	$0	$70	$1,998	$2,746
Warehousing	1,000 SF	$102	$140	$0	$36	$1,015	$1,293
Hotel/Lodging	Room	$473	$230	$0	$166	$4,742	$5,611
RV Park	Pad	$160	$21	$0	$56	$1,601	$1,838

GENERAL METHODS FOR IMPACT FEES

There are three general methods for calculating impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating impact fees and how those methods can be applied to City of Grand Junction.

Cost Recovery Method (Past Improvements) The rationale for recoupment, or cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion Method (Concurrent Improvements) The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

Plan-Based Method (Future Improvements) The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

EVALUATION OF CREDITS

Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the Fire and Police impact fee calculations, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for construction of system improvements. This type of credit is addressed in the administration and implementation of the development impact fee program.

FIRE IMPACT FEE

The Fire impact fees include components for station space and apparatus. The incremental expansion methodology is used for both fee components. The Fire impact fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential fire impact fees are calculated per housing unit. Because the Grand Junction Fire Department also provides emergency medical services and these calls represent the largest percentage of calls to which the Department responds, TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire and emergency medical services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The Grand Junction Fire Department serves an area greater than the City of Grand Junction. Because of this, that portion of the demand cannot be attributed to City residents and businesses, or the impact fees will be disproportionate to demand. Therefore, we asked the Grand Junction Fire Department to conduct an analysis of calls for service inside and outside the City in to determine the amount of activity directed toward residents and businesses inside the City limits. As shown in Figure F1, over the last two calendar years, the City of Grand Junction Fire Department has responded to slightly over 42,000 incidents. Of that total, 83 percent of the incidents were inside the City limits.

Figure F1. Fire and EMS Incident Data for Two-Year Period

Location	Incidents	%
Inside the City	34,918	83%
Incidents outside the City	7,152	17%
Total	**42,070**	**100%**

Source: Grand Junction Fire Department

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Fire facilities and vehicles. To calculate the proportional share between residential and nonresidential demand on Fire facilities and vehicles, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest year available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for Fire infrastructure, see Figure F2.

Figure F2. City of Grand Junction Functional Population

Demand Units in 2021					
Residential				Demand Hours/Day	Person Hours
	Population	62,544			
	Residents Not Working		37,046	20	740,920
	Employed Residents		25,498		
	Employed in Grand Junction		17,052	14	238,728
	Employed outside Grand Junction		8,446	14	118,244
				Residential Subtotal	1,097,892
				Residential Share	**63%**
Nonresidential					
	Non-working Residents		37,046	4	148,184
	Jobs Located in Grand Junction		49,018		
	Residents Employed in Grand Junction		17,052	10	170,520
	Nonresident Workers (Inflow Commuters)		31,966	10	319,660
				Nonresidential Subtotal	638,364
				Nonresidential Share	**37%**
				Total	1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Fire Facilities

The incremental expansion component of the Fire impact fee is based on an inventory of existing Citywide facilities. It is important to note the existing inventory includes Station No. 7, which is under construction now and will be open around the time of the impact fee adoption. Therefore, the level of service standards are based on the projected 2025 demand units. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure F3, the Fire Department occupies 99,277 square feet in 10 different facilities. To determine the level of service factors for the impact fee calculation, the amount of facility square footage (99,277) is multiplied by the percentage of activity directed inside the City limits (83%) and then by the functional population split for the City of Grand Junction (found in Figure F2) is used to allocate the square footage and corresponding replacement cost of the fire stations in Figure F3. For example, of the 99,277 square feet of fire space in the City, 82,400 square feet is directed toward City of Grand Junction (99,277 multiplied by 83%). Of this 82,400 impact fee eligible square footage, 51,912 square feet is allocated to residential growth and 30,488 square feet is allocated to nonresidential development.

The allocated square feet of the Grand Junction fire stations are divided by the 2025 residential and nonresidential demand units (population and nonresidential vehicle trips). The result is the current level of service for fire stations in the City. Specifically, there is 0.772 square feet of fire station space per capita and 0.137 square feet per nonresidential vehicle trip.

To estimate the replacement cost of the fire stations, the average cost of $725 per square foot is used. This figure is based on the recent Station No. 7 construction cost. To find the cost per person or cost per nonresidential vehicle trip, the level of service standards is applied to the cost per square foot for fire stations. For example, the residential cost per person is $559.71 (0.772 square feet per person x $725 per square foot = $559.71 per person).

Figure F3. Fire Facilities Level of Service and Cost Factors

Description	Square Feet
Fire Administration Building	14,576
Fire Station No. 1	13,331
Fire Station No. 2	8,461
Fire Station No. 3	10,500
Fire Station No. 4	9,335
Fire Station No. 5 Annex	1,916
Fire Station No. 5	7,291
Fire Station No. 6	10,500
Fire Station No. 7	10,500
Fire Station No. 8	10,500
Fire Training Center	2,367
Total	99,277

Level-of-Service (LOS) Standards

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Sq. Ft. per Person	**0.772**
LOS: Sq. Ft. per Vehicle Trip	**0.137**

Cost Analysis

Cost per Square Foot*	$725
LOS: Square Feet per Person	0.772
Cost per Person	**$559.71**
LOS: Square Feet per Vehicle Trip	0.137
Cost per Vehicle Trip	**$99.25**

*Source: City of Grand Junction. Based on Station 7 Cost

Fire Apparatus

The second component of the Fire impact fee is fire apparatus. Similar to the station component, the current inventory includes apparatus that will be owned by the City when Station No. 7 opens in 2025. Therefore, the level of service standards are based on the projected 2025 demand units. The City's current inventory of apparatus is contained in Figure F4, which consists of 51 pieces with a total replacement value of $17 million, or an average cost of $334,922 per piece of apparatus. Similar to the facilities component, the apparatus inventory is compared to the percentage of activity directed inside the City of Grand Junction and then allocated based on the proportionate share factors shown in Figure F2. For example, of the 51 pieces of apparatus in the City, approximately 42 pieces of the inventory are directed toward City of Grand Junction (51 pieces of apparatus multiplied by 83%). Of the 42 pieces of impact fee eligible apparatus, approximately 27 pieces are allocated to residential growth and approximately 16 pieces are allocated to nonresidential growth. These allocations are divided by the demand units (population for residential development and nonresidential vehicle trips for nonresidential development) to calculate the current level of service. The current level of service is multiplied by the weighted average cost per fire apparatus to calculate the cost per capita and nonresidential vehicle trip.

For example, there is .00040 pieces of fire apparatus per person in Grand Junction (26.6 apparatus / 67,242 persons = .00040 apparatus per person). As discussed above, a new piece of fire apparatus has an average cost of $334,922, which results in the residential cost equaling $132.83 per person (.00040 vehicles per person x $353,155 per apparatus = $132.83 per person).

Figure F4. Fire Apparatus Inventory and Level of Service

Description	Model	# of Units	Unit Cost	Total Cost
Truck	Smeal 105' Quint	1	$1,700,000	$1,700,000
Truck	Smeal 75' Quint	1	$1,700,000	$1,700,000
Engine	Smeal	4	$1,000,000	$4,000,000
Engine	E-One Pumper	1	$1,000,000	$1,000,000
Engine	Pierce Enforcer	4	$1,000,000	$4,000,000
Battalion Chief	Dodge Ram 1500	1	$86,000	$86,000
Hazmat	BLM	1	$263,000	$263,000
Ambulance	Dodge/Ford/Chevy	14	$86,000	$1,204,000
Rescue	SVI Heavy Rescue Truck	1	$1,000,000	$1,000,000
Brush Engine	HME/BME	2	$375,000	$750,000
Brush Truck	Largo Tank	1	$375,000	$375,000
Tender	International	1	$350,000	$350,000
UTV	Yamaha	2	$25,000	$50,000
ATV	Suzuki	1	$12,000	$12,000
Air Trailer	Misc	1	$40,000	$40,000
Trailers	Trench/Confined Space/Flat	4	$10,000	$40,000
Administrative	SUVs	5	$41,000	$205,000
Administrative	Pickups	6	$51,000	$306,000
Total**		51	$334,922	$17,081,000

Level-of-Service (LOS) Standards**

Percentage of Activity in City of Grand Junction	83%
Population in 2025	67,242
Nonresidential Vehicle Trips in 2025	222,710
Residential Share	63%
Nonresidential Share	37%
LOS: Units per Person	**0.00040**
LOS: Units per Vehicle Trip	**0.00007**

Cost Analysis

Average Cost per Unit	$334,922
LOS: Units per Person	0.00040
Cost per Person	**$132.83**
LOS: Units per Vehicle Trip	0.00007
Cost per Vehicle Trip	**$23.55**

*Source: City of Grand Junction.

**Base Year assumptions have been set to 2025 to include Station 7 Apparatus

PROJECTION OF GROWTH-RELATED FIRE NEEDS

To estimate the demand for future Fire station space, the current level of service (0.772 square feet per person and 0.137 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure F5, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F5, there is a projected need for 19,194 square feet of Fire station space in the City to accommodate the growth at the present level of service. By applying the average cost of a building ($725 per square feet), the total projected expenditure to accommodate new development is estimated at approximately $13.9 million.

Figure F5. 10-Year Fire Infrastructure Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Fire Facilities	Residential	0.772	Square Feet	per Person	$725
	Nonresidential	0.137		per Vehicle Trip	

Growth-Related Need for Fire Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	50,580	29,901	80,480
Year 1	2025	67,242	222,710	51,912	30,488	82,400
Year 2	2026	68,968	226,999	53,244	31,075	84,319
Year 3	2027	70,694	231,289	54,576	31,662	86,239
Year 4	2028	72,419	235,579	55,909	32,250	88,158
Year 5	2029	74,145	239,868	57,241	32,837	90,078
Year 6	2030	75,871	244,158	58,573	33,424	91,997
Year 7	2031	77,596	248,447	59,905	34,011	93,916
Year 8	2032	79,322	252,737	61,237	34,598	95,836
Year 9	2033	81,048	257,026	62,570	35,186	97,755
Year 10	2034	82,773	261,316	63,902	35,773	99,675
Ten-Year Increase		17,256	42,895	13,322	5,872	19,194
			Projected Expenditure	**$9,658,550**	**$4,257,315**	**$13,915,865**
			Growth-Related Expenditure on Fire Facilities			**$13,915,865**

To estimate the demand for future Fire apparatus, the current level of service (0.00040 apparatus per person and 0.00007 vehicles per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. The City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure F6, there is a projected need for approximately 10 additional growth-related pieces of apparatus. By applying the average cost of a vehicle ($334,922), the total projected growth-related expenditure is estimated at approximately $3.3 million.

Figure F6. 10-Year Fire Apparatus Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Fire Apparatus	Residential	0.00040	Units	per Person	$334,922
	Nonresidential	0.00007		per Vehicle Trip	

Growth-Related Need for Apparatus						
Year		Population	Nonresidential Vehicle Trips	Residential Apparatus	Nonresidential Apparatus	Total
Base	2024	65,517	218,420	26.0	15.4	41.3
Year 1	2025	67,242	222,710	26.7	15.7	42.3
Year 2	2026	68,968	226,999	27.4	16.0	43.3
Year 3	2027	70,694	231,289	28.0	16.3	44.3
Year 4	2028	72,419	235,579	28.7	16.6	45.3
Year 5	2029	74,145	239,868	29.4	16.9	46.3
Year 6	2030	75,871	244,158	30.1	17.2	47.3
Year 7	2031	77,596	248,447	30.8	17.5	48.2
Year 8	2032	79,322	252,737	31.5	17.8	49.2
Year 9	2033	81,048	257,026	32.1	18.1	50.2
Year 10	2034	82,773	261,316	32.8	18.4	51.2
Ten-Year Increase		17,256	42,895	6.8	3.0	9.9
			Projected Expenditure	**$2,292,126**	**$1,010,328**	**$3,302,454**
			Growth-Related Expenditure on Fire Apparatus			**$3,302,454**

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations from past fire facility projects: Tax Revenue Bond Series 2010A and Tax Revenue Build America Bond Series 2010B. The proceeds from these bonds funded several fire facilities including Fire Station #1, #2 and the Fire Administration building for a total of $7,100,000 of improvements, representing 20 percent of the 2010 Bonds. This bond series was refinanced in 2019 at a lower interest rate of 5.05%. Figure F8 lists the remaining principal payment schedules for the bonds. The fire department's total remaining principal on the bond is $4.6 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. As shown in Figure F7, this results in a credit of $24.37 per person, and $4.47 per nonresidential trip end.

Figure F7. Principal Payment Credit

Year	Principal Payment (20% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	$197,000	$124,110	65,517	$1.89	$72,890	218,420	$0.33
2025	$198,000	$124,740	67,242	$1.86	$73,260	222,710	$0.33
2026	$208,000	$131,040	68,968	$1.90	$76,960	226,999	$0.34
2027	$218,000	$137,340	70,694	$1.94	$80,660	231,289	$0.35
2028	$229,000	$144,270	72,419	$1.99	$84,730	235,579	$0.36
2029	$240,000	$151,200	74,145	$2.04	$88,800	239,868	$0.37
2030	$252,000	$158,760	75,871	$2.09	$93,240	244,158	$0.38
2031	$265,000	$166,950	77,596	$2.15	$98,050	248,447	$0.39
2032	$278,000	$175,140	79,322	$2.21	$102,860	252,737	$0.41
2033	$292,000	$183,960	81,048	$2.27	$108,040	257,026	$0.42
2034	$306,000	$192,780	82,773	$2.33	$113,220	261,316	$0.43
2035	$322,000	$202,860	84,499	$2.40	$119,140	265,605	$0.45
2036	$335,000	$211,050	86,224	$2.45	$123,950	269,895	$0.46
2037	$348,000	$219,240	87,950	$2.49	$128,760	274,184	$0.47
2038	$362,000	$228,060	89,676	$2.54	$133,940	278,474	$0.48
2039	$376,000	$236,880	91,401	$2.59	$139,120	282,763	$0.49
2040	$388,000	$244,440	93,127	$2.62	$143,560	287,053	$0.50
Total	$4,814,000	$3,032,820		$37.76	$1,781,180		$6.96

Discount Rate	**5.0%**		**5.0%**
Net Present Value	**$24.37**		**$4.47**

Maximum Supportable Fire Impact Fee

Figure F8 shows the maximum supportable Fire Impact Fee. Impact fees for Fire are based on persons per housing unit for residential development and vehicle trips per 1,000 square feet for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet, hotel room or other applicable factor to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure F8. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Facilities	$559.71	$99.25
Apparatus	$132.83	$23.55
Principal Payment Credit	($24.37)	($4.47)
Total	$668.16	$118.34

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$501	$544	($43)
851 to 1,000	Dwelling	0.97	$648	$544	$104
1,001 to 1,250	Dwelling	1.23	$822	$544	$278
1,251 to 1,500	Dwelling	1.52	$1,016	$827	$189
1,501 to 2,000	Dwelling	1.91	$1,276	$827	$449
2,001 to 2,500	Dwelling	2.32	$1,550	$827	$723
2,501 to 3,000	Dwelling	2.64	$1,764	$827	$937
3,001 to 3,500	Dwelling	2.91	$1,944	$827	$1,117
3,501 and greater	Dwelling	3.14	$2,098	$827	$1,271

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	$1,445	$569	$876
Convenience Commercial	1,000 SF	16.81	$1,989	$569	$1,420
Office	1,000 SF	5.42	$641	$222	$419
Institutional/Public	1,000 SF	5.39	$638	$222	$416
Industrial	1,000 SF	1.69	$200	$77	$123
Warehousing	1,000 SF	0.86	$102	$40	$62
Hotel/Lodging	Room	4.00	$473	$569	($96)
RV Park	Pad	1.35	$160	$544	($384)

1. See Land Use Assumptions

Revenue from Fire Impact Fee

Revenue from the Fire Impact Fee is estimated in Figure F9. There is projected to be 8,180 new housing units and almost 6.6 million square feet of new nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth. Overall, the approximately $16.6 million in revenue from the impact fee covers approximately 97 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure F9. Estimated Revenue from Fire Impact Fee

Infrastructure Costs for Fire

	Total Cost	Growth Cost
Facilities	$13,915,865	$13,915,865
Apparatus	$3,302,454	$3,302,454
Total Expenditures	**$17,218,319**	**$17,218,319**

Projected Fire and Rescue Impact Fee Revenue

		Single-Family	Multi-Family	Retail/Comm.	Office	Inst./Public	Industrial
		$1,550 per Unit	$1,016 per Unit	$1,445 per KSF	$641 per KSF	$638 per KSF	$200 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
1	2025	23,960	8,345	10,426	7,756	7,584	7,416
2	2026	24,573	8,550	10,610	7,872	7,802	7,557
3	2027	25,186	8,755	10,794	7,988	8,020	7,697
4	2028	25,799	8,960	10,978	8,105	8,239	7,838
5	2029	26,412	9,165	11,162	8,221	8,457	7,979
6	2030	27,025	9,370	11,346	8,337	8,675	8,120
7	2031	27,638	9,575	11,530	8,453	8,893	8,261
8	2032	28,251	9,780	11,714	8,570	9,111	8,401
9	2033	28,864	9,985	11,898	8,686	9,329	8,542
10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		$9,501,500	$2,082,800	$2,658,986	$745,293	$1,391,800	$281,534

Projected Revenue =>	**$16,661,913**
Total Expenditures =>	**$17,218,319**
General Fund's Share =>	**$556,406**

MUNICIPAL FACILITIES IMPACT FEE

The Municipal Facilities impact fee include components for municipal buildings related to general government and general services functions. The incremental expansion is utilized for this fee calculation. The Municipal Facilities impact fee is calculated on a per capita basis for residential development and a per employee basis for nonresidential development. The residential portion is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person. The nonresidential portion is derived from the product of employees per 1,000 square feet of nonresidential space multiplied by the net cost per employee (job).

SERVICE AREA

The City of Grand Junction provides general government services throughout the City; therefore, there is a single service area for the Municipal Facilities impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on Municipal Facilities infrastructure. To calculate the proportionate share between residential and nonresidential demand on Municipal Facilities infrastructure, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 (the latest year available) functional population data for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for municipal facilities, see Figure M1.

Figure M1. City of Grand Junction Functional Population

Demand Units in 2021				Demand Hours/Day	Person Hours	Proportionate Share
Residential						
Estimated Residents	62,544					
Residents Not Working		37,046		20	740,920	
Employed Residents		25,498				
Employed in Grand Junction			17,052	14	238,728	
Employed outside Grand Junction			8,446	14	118,244	
			Residential Subtotal		1,097,892	63%
Nonresidential						
Non-working Residents		37,046		4	148,184	
Jobs Located in Grand Junction		49,018				
Residents Employed in Grand Junction			17,052	10	170,520	
Nonresident Workers (Inflow Commuters)			31,966	10	319,660	
			Nonresidential Subtotal		638,364	37%
			TOTAL		1,736,256	100%

IMPACT FEE COMPONENTS

Municipal Facilities

The Municipal Facilities Impact Fee is based on ten primary facilities serving the public, and their associated replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure M2, the City has a total of 140,397 square feet of municipal facility floor area. The functional population split for the City of Grand Junction found in Figure M1 is used to allocate the square footage and corresponding replacement cost of Municipal Facilities infrastructure in Figure M2. Of the 140,397 square feet of applicable general government facilities, 63 percent is allocated to residential development (88,450 square feet) and 37 percent (51,947 square feet) is allocated to nonresidential development. The 2024 population or job totals divide the floor area allocations to find the residential and nonresidential level of service standard. For example, the residential level of service is 1.35 square feet per person (88,450 square feet 65,517 residents = 1.35 square feet per person).

According to discussions with City staff, the estimated replacement cost of municipal facility space is $500 per square foot. To find the cost per person, the level of service standards is applied to the average replacement cost. For example, the residential cost per person is $675.02 (1.35 square feet person x $500 per square foot = $675.02 per person).

Figure M2. Municipal Facilities Level of Service and Cost Factors

Facility	Square Feet
910 Main Street	5,465
Engineering Building	5,170
Daycare Facility	5,525
Wellness Facility	2,050
Transportation Engineering Office	3,600
Municipal Service Center	38,485
Municipal Operations Center	23,345
Field Engineering Building	3,234
Facilities Building	7,523
City Hall	46,000
Total	140,397

Level-of-Service (LOS) Standards

Population in 2024	65,517
Employment in 2024	62,988
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	**1.35**
LOS: Square Feet per Job	**0.82**

Cost Analysis

Cost per Square Foot	$500
LOS: Square Feet per Person	1.35
Cost per Person	**$675.02**
LOS: Square Feet per Job	0.82
Cost per Job	**$412.36**

Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED MUNICIPAL FACILITIES FACILITY NEEDS

To estimate the demand for future Municipal Facilities infrastructure, the current level of service (1.35 square feet per person and 0.82 square feet per job) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure M3, the City is projected to increase by 17,256 residents and 16,590 jobs over the next ten years (see Appendix A). Figure M3 indicates that the City will need to construct 36,979 square feet of additional space to maintain current levels of service for Municipal Facilities. By applying the average cost of $500 per square foot), the estimated growth-related cost for Municipal Facilities is approximately $18.5 million over the next ten years.

Figure M3. 10-Year Municipal Facilities Infrastructure Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost / Sq. Ft.
Municipal Facilites	Residential	1.35	Square Feet	per persons	$500
	Nonresidential	0.82		per jobs	

Growth-Related Need for Municipal Facilities						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2024	65,517	62,988	88,450	51,947	140,397
Year 1	2025	67,242	64,647	90,780	53,315	144,095
Year 2	2026	68,968	66,306	93,109	54,683	147,793
Year 3	2027	70,694	67,965	95,439	56,052	151,491
Year 4	2028	72,419	69,624	97,769	57,420	155,189
Year 5	2029	74,145	71,283	100,098	58,788	158,887
Year 6	2030	75,871	72,942	102,428	60,156	162,584
Year 7	2031	77,596	74,601	104,758	61,524	166,282
Year 8	2032	79,322	76,260	107,088	62,893	169,980
Year 9	2033	81,048	77,919	109,417	64,261	173,678
Year 10	2034	82,773	79,578	111,747	65,629	177,376
Ten-Year Increase		**17,256**	**16,590**	**23,297**	**13,682**	**36,979**
			Projected Expenditure	**$11,648,387**	**$6,841,116**	**$18,489,503**

Growth-Related Expenditure on Municipal Facilities	**$18,489,503**

Maximum Supportable Municipal Facilities Impact Fee

Figure M4 shows the maximum supportable Municipal Facilities Impact Fee. Impact fees for Municipal Facilities are based on persons per housing unit for residential development and employees per 1,000 square feet for nonresidential development. For residential development, the total cost per person is multiplied by the persons per housing unit to calculate the proposed fee. For nonresidential development, the total cost per job is multiplied by the jobs per 1,000 square feet to calculate the proposed fee. The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure M4. Maximum Supportable Municipal Facilities Impact Fee

Fee Component	Cost per Person	Cost per Job
Municipal Facilities	$675.02	$412.36
Total	$675.02	$412.36

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$506	$0	$506
851 to 1,000	Dwelling	0.97	$655	$0	$655
1,001 to 1,250	Dwelling	1.23	$830	$0	$830
1,251 to 1,500	Dwelling	1.52	$1,026	$0	$1,026
1,501 to 2,000	Dwelling	1.91	$1,289	$0	$1,289
2,001 to 2,500	Dwelling	2.32	$1,566	$0	$1,566
2,501 to 3,000	Dwelling	2.64	$1,782	$0	$1,782
3,001 to 3,500	Dwelling	2.91	$1,964	$0	$1,964
3,501 and greater	Dwelling	3.14	$2,120	$0	$2,120

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Jobs per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	2.12	$876	$0	$876
Convenience Commercial	1,000 SF	9.35	$3,854	$0	$3,854
Office	1,000 SF	3.26	$1,342	$0	$1,342
Institutional/Public	1,000 SF	2.86	$1,178	$0	$1,178
Industrial	1,000 SF	1.16	$478	$0	$478
Warehousing	1,000 SF	0.34	$140	$0	$140
Hotel/Lodging	Room	0.56	$230	$0	$230
RV Park	Pad	0.05	$21	$0	$21

1. See Land Use Assumptions

Revenue from Municipal Facilities Impact Fee

Revenue from the Municipal Facilities Impact Fee is estimated in Figure M5. There is projected to be 8,180 new housing units and 6.6 million additional square feet of nonresidential space in Grand Junction by 2034. To determine the revenue from each development type, the fee is multiplied by the growth. Overall, the revenue from the impact fee covers 98 percent of the capital costs generated by projected growth in the City of Grand Junction.

Figure M5. Estimated Revenue from Municipal Facilities Impact Fee

Infrastructure Costs for Municipal Facilities

	Total Cost	Growth Cost
Municipal Facilities	$18,489,503	$18,489,503
Total Expenditures	**$18,489,503**	**$18,489,503**

Projected Development Impact Fee Revenue

	Single-Family	Multi-Family	Retail/Comm.	Office	Inst./Public	Industrial
	$1,566 per unit	$1,026 per unit	$876 per 1,000 Sq Ft	$1,342 per 1,000 Sq Ft	$1,178 per 1,000 Sq Ft	$478 per 1,000 Sq Ft
Year	**Housing Units**		**KSF**	**KSF**	**KSF**	**KSF**
Base 2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1 2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2 2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3 2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4 2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5 2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6 2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7 2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8 2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9 2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10 2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase	6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>	$9,599,580	$2,103,300	$1,611,953	$1,560,349	$2,569,813	$672,866

Projected Revenue =>	**$18,117,861**
Total Expenditures =>	**$18,489,503**
General Fund's Share =>	**$371,642**

PARKS & RECREATION IMPACT FEE

The Parks and Recreation Impact Fee is based on the incremental expansion methodology, and includes components for park land acquisition, open space land acquisition, and park improvements. By including a land park land component in the impact fee calculation, it is the City's intent to eliminate the current park land dedication requirement. The parks and recreation impact fee is derived from the product of persons per housing unit (by size of home) multiplied by the net cost per person.

SERVICE AREA

Since Grand Junction Parks provide services to the larger population residing outside the City in the 201 Sewer Service Boundary, parks and recreation infrastructure standards are allocated 100 percent to residential development within this area to establish the current level of service.

IMPACT FEE COMPONENTS

The Parks & Recreation Impact Fee is based on an inventory of existing City parks, current values of recreation improvements, and an inventory of current open space. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Discussions with City staff indicate the City's park system essentially serves residents who reside within the 201 Sewer Service Boundary. For purposes of determining level of service standards, this population base will be referred to as the "park population," which is larger than the existing population base of the City.

Park Land

Figure PR1 lists the current inventory of City parks included in the impact fee calculations. To calculate the current level of service, the existing park acreage, (545.28 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0047 acres of park land per person.

To determine the cost per acre for park land, the City of Grand Junction provided data on the value of park land acquired through the City's current dedication requirement. According to the sample data provided, the City acquired 205 acres with a value of $30,240,255. This equates to a value of $147,513. When this average cost per acre ($147,513) is applied to the existing level of service standard of 0.0047 acres of park land per person, the cost per person is $699.61.

Figure PR1. Park Land Level of Service and Cost Factors

Park Name	Park Type	Acreage
Burkey Park South	Undeveloped Park	9.8
Canyon View Park	Regional Park	115.1
Columbine Park	Community Park	12.4
Darla Jean Park	Small Neighborhood Park	2.2
Dos Rios Park	Community Park	2.98
Duck Pond - Orchard Mesa	Small Neighborhood Park	4.8
Duck Pond - Ridges	Small Neighborhood Park	1.5
Eagle Rim Park	Large Neighborhood Park	11.4
Emerson Park	Community Park	2.5
Flint Ridge Park	Undeveloped Park	3.2
Founder's Colony Park	Undeveloped Park	4.4
Hawthorne Park	Small Neighborhood Park	2.7
Honeycomb Park	Small Neighborhood Park	3.6
Horizon Park	Undeveloped Park	12.6
Las Colonias Park	Regional Park	33.6
Lincoln Park	Regional Park	32.9
Matchett Park	Undeveloped Park	207
Paradise Hills Park	Small Neighborhood Park	2.8
Pineridge Park	Community Park	1.9
Riverside Park	Small Neighborhood Park	1.5
Rocket Park	Small Neighborhood Park	2.7
Saccomano Park	Undeveloped Park	31.7
Shadow Lake Park	Small Neighborhood Park	5.8
Sherwood Park	Community Park	13.9
Spring Valley I Park	Small Neighborhood Park	3.1
Spring Valley II Park	Small Neighborhood Park	2.5
Washington Park	Small Neighborhood Park	3
Whitman Park	Small Neighborhood Park	2.5
Westlake Park	Large Neighborhood Park	11.2
Total		545.28

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary)	114,972
Residential Share	100%
LOS: Acres per Person	**0.0047**

Cost Analysis

Cost per Acre	$147,513
LOS: Acres per Person	0.0047
Cost per Person	**$699.61**

Source: City of Grand Junction

Open Space

Figure PR2 lists the current inventory of City open space parcels (inventory excludes the Three Sisters Bike Park). To calculate the current level of service, the existing open space acreage (303.4 acres) is divided by the current park population (114,972). This results in a level of service standard of 0.0026 acres of open space land per person.

To determine the cost per acre for open space, the City of Grand Junction provided data on the value of park land acquired through the City's current dedication requirement. According to the sample data provided, the City acquired 205 acres with a value of $30,240,255. This equates to a value of $147,513. When this average cost per acre ($147,513) is applied to the existing level of service standard of 0.0026 acres of open space land per person, the cost per person is $389.27.

Figure PR2. Open Space Level of Service and Cost Factors

Park Name	Acreage
Botanical Gardens Open Space	6.3
Las Colonias Park	32.4
Leach Creek Open Space	0.5
Ridges Open Space	173.9
South Rim Open Space	21.6
Kindred Reserve	37
Watson Island Open Space	31.7
Total	303.4

Level-of-Service (LOS) Standards

Park Population in 2024 (includes 201 Boundary	114,972
Residential Share	100%
LOS: Acres per Person	**0.0026**

Cost Analysis

Cost per Acre	$147,513
LOS: Acres per Person	0.0026
Cost per Person	**$389.27**

Source: City of Grand Junction

Park Improvements

Figure PR3 lists the current inventory of City improvements included in the impact fee calculations. As shown in Figure PR3, the City currently has 694 different park improvements, with a replacement value of $109.2 million. This equates to an average cost per improvement of $157,464. To calculate the current level of service, the existing park improvements, (694) is divided by the current park population (114,972). This results in a level of service standard of 0.0060 park improvements per person.

As discussed above, the average cost per improvement is $157,464. When the average cost per acre ($157,464) is applied to the existing level of service standard of 0.0060 park improvements per person, the cost per person is $950.49.

Figure PR3. Park Improvements Level of Service and Cost Factors

Description	Improvements	Unit Cost	Total Cost
Adventure Course	1	$600,000	$600,000
Aquatics, Indoor Lap Pool	1	$6,000,000	$6,000,000
Aquatics, Outdoor Lap Pool	1	$15,000,000	$15,000,000
Aquatics, Spray Pad	2	$1,050,000	$2,100,000
Basketball Court, Lit	1	$210,000	$210,000
Basketball Court, Unlit	9	$160,000	$1,440,000
Basketball, Practice	4	$127,000	$508,000
Batting Cage	2	$32,000	$64,000
Bike Course	2	$200,000	$400,000
Diamond Field, Lit	8	$880,000	$7,040,000
Diamond Field, Unlit	2	$450,000	$900,000
Diamond Field, Complex	1	$1,000,000	$1,000,000
Disc Golf	3	$110,000	$330,000
Dog Park	4	$500,000	$2,000,000
Event Space	5	$5,500	$27,500
Fitness Course	2	$15,000	$30,000
Game Court	2	$26,500	$53,000
Garden, Display	100	$10,000	$1,000,000
Horseshoe Pits	15	$3,000	$45,000
Inline Hockey	1	$250,000	$250,000
Natural Area	17	$400,000	$6,800,000
Open Turf	350	$42,500	$14,875,000
Pickleball Court, Lit	20	$165,000	$3,300,000
Pickleball Court, Unlit	4	$115,000	$460,000
Picnic Ground (Tables & Grills)	12	$2,600	$31,200
Playground (Destination)	5	$550,000	$2,750,000
Playground (Local)	19	$300,000	$5,700,000
Public Art Installations	10	$100,000	$1,000,000
Rectangular Field, Complex	1	$900,000	$900,000
Rectangular Field, Large	5	$500,000	$2,500,000
Rectangular Field, Multiple	1	$300,000	$300,000
Rectangular Field, Small	2	$100,000	$200,000
Shelter/Pavillion - Large	28	$130,000	$3,640,000
Shelter/Pavillion - Small	12	$60,000	$720,000
Skate Park - Destination	1	$3,200,000	$3,200,000
Skate Park - Local	2	$750,000	$1,500,000
Trail, Multi-Use, Concrete	13	$1,062,000	$13,806,000
Trailhead	1	$150,000	$150,000
Tennis Court, Lit	12	$300,000	$3,600,000
Tennis Court, Unlit	6	$175,000	$1,050,000
Volleyball Court	4	$50,000	$200,000
Water Access, Developed	1	$1,000,000	$1,000,000
Water Access, General	2	$1,300,000	$2,600,000
Total	**694**	**$157,464**	**$109,279,700**

Level-of-Service (LOS) Standards

Existing Improvements	694
Park Population in 2024 (includes 201 Boundary)	114,972
LOS: Park Improvements per Person	**0.0060**

Cost Analysis

Average Cost per Improvement*	$157,464
LOS: Improvements per Person	0.0060
Cost per Person	**$950.49**

*Source: City of Grand Junction

PROJECTION OF GROWTH-RELATED PARK INFRASTRUCTURE NEEDS

To estimate the 10-year growth needs for park land, the current level of service (0.0047 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR4, it is projected that the City will need to purchase 97.3 acres to accommodate the needs generated by new development. By applying the average cost per acre ($147,513 per acre), the estimated growth-related expenditure is approximately $14.3 million.

Figure PR4. 10-Year Park Land Infrastructure Needs to Accommodate Growth

Park Land Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Park Land	0.0047 Acres	per person	$147,513

Growth-Related Need for Park Land			
Year		**Park Population**	**Acres**
Base	2024	114,972	545.3
Year 1	2025	117,021	555.0
Year 2	2026	119,070	564.7
Year 3	2027	121,119	574.4
Year 4	2028	123,168	584.1
Year 5	2029	125,217	593.9
Year 6	2030	127,272	603.6
Year 7	2031	129,326	613.4
Year 8	2032	131,379	623.1
Year 9	2033	133,433	632.8
Year 10	2034	135,487	642.6
Ten-Year Increase		20,514	97.3

Growth-Related Expenditure for Park Land	$14,352,098

To estimate the 10-year growth needs for open space land acquisition, the current level of service (0.0026 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR5, it is projected that the City will need to purchase approximately 54 acres of open space land to accommodate the needs generated by new development. By applying the average cost per acre to acquire park land ($147,513 per acre), the estimated growth-related expenditure is approximately $7.9 million.

Figure PR5. 10-Year Open Space Infrastructure Needs to Accommodate Growth

Open Space Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Open Space	0.0026 Acres	per person	$147,513

Growth-Related Need for Open Space			
Year		**Park Population**	**Acres**
Base	2024	114,972	303.4
Year 1	2025	117,021	308.8
Year 2	2026	119,070	314.2
Year 3	2027	121,119	319.6
Year 4	2028	123,168	325.0
Year 5	2029	125,217	330.4
Year 6	2030	127,272	335.9
Year 7	2031	129,326	341.3
Year 8	2032	131,379	346.7
Year 9	2033	133,433	352.1
Year 10	2034	135,487	357.5
Ten-Year Increase		20,514	54.1

Growth-Related Expenditure for Open Space	**$7,985,671**

To estimate the 10-year growth needs for park improvements, the current level of service (0.0060 acres person) is applied to the projected park population growth. The 201 Sewer Service area is projected to increase by 20,514 residents over the next ten years (see Appendix A). As shown in Figure PR6, it is projected that the City will need to construct approximately 124 improvements on existing or future parks to accommodate the needs generated by new development. By applying the average cost per improvement ($157,464 per improvement), the estimated growth-related expenditure is approximately $19.4 million.

Figure PR6. 10-Year Park Improvement Infrastructure Needs to Accommodate Growth

Park Improvement Level-of-Service Standards			
Type	**Level of Service**	**Demand Unit**	**Unit Cost**
Park Improvements	0.0060 Improvements	per person	$157,464

Growth-Related Need for Park Improvements			
Year		**Park Population**	**Improvements**
Base	2024	114,972	694.0
Year 1	2025	117,021	706.4
Year 2	2026	119,070	718.7
Year 3	2027	121,119	731.1
Year 4	2028	123,168	743.5
Year 5	2029	125,217	755.8
Year 6	2030	127,272	768.2
Year 7	2031	129,326	780.6
Year 8	2032	131,379	793.0
Year 9	2033	133,433	805.4
Year 10	2034	135,487	817.8
Ten-Year Increase		20,514	123.8

Growth-Related Expenditure for Park Improvements	$19,498,671

MAXIMUM SUPPORTABLE PARKS & RECREATION IMPACT FEE

Figure PR7 shows the cost factors for each component of the City of Grand Junction's Parks and Recreation Impact Fee. Impact fees for parks and recreation are based on persons per housing unit and are only assessed against residential development. The fees for park improvements are calculated per person, so by multiplying the total cost per person by the housing unit size calculates the maximum supportable fee.

The fees represent the highest amount supportable for each type of housing unit, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure PR7. Maximum Supportable Park & Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$699.61
Open Space	$389.27
Park Improvements	$950.49
Total	$2,039.37

Residential Fees per Development Unit								
Unit Size	Development Unit	Persons per Unit[1]	Park Land	Park Improv.	Open Space	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$525	$713	$292	**$1,530**	$988	$542
851 to 1,000	Dwelling	0.97	$679	$922	$378	**$1,978**	$988	$990
1,001 to 1,250	Dwelling	1.23	$861	$1,169	$479	**$2,508**	$988	$1,520
1,251 to 1,500	Dwelling	1.52	$1,063	$1,445	$592	**$3,100**	$1,468	$1,632
1,501 to 2,000	Dwelling	1.91	$1,336	$1,815	$744	**$3,895**	$1,468	$2,427
2,001 to 2,500	Dwelling	2.32	$1,623	$2,205	$903	**$4,731**	$1,468	$3,263
2,501 to 3,000	Dwelling	2.64	$1,847	$2,509	$1,028	**$5,384**	$1,468	$3,916
3,001 to 3,500	Dwelling	2.91	$2,036	$2,766	$1,133	**$5,935**	$1,468	$4,467
3,501 and greater	Dwelling	3.14	$2,197	$2,985	$1,222	**$6,404**	$988	$5,416

1. See Land Use Assumptions

Revenue from Parks & Recreation Impact Fee

Revenue from the City's Parks & Recreation Impact Fee is estimated in Figure PR8. Demand for park improvements is driven by both City residents and current/future residents within the 201 Sewer Service Boundary. Therefore, it is difficult to estimate impact fee revenue for parks and recreation because it is not known when (and if) the projected housing units in the 201 Sewer Service Boundary will be annexed into the City of Grand Junction prior to their construction (which is the time the impact fee is paid). Therefore, the impact fee revenue projection is based on projected units in the City of Grand Junction over the next ten years. By multiplying the projected residential growth in the City by the impact fee amounts, we estimate projected impact fee revenue of approximately $38.1 million. Projected expenditures total $41.8 million.

Figure PR8. Estimated Revenue from Parks & Recreation Impact Fee

Infrastructure Costs for Parks

	Growth Cost
Park Land	$14,352,098
Open Space	$7,985,671
Park Improvements	$19,498,671
Total Expenditures	**$41,836,440**

Projected Development Impact Fee Revenue

		Single-Family	Multi-Family
		$5,384 per unit	$2,508 per unit
Year		Housing Units	Housing Units
Base	2024	23,347	8,140
Year 1	2025	23,960	8,345
Year 2	2026	24,573	8,550
Year 3	2027	25,186	8,755
Year 4	2028	25,799	8,960
Year 5	2029	26,412	9,165
Year 6	2030	27,025	9,370
Year 7	2031	27,638	9,575
Year 8	2032	28,251	9,780
Year 9	2033	28,864	9,985
Year 10	2034	29,477	10,190
Ten-Year Increase		6,130	2,050
Projected Revenue =>		$33,003,552	$5,142,274
		Projected Revenue =>	**$38,145,826**
		Total Expenditures =>	**$41,836,440**
		General Fund's Share =>	**$3,690,614**

POLICE IMPACT FEE

The Police impact fees include components for future station space. The incremental expansion methodology is used for the Police impact fee. The Police Impact Fee is calculated on a per capita basis for residential development and a per vehicle trip basis for nonresidential development.

The residential police impact fees are calculated per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for police facilities. Trip generation rates are used for nonresidential development because vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

SERVICE AREA

The City of Grand Junction provides Police services on a uniform basis throughout the City; therefore, there is a single service area for the Police impact fees.

PROPORTIONATE SHARE FACTORS

Both residential and nonresidential developments increase the demand on police facilities. To calculate the proportional share between residential and nonresidential demand on police facilities, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the City through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Grand Junction are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Grand Junction are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2021 functional population data (the latest available) for Grand Junction, the cost allocation for residential development is 63 percent while nonresidential development accounts for 37 percent of the demand for police facilities, see Figure P1.

Figure P1. City of Grand Junction Functional Population

Demand Units in 2021					
Residential				Demand Hours/Day	Person Hours
	Population	62,544			
	Residents Not Working		37,046	20	740,920
	Employed Residents		25,498		
	Employed in Grand Junction		17,052	14	238,728
	Employed outside Grand Junction		8,446	14	118,244
				Residential Subtotal	1,097,892
				Residential Share	**63%**
Nonresidential					
	Non-working Residents		37,046	4	148,184
	Jobs Located in Grand Junction		49,018		
	Residents Employed in Grand Junction		17,052	10	170,520
	Nonresident Workers (Inflow Commuters)		31,966	10	319,660
				Nonresidential Subtotal	638,364
				Nonresidential Share	**37%**
				Total	1,736,256

Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.24.1 (employment).

IMPACT FEE COMPONENTS

Police Facilities

The Police impact fee is based on an inventory of existing citywide facilities and replacement costs. The use of existing standards means there are no existing infrastructure deficiencies. The floor area has been provided by the City of Grand Junction staff.

As shown in Figure P2, the City of Grand Junction Police Department is housed in the Public Safety Building. This facility occupies 63,863 square feet. Of that amount, 7,832 square feet is utilized by the Regional Communications Center, which serves both the City and County is subtracted, resulting in 56,031 square feet devoted exclusively to Police activities. To determine the residential level of service, the current Police space square footage (56,031) is multiplied by the residential proportionate share factor (63%) and divided by the current population (65,517) for a level of service standard of 0.539 square feet per person. The nonresidential level of service standard of 0.095 square feet per nonresidential vehicle trip was determined by multiplying the current facility square footage (56,031) by the nonresidential proportionate share factor (37%) and divided by the current average daily nonresidential vehicle trips (218,420).

As shown in Figure P2, the estimated replacement cost is $625 per square foot. This cost is based on the estimated cost for construction of a future Police Annex prepared by the Blythe Group. When the residential (0.539 per person) and nonresidential (0.095 per vehicle trip) per square foot level of service standards are multiplied by the cost per square foot ($625), the resulting cost per demand units are $336.81 per person and $59.32 per nonresidential vehicle trip.

Figure P2. Police Station Level of Service and Cost Factors

Facility	Square Feet
Police Station Building*	56,031
Total	56,031

Level-of-Service (LOS) Standards

Population in 2024	65,517
Nonresidential Vehicle Trips in 2024	218,420
Residential Share	63%
Nonresidential Share	37%
LOS: Square Feet per Person	**0.539**
LOS: Square Feet per Vehicle Trip	**0.095**

Cost Analysis

Cost per Square Foot*	$625
LOS: Square Feet per Person	0.539
Cost per Person	**$336.74**
LOS: Square Feet per Vehicle Trip	0.095
Cost per Vehicle Trip	**$59.32**

Source: City of Grand Junction

*Does not include the 7,832 square feet for the Regional Communications Center

PROJECTION OF GROWTH-RELATED POLICE FACILITY NEEDS

To estimate the demand for future Police station space, the current level of service (0.539 square feet per person and 0.095 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for the City of Grand Junction. As shown in Figure P3, the City is projected to increase by 17,256 residents and 42,895 nonresidential vehicle trips over the next ten years (see Appendix A). As shown in Figure P3, there is projected demand for 13,369 square feet of growth-related Police space to accommodate new development in the City at the present level of service. By applying the average cost per square foot ($625), the total projected growth-related building space expenditure is approximately $8.3 million.

Figure P3. 10-Year Police Space Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Police Facilities	Residential	0.539	Square Feet	per Person	$625
	Nonresidential	0.095		per Vehicle Trip	

Growth-Related Need for Police Facilities						
Year		Population	Nonresidential Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total
Base	2024	65,517	218,420	35,300	20,731	56,031
Year 1	2025	67,242	222,710	36,229	21,139	57,368
Year 2	2026	68,968	226,999	37,159	21,546	58,705
Year 3	2027	70,694	231,289	38,089	21,953	60,042
Year 4	2028	72,419	235,579	39,019	22,360	61,379
Year 5	2029	74,145	239,868	39,948	22,767	62,715
Year 6	2030	75,871	244,158	40,878	23,174	64,052
Year 7	2031	77,596	248,447	41,808	23,581	65,389
Year 8	2032	79,322	252,737	42,738	23,989	66,726
Year 9	2033	81,048	257,026	43,667	24,396	68,063
Year 10	2034	82,773	261,316	44,597	24,803	69,400
Ten-Year Increase		**17,256**	**42,895**	**9,298**	**4,071**	**13,369**
			Projected Expenditure	**$5,810,940**	**$2,544,637**	**$8,355,576**
			Growth-Related Expenditure on Police Facilities			**$8,355,576**

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has existing debt obligations for the construction of the present Public Safety Building at a cost of $27.8 million. This total represents 80 percent of the 2010 Bonds. Figure P5 lists the remaining principal payment schedule for the bonds, which totals $19.2 million.

The total remaining annual principal payment schedule is distributed to the equivalent residential and nonresidential share, City's population and vehicle trip ends, to find the debt cost per attributed user. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (5.0%) rate. This results in a credit of $97.53 per person, and $17.89 per nonresidential trip end.

Figure P4. Principal Payment Credit

Year	Principal Payment (80% of Bond)	Res. Share 63%	Population	Debt Cost per Capita	Nonres. Share 37%	Nonres. Vehicle Trips	Debt Cost per Trip
2024	$788,000	$496,440	65,517	$7.58	$291,560	218,420	$1.33
2025	$792,000	$498,960	67,242	$7.42	$293,040	222,710	$1.32
2026	$832,000	$524,160	68,968	$7.60	$307,840	226,999	$1.36
2027	$872,000	$549,360	70,694	$7.77	$322,640	231,289	$1.39
2028	$916,000	$577,080	72,419	$7.97	$338,920	235,579	$1.44
2029	$960,000	$604,800	74,145	$8.16	$355,200	239,868	$1.48
2030	$1,008,000	$635,040	75,871	$8.37	$372,960	244,158	$1.53
2031	$1,060,000	$667,800	77,596	$8.61	$392,200	248,447	$1.58
2032	$1,112,000	$700,560	79,322	$8.83	$411,440	252,737	$1.63
2033	$1,168,000	$735,840	81,048	$9.08	$432,160	257,026	$1.68
2034	$1,224,000	$771,120	82,773	$9.32	$452,880	261,316	$1.73
2035	$1,288,000	$811,440	84,499	$9.60	$476,560	265,605	$1.79
2036	$1,340,000	$844,200	86,224	$9.79	$495,800	269,895	$1.84
2037	$1,392,000	$876,960	87,950	$9.97	$515,040	274,184	$1.88
2038	$1,448,000	$912,240	89,676	$10.17	$535,760	278,474	$1.92
2039	$1,504,000	$947,520	91,401	$10.37	$556,480	282,763	$1.97
2040	$1,552,000	$977,760	93,127	$10.50	$574,240	287,053	$2.00
Total	$19,256,000	$12,131,280		$151.11	$7,124,720		$27.87

Discount Rate	**5.0%**		**5.0%**
Net Present Value	**$97.53**		**$17.89**

Maximum Supportable Police Impact Fee

Figure P5 shows the maximum supportable Police Impact Fee. Impact fees for Police are based on persons per housing unit for residential development and vehicle trips per 1,000 square feet for nonresidential development. For residential development, the total cost per person is multiplied by the housing unit size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure P5. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$336.74	$59.32
Principal Payment Credit	($97.53)	($17.89)
Total	$239.21	$41.44

Residential Fees per Development Unit					
Unit Size	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	0.75	$179	$233	($54)
851 to 1,000	Dwelling	0.97	$232	$233	($1)
1,001 to 1,250	Dwelling	1.23	$294	$233	$61
1,251 to 1,500	Dwelling	1.52	$364	$356	$8
1,501 to 2,000	Dwelling	1.91	$457	$356	$101
2,001 to 2,500	Dwelling	2.32	$555	$356	$199
2,501 to 3,000	Dwelling	2.64	$632	$356	$276
3,001 to 3,500	Dwelling	2.91	$696	$356	$340
3,501 and greater	Dwelling	3.14	$751	$356	$395

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
Retail/Commercial	1,000 SF	12.21	$506	$240	$266
Convenience Commercial	1,000 SF	16.81	$697	$240	$457
Office	1,000 SF	5.42	$225	$95	$130
Institutional/Public	1,000 SF	5.39	$223	$95	$128
Industrial	1,000 SF	1.69	$70	$33	$37
Warehousing	1,000 SF	0.86	$36	$17	$19
Hotel/Lodging	Room	4.00	$166	$240	($74)
RV Park	Pad	1.35	$56	$233	($177)

1. See Land Use Assumptions

REVENUE FROM POLICE IMPACT FEE

Revenue from the Police Impact Fee is estimated in Figure P6. There is projected to be 8,180 new housing units and approximately 6.6 million square feet of additional nonresidential development in Grand Junction by 2034. To find the revenue from each development type, the fee is multiplied by the growth for each land use. Overall, the projected revenue from the Police impact fee totals approximately $5.9 million and covers approximately 71% of the total expected expenditures. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure P6. Estimated Revenue from Police Impact Fee

Infrastructure Costs for Police Facilities

	Growth Cost
Police Facilities	$8,355,576
Total Expenditures	**$8,355,576**

Projected Development Impact Fee Revenue

		Single-Family $555 per unit	Multi-Family $364 per unit	Retail/Comm. $506 per 1000 Sq Ft	Office $225 per 1000 Sq Ft	Inst./Public $223 per 1000 Sq Ft	Industrial $70 per 1000 Sq Ft
Year		**Housing Units**	**Housing Units**	**KSF**	**KSF**	**KSF**	**KSF**
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
Ten-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue =>		$3,402,150	$746,200	$931,105	$261,608	$486,476	$98,537

Projected Revenue =>	**$5,926,076**
Total Expenditures =>	**$8,355,576**
General Fund's Share =>	**$2,429,500**

TRANSPORTATION IMPACT FEE

The transportation impact fees include components for principal arterials, minor arterials, major collectors, minor collectors, and trails. The incremental expansion methodology is used for the transportation impact fee. The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors. Residential trip generation rates are customized to Grand Junction's residential development, as discussed in the following sections. Nonresidential trip generation rates are highest for retail/commercial development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories.

SERVICE AREA

The City of Grand Junction provides a citywide transportation network; therefore, there is a single service area for the transportation impact fees.

PROPORTIONATE SHARE FACTORS

Transportation impact fees should be proportionate to the cost of transportation infrastructure needed to accommodate new development. The transportation impact fees allocate the cost of transportation infrastructure between residential and nonresidential based on trip generation rates, trip adjustment factors, and trip lengths.

VEHICLE TRIPS

Average weekday vehicle trips are used as a measure of demand by land use. Vehicle trips are estimated using average weekday vehicle trip ends from the reference book, *Trip Generation, 11th Edition*, published by the Institute of Transportation Engineers (ITE) in 2021. A vehicle trip end represents a vehicle entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate the impact fees, trip generation rates are adjusted to avoid double counting each trip at both the origin and destination points. The basic trip adjustment factor is 50 percent. As discussed further below, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Residential Trip Generation Rates

As an alternative to simply using national average trip generation rates for residential development, published by the Institute of Transportation Engineers (ITE), TischlerBise calculates custom trip rates using local demographic data. Key inputs needed for the analysis, including average number of persons and vehicles available per housing unit, are available from American Community Survey (ACS) data.

Vehicle Trip Ends by Bedroom Range

TischlerBise recommends a fee schedule where larger units pay higher impact fees than smaller units. Benefits of the proposed methodology include: 1) proportionate assessment of infrastructure demand using local demographic data, and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501. Shown in Figure T1, cells with yellow shading indicate the unweighted survey results, which yield the unadjusted number of persons and vehicles available per housing unit. Unadjusted persons per housing unit and vehicles per housing unit are adjusted to control totals in Grand Junction – 2.11 persons per housing unit and 1.68 vehicles per unit. The analysis multiplies adjusted persons per housing unit estimates by the ITE weighted average trip rate per person to estimate trip ends per housing unit based on persons. The analysis multiplies adjusted vehicles per housing unit estimates by the ITE weighted average trip rate per vehicle to estimate trip ends per housing unit based on vehicles. Finally, the analysis calculates average trip ends per housing unit using the average number of trip ends per person and per vehicle. Housing units with 0-1 bedrooms generate 3.61 vehicle trips ends per day and housing units with 5+ bedrooms generate 11.36 vehicle trip ends per day.

Figure T1: Vehicle Trip Ends by Bedroom Range

Bedroom Range	Persons[1]	Housing Units[1]	Vehicles Available[1]	Housing Mix	Unadjusted PPHU	Adjusted PPHU[2]	Unadjusted VPHU	Adjusted VPHU[2]
0-1	233	193	159	8%	1.21	1.18	0.82	0.73
2	814	496	743	21%	1.64	1.61	1.50	1.33
3	2,647	1,202	2,401	50%	2.20	2.16	2.00	1.78
4	1,089	396	938	17%	2.75	2.70	2.37	2.11
5+	340	96	259	4%	3.54	3.48	2.70	2.40
Total	5,123	2,383	4,500	100%	2.15	2.11	1.89	1.68

National Averages According to ITE

ITE Code	AWVTE per Person	AWVTE per Vehicle	AWVTE per HU	Local Housing Mix
210 SFD	2.65	6.36	9.43	75%
221 Apt	2.28	3.97	4.54	25%
Weighted Avg	2.56	5.75	8.19	100%

Recommended AWVTE per Housing Unit

Bedroom Range	AWVTE per HU Based on Persons[3]	AWVTE per HU Based on Vehicles[4]	AWVTE per Housing Unit[5]
0-1	3.02	4.20	3.61
2	4.12	7.65	5.89
3	5.53	10.24	7.89
4	6.91	12.13	9.52
5+	8.91	13.80	11.36
Average	5.40	9.66	7.53

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501.
2. Represents unadjsted PUMS values scaled to control totals for Grand Junction using 2018-2022 ACS 5-Year Estimates.
3. Adjusted persons per housing unit multiplied by ITE weighted average trip rate per person.
4. Adjusted vehicles available per housing unit multiplied by ITE weighted average trip rate per vehicle.
5. Average trip rates based on persons and vehicles per housing unit.

Vehicle Trip Ends by Housing Size

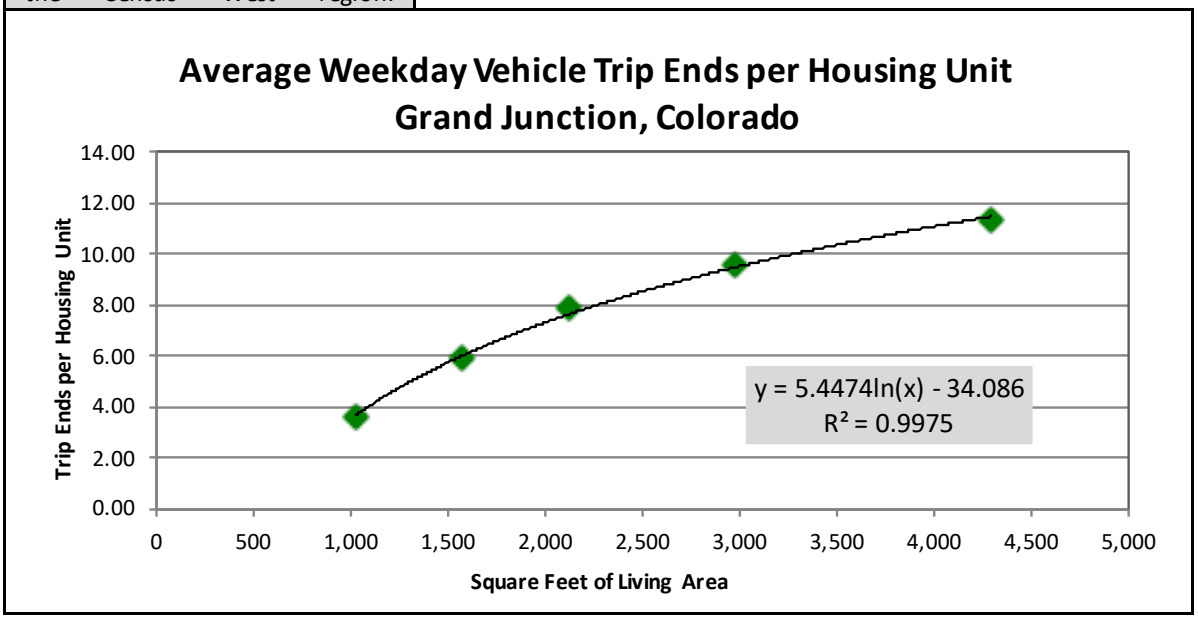
To derive average weekday vehicle trip ends by dwelling size, Tischler Bise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, living areas range from 1,021 square feet for 0- to 1-bedroom housing units up to 4,292 square feet for 5+ bedroom housing units. Citywide average floor area and weekday vehicle trip ends, by bedroom range, are plotted in Figure T2 with a logarithmic trend line formula to derive trip ends by housing unit size. TischlerBise recommends a minimum size based on 850 square feet or less and a maximum size of 4,501 square feet or larger.

A medium-size unit with 2,501 to 3,000 square feet has a fitted-curve value of 9.05 vehicle trip ends on an average weekday – this is less than the national average of 9.43 vehicle trip ends per single-family unit. A small unit of 850 square feet or less generates 2.66 vehicle trip ends, and this represents 29 percent of demand from a medium-size unit. A large unit of 3,501 square feet or more generates 10.74 vehicle trip ends, and this represents 119 percent of demand from a medium-size unit. With a "one-size-fits-all" approach, small units pay more than their proportionate share while large units pay less than their proportionate share.

Figure T2: Vehicle Trip Ends by Housing Size

Average weekday vehicle trip ends per housing unit derived from 2018-2022 ACS 5-Year PUMS data for the area that includes Grand Junction. Unit size for 0-1 bedroom from the 2022 U.S. Census Bureau average for all multi-family units constructed in the Census West region. Unit size for all other bedrooms from the 2022 U.S. Census Bureau average for single-family units constructed in the Census West region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,021	3.61	850 or less	2.66
2	1,573	5.89	851 to 1,000	3.41
3	2,123	7.89	1,001 to 1,250	4.30
4	2,974	9.52	1,251 to 1,500	5.28
5+	4,292	11.36	1,501 to 2,000	6.59
			2,001 to 2,500	7.96
			2,501 to 3,000	9.05
			3,001 to 3,500	9.96
			3,501 or more	10.74



Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional/public development uses Hospital (ITE 610) and generates 10.77 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area.

Figure T3: Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 55 percent to account for commuters leaving Grand Junction for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure T4, the U.S. Census Bureau's OnTheMap web application indicates 33 percent of resident workers traveled outside of Grand Junction for work in 2021. In combination, these factors (0.31 x 0.50 x 0.33 = 0.05) support the additional five percent allocation of trips to residential development.

Figure T4: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	25,498
Residents Living and Working in Grand Junction	17,052
Residents Commuting Outside Grand Junction for Work	8,446
Percent Commuting out of Grand Junction	33%
Additional Production Trips[1]	5%
Standard Trip Rate Adjustment	50%
Residential Trip Adjustment Factor	55%

Source: U.S. Census Bureau, OnTheMap Application (v 6.24.1) and LEHD Origin-Destination Employment Statistics, 2021.

1. According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2021 indicate that 33 percent of Grand Junction's workers travel outside the city for work. In combination, these factors (0.3099 x 0.50 x 0.33 = 0.05) account for 5 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (5 percent of production trips) for a total of 55 percent. *http://nhts.ornl.gov/publications.shtml ; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure T5, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Grand Junction's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing development generates 359,836 vehicle trips on an average weekday.

Figure T5: Average Weekday Vehicle Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2024 Dev Units	2024 Trips
Single Family	HU	210	9.43	55%	23,347	121,090
Multi-Family	HU	221	4.54	55%	8,140	20,326
Retail/Commercial	KSF	820	37.01	33%	10,242	125,090
Office	KSF	710	10.84	50%	7,639	41,406
Institutional/Public	KSF	610	10.77	50%	7,366	39,666
Industrial	KSF	130	3.37	50%	7,275	12,259
Total						359,836

PERSON TRIPS

Grand Junction is a unique community with residents and workers using varying modes of travel. In general, an impact fee study calculates future development's impact on infrastructure. In suburban, greenfield communities that concentrate on roadway expansion to accommodate additional vehicles, a development's impact is best estimated by calculating the additional vehicle trips or vehicle miles traveled (VMT) generated by the development. However, based on the urban environment and residents' travel behaviors, a multimodal approach is necessary for the City of Grand Junction. This is also consistent with the capital improvements identified in Grand Junction's Capital Improvement Plan and Grand Junction's desire to serve all modes of travel. As such, the multimodal approach calculates person trips generated by the varying development types in the study.

Person Trip Methodology

According to the Institute of Transportation Engineers (ITE), there are several elements necessary to calculate person trips. The following equation is provided in the ITE's Trip Generation Handbook (2021):

Person trips = [(vehicle occupancy) x (vehicle trips)] + transit trips + walk trips + bike trips

To create a more streamlined approach, this study uses "walk / bike / scooter" as the sum of walk and bike trips. The Trip Generation Handbook outlines the general approach to calculating person trips:

1. **Estimate vehicle trip ends generated by development type.** This study uses the vehicle trip rates found in Figure T2 for residential development and Figure T3 for nonresidential development.
2. **Determine mode share and vehicle occupancy.** This study uses mode share and vehicle occupancy data for Mesa County provided by Grand Valley Metropolitan Planning Organization (GVMPO) as part of the 2024 Colorado Department of Transportation (CDOT) travel survey.
3. **Convert vehicle trips to person trips.** This conversion calculates the total person trips by combining the vehicle trip mode share and vehicle occupancy.

Mode Share and Vehicle Occupancy

Vehicle trip estimates, by mode, from the CDOT travel survey provide mode share and vehicle occupancy data used in this analysis. According to preliminary results for Mesa County, the vehicle mode share is 86.3 percent for residential trips, 94.7 percent for nonresidential commercial/retail trips, and 89.2 percent for other nonresidential trips. Additionally, the vehicle trips had an average vehicle occupancy of 1.21 passengers per residential trip, 1.25 passengers per nonresidential commercial/retail trip, and 1.20 passengers per other nonresidential trip.

Figure T6: Mode Share

	Residential		Commercial/Retail		Other Nonresidential	
Mode	Trips	Share	Trips	Share	Trips	Share
Vehicle	1,220	86.3%	412	94.7%	181	89.2%
Transit	12	0.9%	0	0.0%	10	4.9%
Walk/Bike/Scooter	181	12.8%	23	5.3%	12	5.9%
Total	1,413	100.0%	435	100.0%	203	100.0%

Figure T7: Vehicle Occupancy

	Residential	Commercial/Retail	Other Nonresidential
Vehicle Occupants	1,474	515	217
Vehicle Trips	1,220	412	181
Vehicle Occupancy	1.21	1.25	1.20

Source: CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Calculation of Person Trip Ends

The total person trip end rate for each land use can be calculated using the vehicle trip end rate, vehicle occupancy rate, and vehicle mode share. The following formula to calculate vehicle trip ends is provided in the ITE's Trip Generation Handbook (2021):

Vehicle trip ends = [(person trip ends) x (vehicle mode share)]/(vehicle occupancy)

To calculate average weekday person trip ends for each land use, the analysis inputs vehicle trip ends, vehicle occupancy, and vehicle mode share factors found in earlier sections. For example, a 2,700-square-foot housing unit generates 9.05 average weekday vehicle trip ends, has a vehicle occupancy rate is 1.21, and the vehicle mode share is 86.3 percent. Based on these factors, a 2,700-square-foot housing unit generates 12.69 average weekday person trip ends ([9.05 vehicle trip ends X 1.21 occupancy rate] / 86.3 percent vehicle mode share). Figure T8 includes average weekday person trip ends for each land use.

Figure T8: Average Weekday Person Trip Ends by Land Use

Residential per Development Unit					
Unit Size	Development Unit	Vehicle Trip Ends per Unit[1]	Vehicle Occupancy[2]	Vehicle Mode Share[2]	Person Trip Ends per Unit
850 or less	Dwelling	2.66	1.21	86.3%	3.73
851 to 1,000	Dwelling	3.41	1.21	86.3%	4.78
1,001 to 1,250	Dwelling	4.30	1.21	86.3%	6.03
1,251 to 1,500	Dwelling	5.28	1.21	86.3%	7.40
1,501 to 2,000	Dwelling	6.59	1.21	86.3%	9.24
2,001 to 2,500	Dwelling	7.96	1.21	86.3%	11.16
2,501 to 3,000	Dwelling	9.05	1.21	86.3%	12.69
3,001 to 3,500	Dwelling	9.96	1.21	86.3%	13.96
3,501 and greater	Dwelling	10.74	1.21	86.3%	15.06

Nonresidential per Development Unit					
Development Type	Development Unit	Vehicle Trip Ends per Unit[1]	Vehicle Occupancy[2]	Vehicle Mode Share[2]	Person Trip Ends per Unit
Retail/Commercial	1,000 Sq Ft	37.01	1.25	94.7%	48.85
Convenience Commercial	1,000 Sq Ft	50.94	1.25	94.7%	67.24
Office	1,000 Sq Ft	10.84	1.20	89.2%	14.58
Institutional/Public	1,000 Sq Ft	10.77	1.20	89.2%	14.49
Industrial	1,000 Sq Ft	3.37	1.20	89.2%	4.53
Warehousing	1,000 Sq Ft	1.71	1.20	89.2%	2.30
Hotel/Lodging	Room	7.99	1.20	89.2%	10.75
RV Park	Pad	2.70	1.20	89.2%	3.63

1. See Land Use Assumptions
2. CDOT Travel Survey, Mesa County, 2024 (Preliminary Data)

Average Weekday Person Trips

Shown below, multiplying average weekday person trip ends and trip adjustment factors by existing development units provides the average weekday person trips generated by existing development. As shown below, existing development generates 488,921 person trips on an average weekday.

Figure T9: Average Weekday Person Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday PTE	Trip Adjustment	2024 Dev Units	2024 Person Trips
Single Family	HU	Custom	13.22	55%	23,347	169,757
Multi-Family	HU	Custom	6.37	55%	8,140	28,518
Retail/Commercial	KSF	820	48.85	33%	10,242	165,108
Office	KSF	710	14.58	50%	7,639	55,692
Institutional/Public	KSF	610	14.49	50%	7,366	53,367
Industrial	KSF	130	4.53	50%	7,275	16,478
Total						488,921

PERSON MILES TRAVELED (PMT)

The transportation impact fee is calculated on a per person mile traveled (PMT) basis for all development. Costs are allocated to both residential and nonresidential development using trip generation rates, trip adjustment factors, and trip length adjustment factors.

Trip Length Weighting Factor

The transportation impact fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 3-1, Table 3-2, and Table 3-3 of the 2022 National Household Travel Survey, person trips from residential development are approximately 124 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with commercial development are roughly 46 percent of the average trip length while other nonresidential development typically accounts for trips that are 61 percent of the average for all trips.

Local Trip Lengths

According to recent estimates, Grand Junction provides approximately 223.1 lane miles of arterials and collectors citywide. Using the capacity standards shown below, Grand Junction's existing network provides 1,759,670 vehicle miles of capacity – the weighted average is 7,887 vehicles per lane.

Figure T10: Existing Arterial and Collector Network

Description	Lane Miles	Lane Cap	VMC
Principal Arterial	74.9	9,000	674,100
Minor Arterial	66.6	8,000	532,400
Major Collector	63.2	7,000	442,050
Minor Collector	18.5	6,000	111,120
Total	223.1	7,887	1,759,670

Source: City of Grand Junction

To derive the average utilization (i.e., average trip length expressed in miles) of the major streets, divide vehicle miles of capacity by person trips attracted to development in Grand Junction. As shown in Figure T9, citywide development currently attracts 488,921 average weekday person trips. Dividing 1,759,670 vehicle miles of capacity by existing average weekday person trips yields an unweighted-average trip length of approximately 3.599 miles. The calibration of average trip length includes the same adjustment factors used in the impact fee calculations (i.e., commuter trip adjustment, pass-by trip adjustment, and average trip length adjustment). With these refinements, the weighted-average trip length is 4.417 miles.

Local Person Miles Traveled

Shown below are the demand indicators for residential and nonresidential land uses related to person miles traveled (PMT).

Figure T11: Average Weekday PMT by Land Use

Residential Development						
Unit Size	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment[1]	Average Trip Length (miles)[2]	Trip Length Adjustment[3]	PMT per Unit[1]
850 or less	Dwelling	3.73	55%	4.417	124%	11.24
851 to 1,000	Dwelling	4.78	55%	4.417	124%	14.40
1,001 to 1,250	Dwelling	6.03	55%	4.417	124%	18.16
1,251 to 1,500	Dwelling	7.40	55%	4.417	124%	22.29
1,501 to 2,000	Dwelling	9.24	55%	4.417	124%	27.83
2,001 to 2,500	Dwelling	11.16	55%	4.417	124%	33.62
2,501 to 3,000	Dwelling	12.69	55%	4.417	124%	38.23
3,001 to 3,500	Dwelling	13.96	55%	4.417	124%	42.05
3,501 and greater	Dwelling	15.06	55%	4.417	124%	45.37

Nonresidential Development						
Development Type	Development Unit	Person Trip Ends per Unit	Trip Rate Adjustment[1]	Average Trip Length (miles)[2]	Trip Length Adjustment[3]	PMT per Unit[1]
Retail/Commercial	1,000 Sq Ft	48.85	33%	4.417	46%	32.75
Convenience Commercial	1,000 Sq Ft	67.24	33%	4.417	46%	45.08
Office	1,000 Sq Ft	14.58	50%	4.417	61%	19.64
Institutional/Public	1,000 Sq Ft	14.49	50%	4.417	61%	19.52
Industrial	1,000 Sq Ft	4.53	50%	4.417	61%	6.10
Warehousing	1,000 Sq Ft	2.30	50%	4.417	61%	3.10
Hotel/Lodging	Room	10.75	50%	4.417	61%	14.48
RV Park	Pad	3.63	50%	4.417	61%	4.89

1. See Land Use Assumptions
2. TischlerBise calculation
3. National Household Travel Survey data, 2022; TischlerBise analysis

IMPACT FEE COMPONENTS

The transportation impact fee is based on Grand Junction's existing inventory of arterials, collectors, and trails. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure.

Principal Arterial

Grand Junction currently provides approximately 74.9 lane miles of principal arterials to existing development, and Grand Junction plans to construct additional principal arterials to serve future development. Grand Junction's existing level of service is 0.4256 lane miles per 10,000 PMT (74.9 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for principal arterials.

Based on Engineering & Transportation Department estimates, the construction cost for principal arterials is $2,235,034 per lane mile. The analysis uses this cost as a proxy for future growth-related principal arterial costs, and Grand Junction may use impact fees to construct principal arterials to serve future development. For principal arterials, the cost is $95.13 per PMT (74.9 lane miles / 1,759,685 PMT X $2,235,034 per lane mile).

Figure T12: Principal Arterial Level of Service and Cost Factors

Cost Factors	
Principal Arterial Cost per Mile	$13,410,205
Lanes	6.0
Principal Arterial Cost per Lane Mile	$2,235,034

Level-of-Service (LOS) Standards	
Existing Lane Miles	74.9
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.4256
Cost per PMT	$95.13

Source: Grand Junction Engineering & Transportation Department

Minor Arterial

Grand Junction currently provides approximately 66.6 lane miles of minor arterials to existing development, and Grand Junction plans to construct additional minor arterials to serve future development. Grand Junction's existing level of service is 0.3782 lane miles per 10,000 PMT (66.6 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor arterials.

Based on Engineering & Transportation Department estimates, the construction cost for minor arterials is $2,289,558 per lane mile. The analysis uses this cost as a proxy for future growth-related minor arterial costs, and Grand Junction may use impact fees to construct minor arterials to serve future development. For minor arterials, the cost is $86.59 per PMT (66.6 lane miles / 1,759,685 PMT X $2,289,558 per lane mile).

Figure T13: Minor Arterial Level of Service and Cost Factors

Cost Factors	
Minor Arterial Cost per Mile	$11,447,791
Lanes	5.0
Minor Arterial Cost per Lane Mile	$2,289,558

Level-of-Service (LOS) Standards	
Existing Lane Miles	66.6
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3782
Cost per PMT	$86.59

Source: Grand Junction Engineering & Transportation Department

Major Collector

Grand Junction currently provides approximately 63.2 lane miles of major collectors to existing development, and Grand Junction plans to construct additional major collectors to serve future development. Grand Junction's existing level of service is 0.3589 lane miles per 10,000 PMT (63.2 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for major collectors.

Based on Engineering & Transportation Department estimates, the construction cost for major collectors is $2,731,175 per lane mile. The analysis uses this cost as a proxy for future growth-related major collector costs, and Grand Junction may use impact fees to construct major collectors to serve future development. For major collectors, the cost is $98.01 per PMT (63.2 lane miles / 1,759,685 PMT X $2,731,175 per lane mile).

Figure T14: Major Collector Level of Service and Cost Factors

Cost Factors	
Major Collector Cost per Mile	$8,193,526
Lanes	3.0
Major Collector Cost per Lane Mile	$2,731,175

Level-of-Service (LOS) Standards	
Existing Lane Miles	63.2
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.3589
Cost per PMT	$98.01

Source: Grand Junction Engineering & Transportation Department

Minor Collector

Grand Junction currently provides approximately 18.5 lane miles of minor collectors to existing development, and Grand Junction plans to construct additional minor collectors to serve future development. Grand Junction's existing level of service is 0.1052 lane miles per 10,000 PMT (18.5 lane miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service for minor collectors.

Based on Engineering & Transportation Department estimates, the construction cost for minor collectors is $2,695,254 per lane mile. The analysis uses this cost as a proxy for future growth-related minor collector costs, and Grand Junction may use impact fees to construct minor collectors to serve future development. For minor collectors, the cost is $28.37 per PMT (18.5 lane miles / 1,759,685 PMT X $2,695,254 per lane mile).

Figure T15: Minor Collector Level of Service and Cost Factors

Cost Factors	
Minor Collector Cost per Mile	$5,390,508
Lanes	2.0
Minor Collector Cost per Lane Mile	$2,695,254

Level-of-Service (LOS) Standards	
Existing Lane Miles	18.5
2024 PMT	1,759,685
Lane Miles per 10,000 PMT	0.1052
Cost per PMT	$28.37

Source: Grand Junction Engineering & Transportation Department

Trail

Grand Junction currently provides approximately 28.26 miles of trails, also known as off-network active transportation corridors, to existing development, and Grand Junction plans to construct additional trails to serve future development. The total value of Grand Junction's existing trails is $67,230,152, and the analysis uses the weighted average of $2,378,589 per mile ($67,230,152 total value / 28.26 miles of existing trails) as a proxy for future growth-related trail costs.

Figure T16: Trail Cost Factors

Constructed Off-Network ATCs	Miles	Est. Construction Investment	Estimated ROW Value	Total Value
Riverfront Trail	13.77	$14,537,861	$14,537,861	$29,075,722
Monument Trail	3.67	$3,874,685	$3,874,685	$7,749,369
Audubon Trail	3.35	$3,537,522	$3,537,522	$7,075,044
Leach Creek Trail	2.41	$7,543,270	$2,543,270	$10,086,541
Eagle Rim Park	1.04	$2,198,651	$1,098,651	$3,297,302
Price Ditch Trail	0.97	$1,027,622	$1,027,622	$2,055,244
Highway 50 Trail	0.75	$793,828	$793,828	$1,587,656
Colorado Mesa University	0.53	$554,517	$554,517	$1,109,034
Independent Ranchman's Trail	0.35	$368,277	$368,277	$736,554
Main Street Bridge	0.30	$1,600,000	$314,931	$1,914,931
Ridges Blvd Trail	0.28	$449,195	$299,195	$748,391
GV Canal Trail	0.27	$280,369	$280,369	$560,738
Ridge Dr Trail	0.20	$212,577	$212,577	$425,154
Westlake Park Trail	0.16	$171,981	$171,981	$343,962
Levi Ct to Horizon Drive	0.10	$103,338	$103,338	$206,676
Little Bookcliff	0.04	$46,460	$46,460	$92,920
Lincoln Park	0.08	$82,456	$82,456	$164,913
Total	28.26	$37,382,610	$29,847,541	$67,230,152

Source: Grand Junction Engineering & Transportation Department

Grand Junction's existing level of service is 0.1606 miles per 10,000 PMT (28.26 miles / (1,759,685 PMT / 10,000)), and the analysis uses the incremental expansion methodology to maintain the existing level of service. The analysis uses the weighted average of $2,378,589 per mile as a proxy for future growth-related costs. The trail cost is $38.21 per PMT (28.26 miles / 1,759,685 PMT X $2,378,589 per mile).

Figure T17: Trail Level of Service and Cost Factors

Cost Factors	
Total Value	$67,230,152
Existing Miles	28.3
Trail Cost per Mile	$2,378,589

Level-of-Service (LOS) Standards	
Existing Miles	28.26
2024 PMT	1,759,685
Miles per 10,000 PMT	0.1606
Cost per PMT	$38.21

Source: Grand Junction Engineering & Transportation Department

PROJECTION OF GROWTH-RELATED TRANSPORTATION NEEDS

As shown in the *Land Use Assumptions* document, projected development includes an additional 8,180 housing units and 6,592,000 square feet of nonresidential floor area over the next 10 years. Based on the trip generation factors discussed in this section, projected development generates an additional 417,742 PMT over the next 10 years. Shown below in Figure T18, Grand Junction needs to construct approximately 17.8 lane miles of principal arterials at a cost of $39,741,374 (17.8 lane miles X $2,235,034 per lane mile), 15.8 lane miles of minor arterials at a cost of $36,172,343 (15.8 lane miles X $2,289,558 per lane mile), 15.0 lane miles of major collectors at a cost of $40,944,901 (15.0 lane miles X $2,731,175 per lane mile), 4.4 lane miles of minor collectors at a cost of $11,849,979 (4.4 lane miles X $2,695,254 per lane mile), and 6.7 miles of trails at a cost of $15,960,159 (6.7 miles X $2,378,589 per mile) over the next 10 years to maintain the existing levels of service.

Figure T18: 10-Year Transportation Infrastructure Needs to Accommodate Growth

Development Type	Dev Unit	Avg Wkday PTE	Trip Adjustment	Trip Length Adjustment	2024 Dev Units	2024 PMT
Single Family	HU	13.22	55%	124%	23,347	929,775
Multi-Family	HU	6.37	55%	124%	8,140	156,198
Retail/Commercial	KSF	48.85	33%	46%	10,242	335,469
Office	KSF	14.58	50%	61%	7,639	150,054
Institutional/Public	KSF	14.49	50%	61%	7,366	143,790
Industrial	KSF	4.53	50%	61%	7,275	44,398
Total						1,759,685

Average Trip Length (miles)	4.417
Average Lane Capacity	7,887

Grand Junction, Colorado	Base	1	2	3	4	5	10	10-Year
	2024	2025	2026	2027	2028	2029	2034	Increase
Single Family Units	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
Mobile Home Units	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Retail/Commercial KSF	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
Office KSF	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
Institutional/Public KSF	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
Industrial KSF	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Single-Family Trips	169,757	174,215	178,672	183,129	187,586	192,043	214,329	44,571
Mobile Home Trips	28,518	29,237	29,955	30,673	31,391	32,110	35,701	7,182
Residential Trips	198,276	203,451	208,627	213,802	218,977	224,153	250,029	51,753
Retail/Commercial Trips	165,108	168,074	171,041	174,007	176,973	179,940	194,772	29,664
Office Trips	55,692	56,539	57,387	58,235	59,082	59,930	64,168	8,476
Institutional/Public Trips	53,367	54,947	56,528	58,108	59,689	61,269	69,172	15,805
Industrial Trips	16,478	16,797	17,116	17,435	17,754	18,072	19,667	3,188
Nonresidential Trips	290,645	296,358	302,071	307,785	313,498	319,211	347,778	57,133
Total Person Trips	**488,921**	**499,809**	**510,698**	**521,587**	**532,475**	**543,364**	**597,807**	**108,887**
Total PMT	**1,759,685**	**1,801,459**	**1,843,234**	**1,885,008**	**1,926,782**	**1,968,556**	**2,177,427**	**417,742**
Principal Arterial Lane Miles	74.9	76.7	78.5	80.2	82.0	83.8	92.7	17.8
Minor Arterial Lane Miles	66.6	68.1	69.7	71.3	72.9	74.4	82.3	15.8
Major Collector Lane Miles	63.2	64.6	66.1	67.6	69.1	70.6	78.1	15.0
Minor Collector Lane Miles	18.5	19.0	19.4	19.8	20.3	20.7	22.9	4.4
Trail Miles	28.3	28.9	29.6	30.3	30.9	31.6	35.0	6.7

PRINCIPAL PAYMENT CREDIT

The City of Grand Junction has outstanding and planned debt obligations of $68,860,000 related to the construction of existing and future arterial and collector improvements. A credit is necessary since new development will pay the impact fee and will also contribute to future principal payments on the remaining debt through taxes. A credit is not necessary for future interest payments because the analysis excludes interest costs from the impact fee calculation. The analysis divides annual principal payments by projected PMT to determine the annual cost of principal payments per PMT. To account for the time value of money, the analysis calculates the net present value of future principal payments per PMT using the Series 2020B discount rate of 4.00 percent. The net present value of future principal payments related to existing debt is $18.83 per PMT.

Figure T19: Principal Payment Credit

Year	2020A Principal	2020B Principal	2025A Principal	Total Principal	PMT	Payment per PMT
2024	$2,040,000	$0		$2,040,000	1,759,685	$1.16
2025	$1,180,000	$0	$1,000,000	$2,180,000	1,801,459	$1.21
2026	$1,200,000	$0	$1,000,000	$2,200,000	1,843,234	$1.19
2027	$1,225,000	$0	$1,000,000	$2,225,000	1,885,008	$1.18
2028	$535,000	$725,000	$1,000,000	$2,260,000	1,926,782	$1.17
2029	$0	$1,411,000	$1,000,000	$2,411,000	1,968,556	$1.22
2030	$0	$1,411,000	$1,000,000	$2,411,000	2,010,330	$1.20
2031	$0	$1,411,000	$1,000,000	$2,411,000	2,052,105	$1.17
2032	$0	$1,411,000	$1,000,000	$2,411,000	2,093,879	$1.15
2033	$0	$1,411,000	$1,000,000	$2,411,000	2,135,653	$1.13
2034	$0	$1,724,000	$1,000,000	$2,724,000	2,177,427	$1.25
2035	$0	$1,724,000	$1,000,000	$2,724,000	2,219,201	$1.23
2036	$0	$1,724,000	$1,000,000	$2,724,000	2,260,976	$1.20
2037	$0	$1,724,000	$1,000,000	$2,724,000	2,302,750	$1.18
2038	$0	$1,724,000	$1,000,000	$2,724,000	2,344,524	$1.16
2039	$0	$2,105,000	$1,000,000	$3,105,000	2,386,298	$1.30
2040	$0	$2,105,000	$1,000,000	$3,105,000	2,428,072	$1.28
2041	$0	$2,105,000	$1,000,000	$3,105,000	2,469,847	$1.26
2042	$0	$2,105,000	$1,000,000	$3,105,000	2,511,621	$1.24
2043	$0	$2,105,000	$1,000,000	$3,105,000	2,553,395	$1.22
2044	$0	$2,572,000	$1,000,000	$3,572,000	2,591,409	$1.38
2045	$0	$2,572,000		$2,572,000	2,629,422	$0.98
2046	$0	$2,572,000		$2,572,000	2,667,436	$0.96
2047	$0	$2,572,000		$2,572,000	2,705,450	$0.95
2048	$0	$2,572,000		$2,572,000	2,743,464	$0.94
2049	$0	$2,895,000		$2,895,000	2,781,477	$1.04
Total	$6,180,000	$42,680,000	$20,000,000	$68,860,000		$30.36
				Interest Rate[1]		4.00%
				Credit per PMT		$18.83

1. Transportation 2020B

Source: Grand Junction Engineering & Transportation Department

MAXIMUM SUPPORTABLE TRANSPORTATION IMPACT FEE

Infrastructure components and cost factors for transportation impact fees are summarized in the upper portion of Figure T20. The cost per service unit is $327.48 per PMT. Transportation impact fees for residential development are calculated per housing unit, based on unit size, and vary proportionately according to the number of PMT per housing unit. The fee of $11,010 for a residential unit with 2,200 square feet is calculated using a cost per service unit of $327.48 per PMT multiplied by 33.62 PMT per unit. Nonresidential impact fees are calculated per development unit and vary proportionately according to the number of PMT per development unit. The industrial fee of $1,998 per development unit is calculated using a cost per service unit of $327.48 per PMT multiplied by 6.10 PMT per development unit.

Figure T20: Maximum Supportable Transportation Impact Fee

Fee Component	Cost per PMT
Principal Arterial	$95.13
Minor Arterial	$86.59
Major Collector	$98.01
Minor Collector	$28.37
Trail	$38.21
Debt Credit	($18.83)
Total	$327.48

Residential Fees per Development Unit					
Unit Size	Development Unit	PMT per Unit[1]	Maximum Supportable	Current Fees	Increase / (Decrease)
850 or less	Dwelling	11.24	$3,681	$3,291	$390
851 to 1,000	Dwelling	14.40	$4,716	$3,291	$1,425
1,001 to 1,250	Dwelling	18.16	$5,947	$3,291	$2,656
1,251 to 1,500	Dwelling	22.29	$7,300	$3,516	$3,784
1,501 to 2,000	Dwelling	27.83	$9,114	$5,382	$3,732
2,001 to 2,500	Dwelling	33.62	$11,010	$6,142	$4,868
2,501 to 3,000	Dwelling	38.23	$12,520	$8,044	$4,476
3,001 to 3,500	Dwelling	42.05	$13,771	$8,044	$5,727
3,501 and greater	Dwelling	45.37	$14,858	$8,044	$6,814

Nonresidential Fees per Development Unit					
Development Type	Development	PMT per Unit[1]	Maximum	Current	Increase /
Retail/Commercial	1,000 SF	32.75	$10,725	$8,256	$2,469
Convenience Commercial	1,000 SF	45.08	$14,763	$17,551	($2,788)
Office	1,000 SF	19.64	$6,432	$6,624	($192)
Institutional/Public	1,000 SF	19.52	$6,392	$1,529	$4,863
Industrial	1,000 SF	6.10	$1,998	$2,313	($315)
Warehousing	1,000 SF	3.10	$1,015	$1,025	($10)
Hotel/Lodging	Room	14.48	$4,742	$4,537	$205
RV Park	Pad	4.89	$1,601	$3,651	($2,050)

1. See Land Use Assumptions

REVENUE FROM TRANSPORTATION IMPACT FEES

Projected fee revenue shown in Figure T21 is based on the development projections in the *Land Use Assumptions* document and the maximum supportable transportation impact fees. If development occurs faster than projected, the demand for infrastructure will increase along with impact fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and impact fee revenue will decrease at a similar rate. Projected impact fee revenue equals $133,694,557 and projected expenditures equal $144,668,755. Impact fee revenue is less than the projected expenditures due to the required debt credit.

Figure T21: Estimated Revenue from Transportation Impact Fees

Fee Component	Growth Share	Existing Share	Total
Principal Arterial	$39,741,374	$0	$39,741,374
Minor Arterial	$36,172,343	$0	$36,172,343
Major Collector	$40,944,901	$0	$40,944,901
Minor Collector	$11,849,979	$0	$11,849,979
Trail	$15,960,159	$0	$15,960,159
Total	$144,668,755	$0	$144,668,755

		Single-Family $11,010 per unit	Multi-Family $7,300 per unit	Retail/Comm. $10,725 per 1,000 sq ft	Office $6,432 per 1,000 sq ft	Inst./Public $6,392 per 1,000 sq ft	Industrial $1,998 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	23,347	8,140	10,242	7,639	7,366	7,275
Year 1	2025	23,960	8,345	10,426	7,756	7,584	7,416
Year 2	2026	24,573	8,550	10,610	7,872	7,802	7,557
Year 3	2027	25,186	8,755	10,794	7,988	8,020	7,697
Year 4	2028	25,799	8,960	10,978	8,105	8,239	7,838
Year 5	2029	26,412	9,165	11,162	8,221	8,457	7,979
Year 6	2030	27,025	9,370	11,346	8,337	8,675	8,120
Year 7	2031	27,638	9,575	11,530	8,453	8,893	8,261
Year 8	2032	28,251	9,780	11,714	8,570	9,111	8,401
Year 9	2033	28,864	9,985	11,898	8,686	9,329	8,542
Year 10	2034	29,477	10,190	12,082	8,802	9,548	8,683
10-Year Increase		6,130	2,050	1,840	1,163	2,182	1,408
Projected Revenue		$71,371,236	$15,824,462	$20,870,099	$7,908,164	$14,746,909	$2,973,688

Projected Revenue =>	**$133,694,557**
Total Expenditures =>	**$144,668,755**
General Fund's Share =>	**$10,974,198**

IMPLEMENTATION AND ADMINISTRATION

Impact fees should be periodically evaluated and updated to reflect recent data. City of Grand Junction will continue to adjust for inflation. If cost estimates or demand indicators change significantly, Grand Junction should update the fee calculations.

Colorado's enabling legislation allows local governments to "waive an impact fee or other similar development charge on the development of low- or moderate-income housing, or affordable employee housing, as defined by the local government."

CREDITS AND REIMBURSEMENTS

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that particular development.

SERVICE AREA

A development impact fee service area is a region in which a defined set of improvements provide benefit to an identifiable amount of new development. Within a service area, all new development types (single-family, commercial, etc.) are assessed at the same development impact fee rate. Land use assumptions and development impact fees are each defined in terms of this geography, so that capital facility demand, projects needed to meet that demand, and capital facility cost are all quantified in the same terms. Development impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of a large number of small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis of the City and the type of facilities and improvements included in the development impact fee calculation, TischlerBise has determined that a citywide service area is appropriate for the City of Grand Junction for all impact fees with the exception of parks and recreation, which includes the 201 Service Area Boundary.

APPENDIX A: LAND USE ASSUMPTIONS

OVERVIEW

The City of Grand Junction, Colorado, retained TischlerBise to analyze the impacts of development on its capital facilities and to calculate impact fees based on that analysis. The population, housing unit, and job projections contained in this document provide the foundation for the impact fee study. To evaluate demand for growth-related infrastructure from various types of development, TischlerBise prepared documentation on demand indicators by type of housing unit, jobs and floor area by type of nonresidential development. These metrics (explained further below) are the demand indicators to be used in the impact fee study.

Impact fees are based on the need for growth-related capital improvements, and they must be proportionate to the type of land use. The demographic data and development projections are used to demonstrate proportionality and to anticipate the need for future infrastructure. Demographic data reported by the U.S. Census Bureau, and data provided by Grand Junction and Mesa County Regional Transportation Planning Organization (RTPO) staff, are used to calculate base year estimates and annual projections for a 10-year horizon. Impact fee studies typically look out five to ten years, with the expectation that fees will be updated every three to five years.

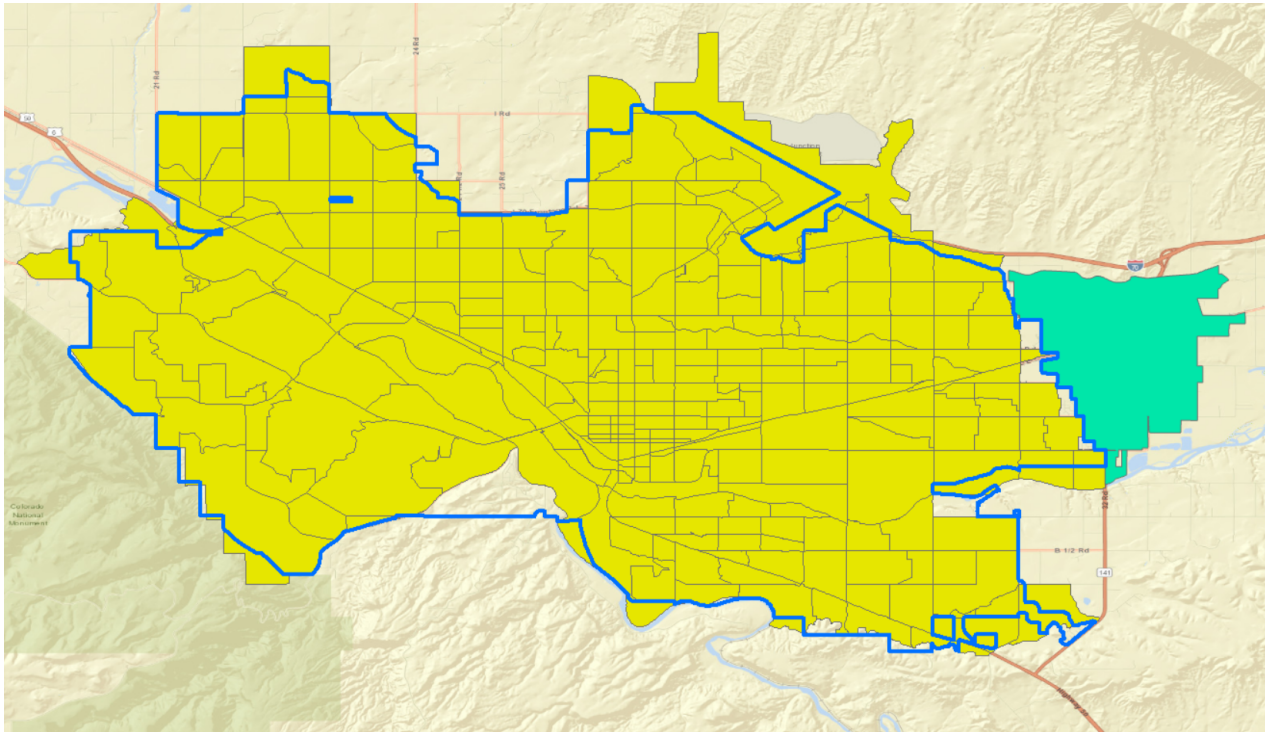
SUMMARY OF GROWTH INDICATORS

Key development projections for Grand Junction's impact fee study are housing units and nonresidential floor area. These projections are used to estimate impact fee revenue and to indicate the anticipated need for growth-related infrastructure. The goal is to have reasonable projections without being overly concerned with precision, because impact fees methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts. If actual development is slower than projected, impact fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Grand Junction will receive more impact fee revenue, but it will also need to accelerate infrastructure improvements to keep pace with the actual rate of development. Based on the assumptions outlined in the following sections, projected citywide development over the next ten years includes an average of 818 residential units per year and approximately 759,900 square feet of nonresidential floor area per year.

RESIDENTIAL DEVELOPMENT

Current estimates and future projections of residential development are detailed in this section, including population and housing units by type (e.g., single-family versus multi-family units). Due to differing development patterns both in and outside of City limits, TischlerBise reviewed base year population and housing unit estimates for the City of Grand Junction and specific TAZ boundaries from the Transportation Master Plan which are also associated with the 201 Sewer Service Area Boundary. The task at hand is to provide baseline population and housing unit estimates for those areas of the 201 Sewer Service Area Boundary which can reasonably be expected to be annexed into the City of Grand Junction over the next ten years. Figure A1 depicts the 201 Sewer Service Area Boundary (light blue line) and TAZ areas (yellow) incorporated into the study population and housing estimates.

Figure A1: Map of 201 Sewer Service Boundary and TAZ Areas



Occupancy by Housing Type

In 2010 the U.S. Census Bureau transitioned from the traditional long-form questionnaire to the American Community Survey (ACS), which is less detailed and has smaller sample sizes. As a result, Census data now has more limitations than before. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses). For impact fees in Grand Junction, "single-family" residential includes detached units and townhouses that share a common sidewall but are constructed on an individual parcel of land. The second residential category includes all multi-family structures with two or more units on an individual parcel of land.

According to the Census Bureau, a household is a housing unit that is occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit, or persons per household, to derive proportionate-share fee amounts. When persons per housing unit are used in the fee calculations, infrastructure standards are derived using year-round population. When persons per household are used in the fee calculations, the impact fee methodology assumes all housing units will be occupied, this requiring seasonal or peak population to be used when deriving infrastructure standards.

To estimate population and employment for future years, the analysis applies growth assumptions derived from *Grand Valley Metropolitan Planning Organization Mesa County TAZ Estimates,* City GIS parcel data, and standards from the Institute of Transportation Engineers, 11th addition. For the impact fee calculations, TischlerBise will rely on the above referenced as well as a variety of local and regional data sources including the 2018-2022 ACS 5-Year Estimates shown in Figure A2. Collectively, this information is used to indicate the relative number of persons per housing unit, by units in a residential structure, (2.28 PPHU Single-Family, 1.60 PPHU Multi-Family) and the housing mix (75% Single-Family, 25% Multi-Family) in Grand Junction. Because of the minimal seasonal population residing in the City, TischlerBise recommends Grand Junction impose impact fees for residential development according to the number of persons per housing unit.

Figure A2: Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units[1]	50,729	21,230	2.39	22,266	**2.28**	74.60%	4.70%
Multi-Family Units[2]	12,095	6,850	1.77	7,572	**1.60**	25.40%	9.50%
RV Park	56	13	4.31	13	**4.31**	0.04%	0.00%
Total	62,880	28,093	2.24	29,851	**2.11**	100.00%	5.90%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e. townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units.

Occupancy by Bedroom Range

Impact fees must be proportionate to the demand for infrastructure. Averages per housing unit have a strong, positive correlation to the number of bedrooms, so TischlerBise recommends a fee schedule where larger units pay proportionately higher impact fees. Benefits of the proposed methodology include 1) a proportionate assessment of infrastructure demand using local demographic data and 2) a progressive fee structure (i.e., smaller units pay less, and larger units pay more).

TischlerBise creates custom tabulations of demographic data by bedroom range using individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). PUMS files are only available for areas of at least 100,000 persons, and Grand Junction is in Public Use Microdata Area (PUMA) 2501.

Shown below in Figure A3, cells with yellow shading indicate the unweighted PUMS data used to calculate the unadjusted estimate of 2.15 persons per housing unit for PUMA 2501. Unadjusted persons per housing unit estimates are adjusted to match the control total of 2.11 persons per housing unit for Grand Junction shown in Figure A2. Adjusted persons per housing unit estimates range from 1.18 persons per housing unit for units with zero to one bedroom up to 3.48 persons per housing unit for units with five or more bedrooms.

Figure A3: Occupancy by Bedroom Range

Bedroom Range	Persons[1]	Housing Units[1]	Housing Mix	Unadjusted PPHU	Adjusted PPHU[2]
0-1	233	193	8%	1.21	1.18
2	814	496	21%	1.64	1.61
3	2,647	1,202	50%	2.20	2.16
4	1,089	396	17%	2.75	2.70
5+	340	96	4%	3.54	3.48
Total	5,123	2,383	100%	2.15	2.11

1. U.S. Census Bureau, 2018-2022 American Community Survey (ACS) 5-Year Estimates, Public Use Microdata Sample (PUMS) for Colorado PUMA 2501.

2. Represents unadjsted PUMS values scaled to control totals for Grand Junction using 2018-2022 American Community Survey (ACS) 5-Year Estimates.

Occupancy by Housing Unit Size

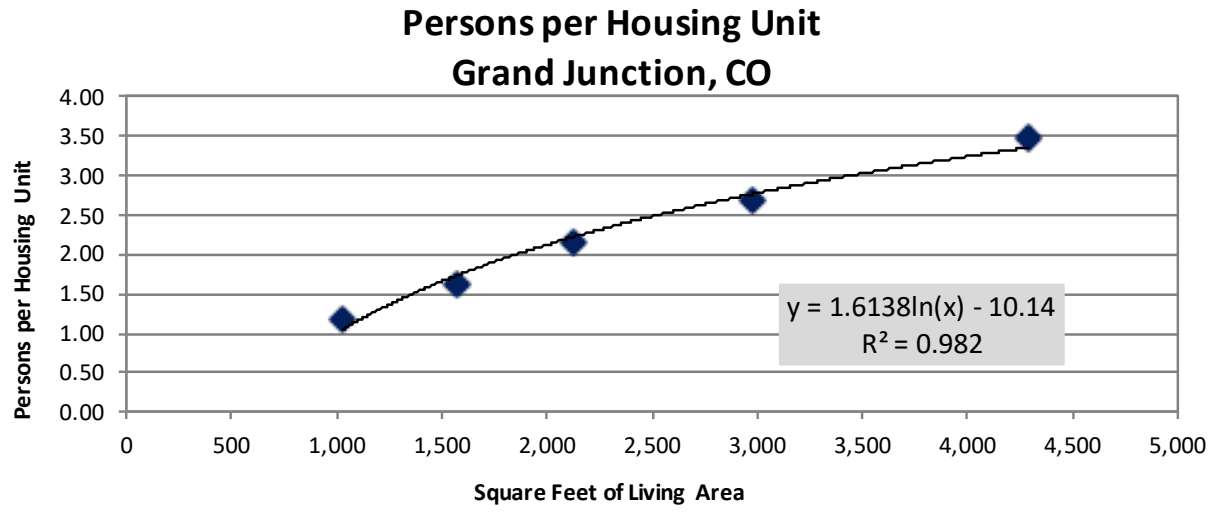
To estimate square feet of living area by bedroom range, TischlerBise uses 2022 U.S. Census Bureau data for housing units constructed in the west region. Based on 2022 estimates, average square feet of living area ranges from 1,021 square feet for housing units with zero to one bedroom up to 4,292 square feet for housing units with five or more bedrooms.

Average square feet of living area and persons per housing unit by bedroom range are plotted in Figure A4 with a logarithmic trend line derived from U.S. Census Bureau estimates discussed in the previous paragraph and adjusted persons per housing unit estimates shown in Figure A3. Using the trend line formula shown in Figure A4, TischlerBise calculates the number of persons per housing unit by square feet of living area. TischlerBise recommends a minimum size range of 850 square feet or less and a maximum size range of 3,501 square feet or more. Using these size ranges, occupancy in the minimum size range is 24 percent of the maximum size range (0.75 PPHU / 3.14 PPHU), 47 percent of the multi-family average shown in Figure A2 (0.75 PPHU / 1.60 PPHU), and 33 percent of the single-family average shown in Figure A2 (0.75 PPHU / 2.28 PPHU).

Figure A4: Occupancy by Housing Unit Size

Average persons per housing unit derived from 2018-2022 ACS PUMS data from Grand Junction. Unit size for 0-1 bedroom from the 2022 U.S. Census Bureau average for all multi-family units constructed in the Census West region. Unit size for all other bedrooms from the 2022 U.S. Census Bureau average for single-family units constructed in the Census West region.

Actual Averages per Housing Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,021	1.18	850 or less	0.75
2	1,573	1.61	851 to 1,000	0.97
3	2,123	2.16	1,001 to 1,250	1.23
4	2,974	2.70	1,251 to 1,500	1.52
5+	4,292	3.48	1,501 to 2,000	1.91
			2,001 to 2,500	2.32
			2,501 to 3,000	2.64
			3,001 to 3,500	2.91
			3,501 or more	3.14



Recent Residential Construction

The City of Grand Junction provided TischlerBise with recent City residential building permit activity, shown in Figure A5. Although not used to calculate the projections, it is worth noting a total of 2,341 single-family permits and 1,748 multi-family permits were issued in the City from 2019 through 2023. Permit distribution over this period was 57 percent single family and 43 percent multi-family. This ratio differs from the existing housing unit mix of 75 percent single-family units and 25 percent multi-family units shown in Figure A2.

Figure A5: Recent Grand Junction Residential Permit Activity

Year	Single Family	%	Multifamily	%	Total
2019-2023	2,341	57.3%	1,748	42.7%	4,089

Source: City of Grand Junction, CO Building Permit Data

Current Population and Housing

Population and housing unit estimates for the 201 Sewer Service Area Boundary were compiled from data provided by MPO. TischlerBise applied the population, housing unit estimates found within the *Grand Valley 2040 Transportation Master Plan* in each TAZ to derive the number of existing housing units in the service area but outside of the City limits. The resulting estimates, shown in Figure A6, suggest approximately 15,453 housing units (46,940 units within the service area - 31,487 units within the City limits of Grand Junction) exist in the 201 Sewer Service Area Boundary, outside of the City limits for which *impact fees will not be collected*. Deducting the estimated 2024 Grand Junction population from the 201 Sewer Service Area Boundary TAZ area (114,972 - 65,517) results in an estimated population of 49,455 currently residing in the 201 Sewer Service Area, outside of city limits.

Figure A6: 2024 Population and Housing Units

2024 Residential Development			
Residential	**City Limits**	**201 Service Area**	**Total**
Population	65,517	49,455	114,972
Housing Units	31,487	15,453	46,940
PPHU	2.08	3.20	2.45

Projected Population and Housing Units

Figure A7 summarizes housing unit projections from 2024 to 2034 for the City of Grand Junction, as well as the 201 Sewer Service Area Boundary. Growth in residential units is based on the past five-year average of 818 additional units annually. A total of 56,138 housing units, (9,198 net new units) are projected in the area (City and 201 Sewer Service Area Boundary) by 2034. Given historic housing dispersion throughout the 201 Sewer Service Area Boundary and observed residential unit composition for the area, housing estimates were broken down between existing City limits and areas currently outside but within the 201 Sewer Service Area Boundary. Approximately 75 percent of Grand Junction's housing units are single-family units. City housing unit growth projections have mirrored this ratio, resulting in an additional 6,130 single-family units and 2,050 multi-family units by 2034. For areas outside current city limits but within the 201 Sewer Service Area Boundary, 100 percent of the 1,018 new housing units have been attributed to single-family development reflecting the rural composition of the area. All totals shown in Figure A7 represent estimates as of January 1st of each year.

Figure A7: Grand Junction Residential Development Projections

5 year increment >>

	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
POPULATION								
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	52,713	3,258
Total	**114,972**	**117,021**	**119,070**	**121,119**	**123,168**	**125,217**	**135,487**	**20,514**
HOUSING UNITS								
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	10,190	2,050
Grand Junction Total	**31,487**	**32,305**	**33,123**	**33,941**	**34,759**	**35,577**	**39,667**	**8,180**
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	16,471	1,018
Total Housing Units	**46,940**	**47,859**	**48,778**	**49,697**	**50,616**	**51,535**	**56,138**	**9,198**

NONRESIDENTIAL DEVELOPMENT

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. All land use assumptions and projected growth rates are consistent with socioeconomic data from the Grand Valley 2040 Regional Transportation Plan and the 2024 ESRI Business Summary Report for Grand Junction. TischlerBise uses the term "jobs" to refer to employment by place of work. In Figure A8, the nonresidential development prototypes were used by TischlerBise to derive nonresidential floor area and average weekday vehicle trips ends are shown.

Employment Density Factors and Trip Generation Factors

The prototype for future projections of commercial / retail development is an average-size Shopping Center (ITE 820). Commercial / retail development (i.e. retail and eating / drinking places) is assumed to average 471 square feet per job. For future industrial development, Industrial Park (ITE 130) is a reasonable proxy with an average of 864 square feet per job. For office / other service development, General Office (ITE 710) is the prototype for future office development, with an average of 307 square feet per job. And finally, Hospital (ITE 610) is the prototype for future institutional development, with an average of 350 square feet per job.

Figure A8: Nonresidential Demand Indicators

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit	Sq. Ft. Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	Room	7.99	14.34	0.56	n/a
416	Campground/RV Park**	Campsite	2.70	n/a	0.05	n/a
620	Nursing Home	Bed	3.06	3.31	0.92	n/a
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
840	Auto Sales/Service	1,000 Sq Ft	27.84	11.20	2.49	402
430	Golf Course	Hole	30.38	3.74	1.47	680
444	Movie Theater	1,000 Sq Ft	78.09	53.12	1.47	680
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471
912	Bank	1,000 Sq Ft	100.35	32.73	3.07	326
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107
945	Convenience Store w/Gas Sales	1,000 Sq Ft	624.20	241.21	2.59	386

*Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

**Employees per Demand Unit from National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

Nonresidential Floor Area

TischlerBise utilized multiple data sources to forecast future nonresidential development in the study area. To project future employment, the analysis relies on the 2024 ratio of 0.96 jobs per person observed in the MPO's employment data (96 jobs per 100 residents). TischlerBise utilized the ESRI employment estimate of 62,988 jobs in Grand Junction to derive a 2024 base, with jobs allocated to one of four nonresidential categories: Retail/Commercial, Office, Institutional/Public, or Industrial. Utilizing GIS parcel data from the MPO, base year nonresidential square footage equals approximately 32.5 million square feet – 10.2 million square feet of retail/commercial, 7.6 million square feet of office, 7.4 million square feet of institutional, and 7.3 million square feet of industrial.

Figure A9: Grand Junction Nonresidential Floor Area and Employment Estimates 2024

Industry Sector	2024 Jobs[1]	Share of Total Jobs	2024 Estimated Floor Area[2]
Retail/Commercial	14,843	24%	10,242,103
Office	14,370	23%	7,639,464
Institutional/Public	23,661	38%	7,366,028
Industrial	10,114	16%	7,275,135
Total	62,988	100%	32,522,730

1. Esri Business Analyst Online, Business Summary, 2024
2. Grand Valley Metropolitan Planning Organization

Projected Nonresidential Floor Area

Once the 2024 employment data was derived for the City, employment growth projections were distributed according to observed 2024 MPO employment sector percentages for Grand Junction (24% Commercial/Retail, 23% Office, 38% Institutional, and 16% Industrial/Flex) (Figure A9). The analysis results in an increase of 16,590 jobs. To calculate growth of nonresidential floor area, TischlerBise applied ITE square feet per employee estimates shown in Figure A8 by estimated sector employment to derive net new annual growth. Projected nonresidential growth over the next ten years results in an increase of 6.59 million square feet. Totals shown below represent estimates as of January 1st of each year.

Figure A10: Nonresidential Development Projections

	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base Year	1	2	3	4	5	10	Increase
EMPLOYMENT BY TYPE								
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	12,778	2,664
Grand Junction Total	**62,988**	**64,647**	**66,306**	**67,965**	**69,624**	**71,283**	**79,578**	**16,590**
NONRES. FLOOR AREA (X 1,000 SF)								
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,683	1,408
Grand Junction Total	**32,523**	**33,182**	**33,841**	**34,500**	**35,160**	**35,819**	**39,115**	**6,592**

DEVELOPMENT PROJECTIONS

Figure A11 includes a summary of cumulative development projections used in the impact fee study. Base year estimates for 2024 are used in the impact fee calculations and *reflect the entirety of the City and Sewer Service 201 growth boundary*. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands. All totals represent estimates as of January 1st of each year.

Figure A11: Development Projections Summary

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
POPULATION												
Grand Junction	65,517	67,242	68,968	70,694	72,419	74,145	75,871	77,596	79,322	81,048	82,773	17,256
201 /Outside City	49,455	49,779	50,102	50,425	50,748	51,072	51,401	51,729	52,057	52,385	52,713	3,258
Total	**114,972**	**117,021**	**119,070**	**121,119**	**123,168**	**125,217**	**127,272**	**129,326**	**131,379**	**133,433**	**135,487**	**20,514**
HOUSING UNITS												
GJ Single-Family	23,347	23,960	24,573	25,186	25,799	26,412	27,025	27,638	28,251	28,864	29,477	6,130
GJ Multi-Family	8,140	8,345	8,550	8,755	8,960	9,165	9,370	9,575	9,780	9,985	10,190	2,050
Grand Junction Total	**31,487**	**32,305**	**33,123**	**33,941**	**34,759**	**35,577**	**36,395**	**37,213**	**38,031**	**38,849**	**39,667**	**8,180**
201 Bdry Single-Family	15,453	15,554	15,655	15,756	15,857	15,958	**16,061**	16,164	16,266	16,369	16,471	1,018
Total Housing Units	**46,940**	**47,859**	**48,778**	**49,697**	**50,616**	**51,535**	**52,456**	**53,377**	**54,297**	**55,218**	**56,138**	**9,198**
EMPLOYMENT BY TYPE												
GJ Retail/Commercial	14,843	15,234	15,625	16,016	16,407	16,798	17,189	17,580	17,971	18,362	18,752	3,909
GJ Office	14,370	14,748	15,127	15,505	15,884	16,262	16,641	17,019	17,398	17,776	18,155	3,785
GJ Institutional/Public	23,661	24,284	24,907	25,531	26,154	26,777	27,400	28,023	28,647	29,270	29,893	6,232
GJ Industrial	10,114	10,380	10,647	10,913	11,180	11,446	11,712	11,979	12,245	12,512	12,778	2,664
Grand Junction Total	**62,988**	**64,647**	**66,306**	**67,965**	**69,624**	**71,283**	**72,942**	**74,601**	**76,260**	**77,919**	**79,578**	**16,590**
NONRES. FLOOR AREA (X 1,000 SF)												
GJ Retail/Commercial	10,242	10,426	10,610	10,794	10,978	11,162	11,346	11,530	11,714	11,898	12,082	1,840
GJ Office	7,639	7,756	7,872	7,988	8,105	8,221	8,337	8,453	8,570	8,686	8,802	1,163
GJ Institutional/Public	7,366	7,584	7,802	8,020	8,239	8,457	8,675	8,893	9,111	9,329	9,548	2,182
GJ Industrial	7,275	7,416	7,557	7,697	7,838	7,979	8,120	8,261	8,401	8,542	8,683	1,408
Grand Junction Total	**32,523**	**33,182**	**33,841**	**34,500**	**35,160**	**35,819**	**36,478**	**37,137**	**37,796**	**38,456**	**39,115**	**6,592**

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Grand Junction will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units). This category also contains mobile homes and recreational vehicles

Single-Family: Single-Family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Also included in the definition is Single family attached (townhouse), which is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

202 Multi-Family: 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."

RV Park: RV parks typically do not have large buildings, they may feature a park office, restrooms, showers, pools, fishing ponds, walking trails, laundry facilities, and sometimes small retail shops or a restaurant. The park is made up of individual sites for RVs, each with enough space for parking, a small outdoor area, and the necessary hookups. RV parks are typically located near highways, tourist areas, or natural attractions. Short-term stays or overnight visits generally result in more frequent turnover and higher trip generation. Long-term stays or seasonal residents might generate fewer trips on a daily basis, though the overall traffic may still be significant during the peak tourist season.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below using 2017 ITE Land Use Code) can be used for all new construction within Grand Junction. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Land Use: 820 Shopping Center Description. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

Land Use: 934 Fast-Food Restaurant with Drive-Through Window. This type of land use is characterized by a fast-food restaurant with large drive-through surrounded by a small surface parking lot with access to one or more commercial roads. Establishments have large carry-out clientele, long hours of service (including 24-hour service). The restaurant does not provide table service, and a patron typically orders from a menu board and pays before receiving the meal. A typical stay is less than 30 minutes.

Land Use: 710 General Office Building Description. A general office building has a floor area of 5,000 square feet or greater and houses multiple tenants; it is a location where business affairs, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Land Use: 730 Government Office Building Description. A government office building is an individual office building containing either the entire function or simply one agency of a city, state, federal, or other government unit. Government office buildings do not contain retail, manufacturing, or residential uses and can vary in size from a single story to several stories. They tend to have a large number of office workers, administrative staff, and may also accommodate meetings and public services.

Land Use: 130 Industrial Park. This type of land use involves areas dedicated to industrial activities, where multiple businesses or industrial tenants operate within a designated space. Industrial parks are typically characterized by large, often single-story buildings with high ceilings to accommodate manufacturing equipment, storage, and loading docks, located in areas where there is significant transportation access, such as near highways, railroads, or ports. Buildings may vary in size, and the park may include multiple separate buildings or be comprised of a few larger structures designed for specific industrial activities. The primary activities in these parks generally include manufacturing, assembly, processing, and warehousing. Unlike Light Industrial Parks (Land Use 110), Industrial Parks may accommodate a wider range of industries, including those with moderate to heavy manufacturing or production operations**.**

Land Use: 150 Warehousing Description. A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Land Use: 310 Hotel. Hotels usually consist of multiple floors of guest rooms, common areas, service facilities, and amenities. The design and size can vary from small boutique hotels with a few rooms to large, multi-story hotels with hundreds of rooms and expansive meeting and recreational spaces. The property may also have parking garages, loading docks, and amenities designed to serve both business and leisure travelers. Hotels are often located near highways, business districts, tourist attractions, or transportation hubs, such as airports or train stations, to accommodate the travel needs of guests. Some hotels may be part of larger commercial complexes, while others are standalone properties.

Development Impact Fees - Single Family Detached (1,500-2,000 Square Feet)										Water & Wastewater System Improvement Fees - Single Family Detached (1,500-2000 Square Feet)			
Community	**Parks & Rec**	**General Gov't**	**Transportation**	**Police**	**Fire**	**Stormwater**	**General Capital**	**Other**	**Subtotal Impact Fees**	**Water**	**Sewer**	**Subtotal Water & Sewer**	**Total**
Montrose	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$4,793	$7,246	**$12,039**	**$12,039**
Durango	$300	$0	$2,169	$0	$1,317	$0	$0	$945	**$4,731**	$5,320	$2,500	**$7,820**	**$12,551**
Commerce City	$5,289	$381	$3,063	$387	$688	$0	$0	$293	**$10,101**	$1,428	$1,330	**$2,758**	**$12,859**
Grand Junction (Existing)	$1,468	$0	$5,382	$356	$827	$0	$0	$0	**$8,033**	$4,895	$5,544	**$10,439**	**$18,472**
Littleton	$0	$3,796	$2,420	$400	$0	$0	$0	$1,145	**$7,761**	$9,140	$5,000	**$14,140**	**$21,901**
Loveland	$7,022	$0	$0	$1,190	$0	$0	$1,476	$0	**$9,688**	$9,391	$3,170	**$12,561**	**$22,249**
Glenwood Springs	$0	$0	$2,385	$0	$0	$0	$0	$0	**$2,385**	Not Defined	Not Defined	**$21,400**	**$23,785**
Grand Junction (Staff Proposed)	$3,917	$0	$9,285	$547	$1,276	$0	$0	$0	**$15,025**	$4,895	$5,544	**$10,439**	**$25,464**
Grand Junction (Max Supportable)	$3,917	$1,289	$9,285	$547	$1,276	$0	$0	$0	**$16,314**	$4,895	$5,544	**$10,439**	**$26,753**
Fruita	$3,180	$0	$7,218	$0	$0	$0	$0	$920	**$11,318**	Not Defined	Not Defined	**$21,019**	**$32,337**
Fort Collins	$7,510	$0	$7,621	$431	$772	$408	$1,051	$0	**$17,793**	$15,232	$4,476	**$19,708**	**$37,501**
Thorton	$7,500	$0	$0	$0	$0	$0	$0	$0	**$7,500**	$32,090	$5,943	**$38,033**	**$45,533**
Broomfield	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$36,400	$14,370	**$50,770**	**$50,770**
Castle Rock	$7,404	$389	$16,300	$595	$1,123	$1,265	$0	$0	**$27,076**	$38,191	$5,562	**$43,753**	**$70,829**
Pueblo	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**N/A**

Development Impact Fees - Commercial/Retail (5,000 Sq. Ft.)										Water & Wastewater System Improvement Fees - Commercial/Retail 2" Line			
Commerce City	$1,150	$381	$0	$387	$688	$0	$0	$293	**$2,899**	$2,782	$1,330	**$4,112**	**$7,011**
Littleton	$0	$8,750	$15,100	$1,450	$0	$0	$0	$1,145	**$26,445**	$9,140	$5,000	**$14,140**	**$40,585**
Loveland	$0	$3,338	$0	$2,636	$0	$0	$1,476	$0	**$7,450**	$9,391	$3,170	**$12,561**	**$20,011**
Montrose	$0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$13,796	$36,332	**$50,128**	**$50,128**
Fort Collins	$0	$0	$54,425	$1,970	$3,525	$0	$0	$0	**$59,920**	$15,232	$4,476	**$19,708**	**$79,628**
Grand Junction (Staff Proposed)	$0	$0	$54,635	$3,035	$7,225	$0	$0	$0	**$64,895**	$28,149	$9,702	**$37,851**	**$102,746**
Grand Junction (Existing)	$0	$0	$41,280	$1,200	$2,845	$0	$0	$0	**$45,325**	$28,149	$9,702	**$37,851**	**$83,176**
Grand Junction (Max Supportable)	$0	$4,380	$54,635	$3,035	$7,225	$0	$0	$0	**$69,275**	$28,149	$9,702	**$37,851**	**$107,126**
Durango	$0	$0	$0	$0	$11,600	$0	$0	$0	**$11,600**	$28,300	$11,925	**$40,225**	**$51,825**
Thorton	$0	$0	$30,445	$0	$0	$0	$0	$0	**$30,445**	$32,090	$5,943	**$38,033**	**$68,478**
Broomfield	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$36,400	$14,950	**$51,350**	**$51,350**
Castle Rock	$0	$375	$17,005	$785	$1,460	$0	$0	$0	**$19,625**	$38,191	$5,562	**$43,753**	**$63,378**
Pueblo	$0	$0	$0	$0	$0	$0	$0	$0	$0	N/A	N/A	N/A	**N/A**
Glenwood Springs	$0	$0	$2,385	$0	$0	$0	$0	$0	**$2,385**	Not Defined	Not Defined	**$8,700**	**$11,085**
Fruita	$0	$9,640	$19,804	$0	$0	$0	$0	$0	**$29,444**	Not Defined	Not Defined	**$21,019**	**$50,463**
Community	**Parks & Rec**	**General Gov't**	**Transportation**	**Police**	**Fire**	**Stormwater**	**General Capital**	**Other**	**Subtotal Impact Fees**	**Water**	**Sewer**	**Subtotal Water & Sewer**	**Total**

Development Impact Fees - Office (10,000 Sq. Ft.)										Water & Wastewater System Improvement Fees - Office 2" Line			
Community	**Parks & Rec**	**General Gov't**	**Transportation**	**Police**	**Fire**	**Stormwater**	**General Capital**	**Other**	**Subtotal Impact Fees**	**Water**	**Sewer**	**Subtotal Water & Sewer**	**Total**
Durango	$0	$0		$0		$0	$0	$0	**$0**	$5,320	$2,500	**$7,820**	**$7,820**
Glenwood Springs	$0	$0	$2,385	$0	$0	$0	$0	$0	**$2,385**	Not Defined	Not Defined	**$8,000**	**$10,385**
Montrose	$0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$4,793	$7,246	**$12,039**	**$12,039**
Commerce City	$7,100	$381	$0	$387	$688	$0	$0	$293	**$8,849**	$2,782	$1,330	**$4,112**	**$12,961**
Loveland	$0	$5,676	$0	$5,271	$0	$0	$1,476	$0	**$12,423**	$9,391	$3,170	**$12,561**	**$24,984**
Broomfield	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$11,200	$14,900	**$26,100**	**$26,100**
Fruita	$0	$0	$7,208	$0	$0	$0	$0	$0	**$7,208**	Not Defined	Not Defined	**$21,019**	**$28,227**
Littleton	$0	$17,500	$9,900	$3,900	$0	$0	$0	$1,145	**$32,445**	$9,140	$5,000	**$14,140**	**$46,585**
Thorton	$0	$0	$25,550	$0	$0	$0	$0	$0	**$25,550**	$32,090	$5,943	**$38,033**	**$63,583**
Grand Junction (Existing)	$0	$0	$66,240	$950	$2,220	$0	$0	$0	**$69,410**	$28,149	$9,979	**$38,128**	**$107,538**
Grand Junction (Staff Proposed)	$0	$0	$65,530	$2,700	$6,410	$0	$0	$0	**$74,640**	$28,149	$9,979	**$38,128**	**$112,768**
Grand Junction (Max Supportable)	$0	$13,420	$65,530	$2,700	$6,410	$0	$0	$0	**$88,060**	$28,149	$9,979	**$38,128**	**$126,188**
Castle Rock	$0	$720	$31,040	$570	$3,020	$0	$0	$0	**$35,350**	$55,201	$38,212	**$93,413**	**$128,763**
Fort Collins	$0	$19,280	$80,190	$3,940	$7,050	$0	$0	$0	**$110,460**	$15,232	$4,476	**$19,708**	**$130,168**
Pueblo	$0	$0	$0	$0	$0	$0	$0	$0	$0	N/A	N/A	N/A	**N/A**

Development Impact Fees - Industrial (25,000 Sq. Ft.)										Water & Wastewater System Improvement Fees - Industrial 3" Line			
Community	Parks & Rec	General Gov't	Transportation	Police	Fire	Stormwater	General Capital	Other	Subtotal Impact Fees	Water	Sewer	Subtotal Water & Sewer	Total
Glenwood Springs	$0	$0	$2,385	$0	$0	$0	$0	$0	**$2,385**	Not Defined	Not Defined	**$7,209**	**$9,594**
Montrose	$0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$4,793	$7,246	**$12,039**	**$12,039**
Durango	$0	$0	$2,169	$0	$1,317	$0	$0	$945	**$4,431**	$5,320	$2,500	**$7,820**	**$12,251**
Commerce City	$6,250	$0	$2,173	$387	$688	$0	$0	$293	**$9,791**	$2,782	$1,330	**$4,112**	**$13,903**
Loveland	$0	$1,690	$0	$1,190	$0	$0	$1,476	$0	**$4,356**	$9,391	$3,170	**$12,561**	**$16,917**
Fruita	$0	$0	$2,238	$0	$0	$0	$0	$0	**$2,238**	Not Defined	Not Defined	**$21,019**	**$23,257**
Broomfield	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$12,280	$15,693	**$27,973**	**$27,973**
Thorton	$0	$0	$25,775	$0	$0	$0	$0	$0	**$25,775**	$32,090	$5,943	**$38,033**	**$63,808**
Littleton	$0	$43,750	$12,750	$9,750	$0	$0	$0	$1,145	**$67,395**	$9,140	$5,000	**$14,140**	**$81,535**
Fort Collins	$0	$11,350	$64,700	$2,300	$4,125	$0	$0	$0	**$82,475**	$15,232	$4,476	**$19,708**	**$102,183**
Grand Junction (Existing)	$0	$0	$57,825	$825	$1,925	$0	$0	$0	**$60,575**	$48,954	$37,422	**$86,376**	**$146,951**
Grand Junction (Staff Proposed)	$0	$0	$50,875	$2,100	$5,000	$0	$0	$0	**$57,975**	$48,954	$37,422	**$86,376**	**$144,351**
Grand Junction (Max Supportable)	$0	$11,950	$50,875	$2,100	$5,000	$0	$0	$0	**$69,925**	$48,954	$37,422	**$86,376**	**$156,301**
Castle Rock	$0	$2,000	$75,650	$3,075	$5,700	$0	$0	$0	**$86,425**	$38,191	$5,562	**$43,753**	**$130,178**
Pueblo	$0	$0	$0	$0	$0	$0	$0	$0	$0	N/A	N/A	N/A	**N/A**

Development Impact Fees - Institutional/Public (10,000 Sq. Ft.)										Water & Wastewater System Improvement Fees - Institutional/Public 2" Line			
Community	Parks & Rec	General Gov't	Transportation	Police	Fire	Stormwater	General Capital	Other	Subtotal Impact Fees	Water	Sewer	Subtotal Water & Sewer	Total
Glenwood Springs	$0	$0	$2,385	$0	$0	$0	$0	$0	**$2,385**	Not Defined	Not Defined	**$0**	**$2,385**
Commerce City	$0	$381	$2,402	$387	$688	$0	$0	$293	**$4,151**	$2,782	$1,330	**$4,112**	**$8,263**
Montrose	$0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$4,793	$7,246	**$12,039**	**$12,039**
Durango	$0	$0	$2,169	$0	$1,317	$0	$0	$945	**$4,431**	$5,320	$2,500	**$7,820**	**$12,251**
Loveland	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$9,391	$3,170	**$12,561**	**$12,561**
Castle Rock	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$11,200	$14,900	**$26,100**	**$26,100**
Littleton	$0	$0	$0	$0	$0	$0	$0	$1,145	**$1,145**	$9,140	$5,000	**$14,140**	**$15,285**
Fruita	$0	$0	$4,042	$0	$0	$0	$0	$0	**$4,042**	Not Defined	Not Defined	**$21,019**	**$25,061**
Broomfield	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$12,200	$14,370	**$26,570**	**$26,570**
Fort Collins	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$15,232	$4,476	**$46,278**	**$46,278**
Thorton	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$32,090	$5,943	**$38,033**	**$38,033**
Grand Junction (Existing)	$0	$0	$16,290	$950	$2,220	$0	$0	$0	**$19,460**	$28,149	$10,534	**$38,683**	**$58,143**
Grand Junction (Staff Proposed)	$0	$0	$65,130	$2,680	$6,380	$0	$0	$0	**$74,190**	$28,149	$10,534	**$38,683**	**$112,873**
Grand Junction (Max Supportable)	$0	$11,780	$65,130	$2,680	$6,380	$0	$0	$0	**$85,970**	$28,149	$10,534	**$38,683**	**$124,653**
Pueblo	$0	$0	$0	$0	$0	$0	$0	$0	$0	N/A	N/A	N/A	**N/A**

(i) Before making any construction or alteration to a site or structure, such owner shall make application to the City for a Certificate of Appropriateness. The Director shall review such application for compliance with the Guidelines and Standards and make an initial determination and recommendation to the Board. The Director may include in that recommendation any conditions deemed appropriate to comply with the Guidelines and Standards and with the Zoning and Development Code.

(ii) The Board shall have jurisdiction to review City staff recommendations and to decide applications for Certificates of Appropriateness at a public hearing. The Board may include any conditions of approval deemed appropriate for compliance with the Guidelines and Standards. No owner shall construct or alter a structure or site in the District without first obtaining a Certificate of Appropriateness from the Board.

(iii) A decision of the Board may be appealed to City Council within 30 days of the issuance of the decision. Appeals to City Council shall be de novo.

(iv) All reviews pursuant to this subsection (2) shall determine if the new construction or alteration is compatible with the historic designation as provided in the North Seventh Street Historic Residential District Guidelines and Standards. In reviewing an application, consideration shall be given to design, siting, form, texture, setbacks, orientation, alignment, finish, material, scale, mass, height, and overall visual compatibility, according to and with reference to the applicable Guidelines and Standards of the North Seventh Street Historic Residential District. For purposes of this section, the term "compatible" shall mean consistent with, harmonious with and/or enhancing the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.

(h) Revocation of Designation

(1) If a building or special feature on a designated site has been altered in such a way so as to negate the features necessary to retain designation, the owner may apply to the Historic Board for a revocation of the designation or the Historic Board shall recommend revocation of the designation to the City Council in the absence of the owner's application to do so.

(2) If a designated structure is moved or demolished, the designation shall, without notice and without Historic Board recommendation, automatically terminate. If moved, a new application for designation at the new location must be made in order for designation to be considered.

(3) Upon the City Council's decision to revoke a designation, the Director shall cause a revocation notice to be sent to the property owner.

21.02.070 Development Fees

(a) Development Impact Fees

(1) Title

This section shall be known and may be cited as the "Grand Junction, Colorado, Impact Fee Ordinance" or "Impact Fee Ordinance."

(2) Authority

The City has the authority to adopt this section pursuant to Article XX, § 6 of the Colorado State Constitution, the City's home rule charter, the City's general police powers, and other laws of the State of Colorado.

(3) Application

This section shall apply to all development within the territorial limits of the City, except development exempted pursuant to GJMC 21.02.070(a)(5)(ii).

(4) Purpose

(i) The intent of this section is to ensure that new development pays a proportionate share of the cost of city parks and recreation, fire, police, and transportation capital facilities.

(ii) It is the intent of this section that the impact fees imposed on new development are no greater than necessary to defray the impacts directly related to proposed new development.

(iii) Nothing in this section shall restrict the City from requiring an applicant for a development approval to construct reasonable capital facility improvements designed and intended to serve the needs of an applicant's project, whether or not such capital facility improvements are of a type for which credits are available under GJMC 21.02.070(a)(6), Credits.

(5) Development Impact Fees to Be Imposed

(i) Fee Obligation, Payment, and Deposit

(A) Obligation to Pay and Time of Payment

Any person who causes the commencement of impact-generating development, except those exempted pursuant to GJMC 21.02.070(a)(5)(ii) shall be obligated to pay impact fees pursuant to the terms of this section. The obligation to pay the impact fees shall run with the land. The amount of the impact fees shall be determined in accordance with GJMC 21.02.070(a)(5)(iii) and the fee schedule in effect at the time of issuance of a Planning Clearance and paid to the Director at the time of issuance of a Planning Clearance. If any credits are due pursuant to GJMC 21.02.070(a)(6) those shall be determined prior to the issuance of a Planning Clearance and payment of the impact fees.

(B) Fees Promptly Deposited into City Accounting Funds

All monies paid by a fee payer pursuant to this section shall be identified as impact fees and shall be promptly deposited in the appropriate City impact fee accounting funds established and described in GJMC 21.02.070(a)(7).

(C) Extension of Previously Issued Development Approval

If the fee payer is applying for an extension of a development approval issued prior to January 1, 2020, the impact fees required to be paid shall be the net increase between the impact fees applicable at the time of the current permit

extension application and any impact fees previously paid pursuant to this section, and shall include any impact fees established subsequent to such prior payment.

(D) Fee Based on Approved Development

If the Planning Clearance is for less floor area than the entire development approved pursuant to the development approval, the fee shall be computed separately for the floor area of development covered by the Planning Clearance, and with reference to the use categories applicable to such development covered by the Planning Clearance.

(E) Permit for Change in Use, Expansion, Redevelopment, Modification

If the fee payer is applying for a Planning Clearance to allow for a change of use or for the expansion, redevelopment, or modification of an existing development, the impact fees required to be paid shall be based on the net increase in the impact fees for the new use as compared to the previous use and actual fee paid for the previous use, and shall include any impact fees established subsequent to such prior payment.

(F) Prior Conditions and/or Agreements

Any person who prior to January 1, 2020, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

(G) Time of Submittal

For nonresidential and multifamily development (excluding townhomes, duplexes, and condominium residence(s)) the fee shall be calculated as of the submission of a complete application and construction commences within two years of approval. Should construction fail to commence within two years, the applicant shall pay those fees in place at the time of issuance of a Planning Clearance.

(ii) Exemptions

The following types of development shall be exempt from payment of impact fees. Any claim for exemption shall be made no later than the time when the applicant applies for the first Planning Clearance. Any claim for exemption not made at or before that time shall be waived. The Director shall determine the validity of any claim for exemption pursuant to the standards set forth below.

(A) Replacing Existing Residential Unit with New Unit

Reconstruction, expansion, alteration, or replacement of a previously existing residential unit that does not create any additional residential units.

(B) New Impact-Generating Development Creates No Greater Demand than Previous Development.

New impact-generating development that the fee payer can demonstrate will create no greater demand over and above that produced by the existing use or development.

(C) Building after Fire or Other Catastrophe

Rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe.

(D) Accessory Structures

Construction of unoccupied accessory structures related to a residential unit.

(E) Previous Payment of Same Amount of Impact Fees

Impact-generating development for which an impact fee was previously paid in an amount that equals or exceeds the impact fee that would be required by this section.

(F) Government

Development by the federal government, the state, school district, county or the City.

(G) Complete Development Application Approved Prior to Effective Date of Chapter

For development for which a complete application for a Planning Clearance was approved prior to January 1, 2020; and for nonresidential and multifamily development for which a complete application was submitted prior to January 1, 2020, so long as construction commences by January 1, 2022, the required fees shall be those in effect at time of submittal.

(H) Small Additions and Renovations for Residential Uses

Construction of an addition to an existing dwelling unit of 500 square feet or less, or expansion of finished space for an existing dwelling unit of 500 square feet or less. This exemption shall only be used one time for each dwelling unit and does not apply to accessory dwelling units.

(iii) Calculation of Amount of Impact Fees

(A) Impact Fee Schedule

Except for those electing to pay impact fees pursuant to GJMC 21.02.070(a)(5)(iii)(B), the impact fees applicable to the impact-generating development shall be as determined by the impact fee schedule, which is hereby adopted and incorporated herein. The impact fee schedules are based on the impact fee studies. It applies to classes of land uses within the City, differentiates between types of land uses, and is intended to defray the projected impacts caused by proposed new development on city capital facilities. The determination of the land use category(ies) in the impact fee schedules that are applicable to

impact-generating development shall be made by the Director with reference to the impact fee studies and the methodologies therein; the then-current edition of the ITE Trip Generation Manual, published by the Institute of Traffic Engineers; the City zoning and development code; the then-current land use approvals for the development; and any additional criteria set forth in duly promulgated administrative rules.

a. Annual Adjustment of Impact Fees to Reflect Effects of Inflation

The impact fee schedule shall be adjusted annually and/or biannually consistent with the impact fee study. Commencing on January 1, 2023, and on January 1st of each subsequent year, each impact fee amount set forth in the impact fee schedule shall be adjusted for inflation, as follows:

1. For transportation impact fees, the fees shall be adjusted for inflation based on the latest 10-year average of the Colorado Department of Transportation Construction Cost Index, published quarterly by CDOT.
2. For fire, police, and parks the fees shall be adjusted for inflation based on the most recent Construction Cost Index published by Engineering News Record.
3. The adjusted impact fee schedule shall become effective immediately upon calculation and certification by the City Manager and shall not require additional action by the City Council to be effective.

b. Impact-Generating Development Not Listed in the Impact Fee Schedule

If the proposed impact-generating development is of a type not listed in the impact fee schedule, then the impact fees applicable are those of the most nearly comparable type of land use. The determination of the most nearly comparable type of land use shall be made by the Director with reference to the impact fee study and City code.

c. Mix of Uses

If the proposed impact-generating development includes a mix of those uses listed in the impact fee schedule, then the impact fees shall be determined by adding the impact fees that would be payable for each use as if it was a freestanding use pursuant to the impact fee schedule.

(B) Independent Fee Calculation Study

In lieu of calculating the amount(s) of impact fees by reference to the impact fee schedule, a fee payer may request that the amount of the required impact fee be determined by reference to an independent fee calculation study.

a. Preparation of Independent Fee Calculation Study

If a fee payer requests the use of an independent fee calculation study, the fee payer shall be responsible for retaining a qualified professional (as

determined by the Director) to prepare the independent fee calculation study that complies with the requirements of this section, at the fee payer's expense.

b. General Parameters for Independent Fee Calculation Study

Each independent fee calculation study shall be based on the same level of service standards and unit costs for the capital facilities used in the impact fee study and shall document the relevant methodologies and assumptions used.

c. Procedure

1. An independent fee calculation study shall be initiated by submitting an application to the Director together with an application fee to defray the costs associated with the review of the independent fee calculation study.
2. The Director shall determine if the application is complete. If it is determined the application is not complete, a written statement outlining the deficiencies shall be sent by mail to the person submitting the application. The Director shall take no further action on the application until it is complete.
3. When it is determined the application is complete, the application shall be reviewed by the Director and a written decision rendered on whether the impact fees should be modified, and, if so, what the amount should be, based on the standards in GJMC 21.02.070(a)(6)(i).

d. Standards

If, on the basis of generally recognized principles of impact analysis, the Director determines the data, demand information and assumptions used by the applicant to calculate the impact fees in the independent fee calculation study more accurately measure the proposed impact-generating development's impact on the appropriate capital facilities, the impact fees determined in the independent fee calculation study shall be deemed the impact fees due and owing for the proposed development. The fee adjustment shall be set forth in a fee agreement. If the independent fee calculation study fails to satisfy these requirements, the impact fees applied shall be the impact fees established in the impact fee schedule.

(6) Credits

(i) Standards

(A) General

Any person causing the commencement of impact-generating development may apply for credit against impact fees otherwise due, up to but not exceeding the full obligation of impact fees proposed to be paid pursuant to the provisions of

this section, for any contributions or construction (as determined appropriate by the Director) accepted in writing by the City for capital facilities. Credits against impact fees shall be provided only for that impact fee for which the fee is collected.

(B) Valuation of Credits

a. Construction

Credit for construction of capital facilities shall be valued by the City based on complete engineering drawings, specifications, and construction costs estimates submitted by the fee payer to the City. The Director shall determine the amount of credit due, if any, based on the information submitted, or, if he/she determines the information is inaccurate or unreliable, then on alternative engineering or construction costs determined by and acceptable to the Director.

b. Contributions

Contributions for capital facilities shall be based on the value of the contribution or payment at the time it is made to the City.

(C) When Credits Become Effective

a. Construction

Credits for construction of capital facilities shall become effective after the credit is approved pursuant to this section, a written credit agreement is entered into and (a) all required construction has been completed and has been accepted by the City, (b) suitable maintenance and financial warranty has been received and approved by the City, and (c) all design, construction, inspection, testing, financial warranty, and acceptance procedures have been completed in compliance with all applicable City requirements. Approved credits for the construction of capital facilities may become effective at an earlier date if the fee payer posts security in the form of an irrevocable letter of credit, escrow agreement, or cash and the amount and terms of such security are acceptable by the City Manager. At a minimum, such security must be in the amount of the approved construction credit plus 20 percent, or an amount determined to be adequate to allow the City to construct the capital facilities for which the credit was given, whichever is higher.

b. Contribution

Credits for contributions for capital facilities shall become effective after the credit is approved in writing pursuant to this section, a credit agreement is entered into and the contribution is made to the City in a form acceptable to the City.

c. Transferability of Credits

Credits for contributions, construction or dedication of land shall be transferable within the same development and for the same capital facility

for which the credit is provided but shall not be transferable outside the development. Credit may be transferred pursuant to these terms and conditions by a written instrument, to which the City is a signatory, that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the Director for registration of the change in ownership. If there are outstanding obligations under a credit agreement, the City may require that the transferor or transferee or both (as appropriate) enter into an amendment to the credit agreement to assure the performance of such obligations.

d. Total Amount of Credit

The total amount of the credit shall not exceed the amount of the impact fees due for the specific facility fee (e.g., fire, police, parks).

e. Capital Contribution Front-Ending Agreement

The City may enter into a capital contribution front-ending agreement with any developer who proposes to construct capital facilities to the extent the fair market value of the construction of these capital facilities exceeds the obligation to pay impact fees for which a credit is provided pursuant to this section. The capital contribution front-ending agreement shall provide proportionate and fair share reimbursement linked to the impact-generating development's use of the capital facilities constructed.

(ii) Procedure

(A) Submission of Application

In order to obtain a credit against impact fees, the fee payer shall submit an offer for contribution or construction. The offer shall be submitted to the Director and must specifically request a credit against impact fees.

(B) Contribution Offer Contents

The offer for contribution credit shall include the following:

a. Construction

If the proposed credit involves construction of capital facilities:

1. The proposed plan for the specific construction certified by a duly qualified and licensed Colorado engineer;
2. The projected costs for the suggested improvement, which shall be based on local information for similar improvements, along with the construction timetable for the completion thereof. Such estimated costs may include the costs of construction or reconstruction, the costs of all labor and materials, the costs of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one year after completion of construction, costs of

plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction;

3. A statement made under oath of the facts that qualify the fee payer to receive a contribution credit.

b. Contribution

If the proposed offer involves a credit for any contribution for capital facilities, the following documentation shall be provided:

1. A copy of the Planning Clearance for which the contribution was established;
2. If payment has been made, proof of payment; or
3. If payment has not been made, the proposed method of payment.

(C) Determination of Completeness

The Director shall determine if the application is complete. If it is determined that the proposed application is not complete, the Director shall send a written statement to the applicant outlining the deficiencies. No further action shall be taken on the application until all deficiencies have been corrected.

(D) Decision

The Director shall determine if the offer for credit is complete and if the offer complies with the standards in GJMC 21.02.070(a)(6)(i).

(iii) Credit Agreement

If the offer for credit is approved by the Director, a credit agreement shall be prepared and signed by the applicant and the City Manager. The credit agreement shall provide the details of the construction or contribution of capital facilities, the time by which it shall be dedicated, completed, or paid, and the value (in dollars) of the credit against the impact fees the fee payer shall receive for the construction or contribution.

(iv) Accounting of Credits

Each time a request to use approved credits is presented to the City, the Director shall reduce the amount of the impact fees, and shall note in the City's records and the credit agreement the amount of credit remaining, if any.

(7) Impact Fee Accounts

(i) Establishment of Impact Fee Accounts

(A) Establishment of Impact Fee Accounts

For the purpose of ensuring impact fees collected pursuant to this section are designated for the mitigation of capital facility impacts reasonably attributable to new impact-generating development that paid the impact fees.

(B) Establishment of Impact Fee Accounts

Impact fees shall be deposited into five accounts (collectively, Impact Fee Accounts): transportation, parks and recreation, capital facilities, fire capital facilities, and police capital facilities accounts.

(ii) Deposit and Management of Impact Fee Accounts

(A) Managed in Conformance with § 29-1-801 C.R.S. et seq

The Impact Fee Accounts shall bear interest and shall be managed in conformance with § 29-1-801 C.R.S. et seq. No impact fees(s) or other similar development land development charge(s) shall be imposed or collected except pursuant to a schedule(s) that is(are) (a) adopted by ordinance by the City Council, pursuant to a legally sufficient study(ies); (b) generally applicable to a broad class of property; and (c) serves to defray the projected impacts on capital facilities caused by development. The City shall from time to time quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee(s) or land development charge(s) at a level no greater than necessary to defray such impacts directly related to proposed development. No impact fee or other similar land development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development.

(B) Immediate Deposit of Impact Fees in City Accounting Funds

All Parks and Recreation, Fire, Police, and Transportation impact fees collected by the City pursuant to this section shall be promptly deposited into the appropriate interest bearing accounting fund(s) ("Impact Fee Accounts") of the City designated, as allowed by § 29-1-803 C.R.S., by category, account or fund as determined by the City Manager or their designee. Any interest or other income earned on money deposited shall be credited to the Impact Fees Account(s) and no other City accounting fund(s).

(C) Interest Earned on Impact Fee Account Monies

Any impact fees not immediately expended shall be deposited as provided in this section. Interest earned on money in the Impact Fee Accounts shall be considered part of such account(s) and shall be subject to the same restrictions on use applicable to the impact fees deposited in such account.

(D) Income Derived Retained in Accounts until Spent

All income derived from the deposits shall be retained in the accounts until spent pursuant to the requirements of this section.

(E) Expenditure of Impact Fees

Monies in each account shall be considered to be spent in the order collected, on a first-in/first-out basis.

(iii) Annual Report

At least once annually the City will publish on its official website a report for the most recent fiscal year stating the amount of each Impact fee and/or land development charge collected to the Impact Fee Accounts, the average annual interest rate on each account and the total amount disbursed from each account.

(8) Expenditure of Impact Fees

(i) Capital Facilities Impact Fees

The monies collected from each capital facilities impact fee shall be used only to acquire or construct capital facilities within the City. Each and all capital facilities impact fees may, as determined by the City Council, be expended anywhere within the City notwithstanding the location of the project for which the impacts were paid.

(ii) No Monies Spent for Routine Maintenance, Rehabilitation or Replacement of Capital Facilities

No monies shall be spent for periodic or routine maintenance, rehabilitation, or replacement of any City transportation, parks and recreation, fire, or police capital facilities.

(iii) No Monies Spent to Remedy Deficiencies Existing on Effective Date of Chapter

No monies shall be spent to remedy existing deficiencies in transportation capital facilities, parks and recreation capital facilities, fire capital facilities, or police capital facilities.

(iv) Transportation Impact Fees

Transportation impact fee monies may be spent for the reconstruction and replacement of existing roads, the construction of new road systems and may be used to pay debt service on any portion of any current or future general obligation bond or revenue bond issued after July 6, 2004, and used to finance major road system improvements. All Transportation Impact Fees may, as determined by the City Council, be expended anywhere within the City notwithstanding the location of the project for which the impacts were paid.

(9) Refund of Impact Fees Paid

(i) Refund of Impact Fees Not Spent or Encumbered in 10 Years

A fee payer or the fee payer's successor-in-interest may request a refund of any impact fees not spent or encumbered within 10 years from the date the fee was paid, along with interest actually earned on the fees. Impact fees shall be deemed to be spent on the basis of the first fee collected shall be the first fee spent.

(ii) Procedure for Refund

The refund shall be administered by the Director, and shall be undertaken through the following process:

(A) Submission of Refund Application

A fee payer or successor-in-interest shall submit within one year following the end of the tenth year from the date on which the Planning Clearance was issued for which a refund is requested. The refund application shall include the following information:

a. A copy of the dated receipt issued for payment of the impact fee;

b. A copy of the Planning Clearance.

(B) Determination of Completeness

The Director shall determine if the refund application is complete. If the application is not complete, the Director shall mail the applicant a written statement outlining the deficiencies. The Director shall take no further action on the refund application until it is complete.

(C) Decision on Refund Application

When the refund application is complete, it shall be reviewed and approved if the Director determines a fee has been paid which has not been spent within the 10-year period. The refund shall include the fee paid plus interest actually earned on the impact fee.

(iii) Limitations

(A) Expiration of Planning Clearance without Possibility of Extension

If a fee payer has paid an impact fee required by this section and obtained a Planning Clearance, and the Planning Clearance for which the impact fee was paid later expires without the possibility of further extension, then the fee payer or the fee payer's successor-in-interest may be entitled to a refund of the impact fee paid, without interest. In order to be eligible to receive a refund of impact fees pursuant to this subsection, the fee payer or the fee payer's successor-in-interest shall be required to submit an application for such refund to the Director within 30 days after the expiration of the Planning Clearance for which the fee was paid. If a successor-in-interest claims a refund of the impact fee, the City may require written documentation that such rights have been conveyed to the claimant. If there is uncertainty as to the person to whom the refund is to be paid or if there are conflicting demands for such refund, the City Attorney may interplead such funds.

(iv) No Refund If Project Demolished, Destroyed, Altered, Reconstructed or Reconfigured

After an impact fee has been paid pursuant to this section, no refund of any part of such fee shall be made if the development for which the impact fee was paid is later demolished, destroyed, or is altered, reconstructed, reconfigured, or changed in use so as to reduce the size or intensity of the development or the number of units in the development.

(10) Low-Moderate Income Housing

In order to promote the provision of low-moderate income housing in the City, the City Council may agree in writing to pay some or all of the impact fees imposed on a proposed low or moderate income housing development by this section from other unrestricted funds of the City. Payment of impact fees on behalf of a fee payer shall be at the discretion of the City Council and may be made pursuant to goals and objectives adopted by the City Council to promote housing affordability.

(11) Administration, Appeals and Updates of Determination or Decision of Director to City Manager

(i) Review Every Five Years

The impact fees described in this section and the administrative procedures of this section shall be reviewed at least once every five years by an independent consultant, as directed by the City Manager, to ensure that (i) the demand and cost assumptions underlying the impact fees are still valid, (ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, (iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and (iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees.

(ii) Appeal

(A) Director Determination or Decision

Any determination or decision made by the Director under this section may be appealed to the City Manager by filing with the City Manager within 30 days of the determination or decision for which the appeal is being filed: (A) a written notice of appeal on a form provided by the City Manager, (B) a written explanation of why the appellant feels the determination or decision is in error, and (C) an appeal fee established by the City.

(B) City Manager Review

The City Manager shall fix a time and place for hearing the appeal, and shall mail notice of the hearing to the appellant at the address given in the notice of appeal. The hearing shall be conducted at the time and place stated in the notice given by the City Manager. At the hearing, the City Manager shall consider the appeal and either affirm or modify the decision or determination of the Director based on the relevant standards and requirements of this section. The decision of the City Manager shall be final.

(C) Administrative Rules

The City Manager and Director, and their respective designees, may from time to time establish written administrative rules, not inconsistent with the provisions of this section, to facilitate the implementation of this section as provided in GJMC

21.02.010. Without limiting the foregoing, the Director is authorized to establish written administrative rules, not inconsistent with the provisions of this section, for use in the determination of the land use category(ies) in the impact fee schedule that is applicable to impact-generating development. All administrative rules adopted pursuant hereto shall be published in written form and copies thereof maintained in the offices of the Director and City Clerk. Administrative rules adopted pursuant hereto and a copy of such rules shall be made available without charge to fee payers and other persons requesting a copy thereof.

(12) Impact Fee Schedule – Fire, Police, Parks and Recreation, and Transportation

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation & Transportation

		Fire	Police	Parks & Recreation	Transportation
Single-Family					
<1,250 sq. ft. of living area	Dwelling	$751	$323	$1,333	$3,078
1,250 to 1,649 sq. ft. of living area	Dwelling	$751	$323	$1,333	$4,711
1,650 to 2,299 sq. ft. of living area	Dwelling	$751	$323	$1,333	$5,377
2,300 sq. ft. or more of living area	Dwelling	$751	$323	$1,333	$7,042
Manufactured Home in a Manufactured Housing Community	Pad	$751	$323	$1,333	$3,196
Multi-family	Dwelling	$494	$212	$897	$2,881
RV Park	Pad	$494	$212	---	$3,196
Hotel/Lodging	1,000 sf	$517	$218	---	$3,972 [1]
Retail/Commercial	1,000 sf	$517	$218	---	$7,227
Convenience Commercial (Gas station/Drive Thru)	1,000 sf	$517	$218	---	$15,364
Office	1,000 sf	$202	$86	---	$5,799
Institutional/ Public	1,000 sf	$202	$86	---	$1,426
Industrial	1,000 sf	$70	$30	---	$2,025
Warehousing	1,000 sf	$36	$15	---	$921

Notes:
[1] Hotel/Lodging Transportation Fee calculated per Room
Fees will be increased annually for inflation

(b) School Land Dedication Fee

(1) Standard for School Land Dedication

Dedication of suitable school lands for school purposes shall be required of any development if the school district determines that such development includes within it

land which is necessary for implementing a school plan. In all other cases, the fee required under GJMC 21.02.070(b)(1)(ii) shall be paid in lieu of a school land dedication.

(i) Standard for Fee in Lieu of School Land Dedication

Except in cases where a school land dedication is required in accordance with this section, or an exemption under this section applies, all development and all projects which contain a new dwelling shall be subject to fees in lieu of school land dedication (SLD fee) in an amount per dwelling unit determined by resolution of the City Council. SLD fees shall be collected by the City for the exclusive use and benefit of the school district in which such development is located and shall be expended by the school district solely to acquire real property or interests in real property reasonably needed for development or expansion of school sites and facilities, or to reimburse the school district for sums expended to acquire such property or interests. Revenues from such fees shall be used only for such purposes.

(ii) Payment, Prepayment, Exemption, Credit, and Refund of SLD Fee

(A) No building permit shall be issued for a dwelling, multiple-family dwelling or multifamily dwelling which is or contains one or more dwelling units until and unless the SLD fee for such dwelling unit in effect at the time such permit is applied for has been paid as required by this section.

(B) Nothing in GJMC 21.02.070(b)(1)(i) shall preclude a holder of a development permit for a residential development or mixed-use development containing a residential development component from prepaying the SLD fees to become due under this section for one or more dwellings, multiple-family dwellings or multifamily dwellings to be constructed in such development. Such prepayment shall be made upon the filing of a Final Plat for residential development, at the SLD fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling been pending at the time of prepayment. A subsequent building permit for a dwelling, multiple-family dwelling or multifamily dwelling which is or contains one or more dwelling units for which the SLD fees have been prepaid shall be issued without payment of any additional SLD fees. However, if such permit would allow additional dwelling units for which SLD fees have not been prepaid, such permit shall not be issued until the SLD fees for such additional dwelling units have been paid at the rate per dwelling unit in effect at the time the building permit application was made.

(C) Any prepayment of SLD fees in accordance with this section shall be documented by a memorandum of prepayment which shall contain, at minimum, the following:

a. The legal description of the real property subject to residential development for which an SLD fee is being prepaid;

b. A description of the development permit issued concerning such real property, and a detailed statement of the SLD fees owed pursuant to such permit which are being prepaid;

c. The notarized signatures of the record owner of the property or their duly authorized agents; and

d. The notarized signature of the County Manager indicating approval of the prepayment plan, if the fee was paid while the real property was outside the limits of the City; or if the fee was paid at the time the real property was within the limits of the City, of the City Manager, indicating approval of the prepayment plan.

(iii) Exemptions

The following shall be exempted from payment of the SLD fee:

(A) Alterations or expansion of an existing building except where the use is changed from nonresidential to residential and except where additional dwelling units result;

(B) The construction of accessory buildings or structures;

(C) The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use;

(D) The installation of a replacement mobile home on a lot or other parcel when a fee in lieu of land dedication for such mobile home has previously been paid pursuant to this section or where a residential mobile home legally existed on such site on or before the Effective Date of the ordinance codified in this section;

(E) Nonresidential buildings, nonresidential structures, or nonresidential mobile homes;

(F) Nursing homes, adult foster care facilities or specialized group facilities; and

(G) City- or County-approved planned residential developments that are subject to recorded covenants restricting the age of the residents of said dwelling units such that the dwelling units may be classified as housing for older persons pursuant to the Federal Fair Housing Amendments Act of 1988.

(iv) Credits

(A) An applicant for a development permit (or a holder of such a permit) who owns other suitable school lands within the school district in which the development is located may offer to convey such lands to the school district in exchange for credit against all or a portion of the SLD fees otherwise due or to become due. The offer must be in writing, specifically request credit against fees in lieu of school land dedication, and set forth the amount of credit requested. If the City and the school district accept such offer, the credit shall be in the amount of the

value of the suitable school lands conveyed, as determined by written agreement between the City, the school district and the permit holder or applicant.

(B) Credit against SLD fees otherwise due or to become due will not be provided until good and sufficient title to the property offered under this subsection is conveyed to and accepted by the school district. Upon such conveyance, the school district and the City shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and a description of the project or development to which the credit shall be applied.

(C) Credits shall not be transferable from one project or development to another.

(v) Refund of Fees Paid

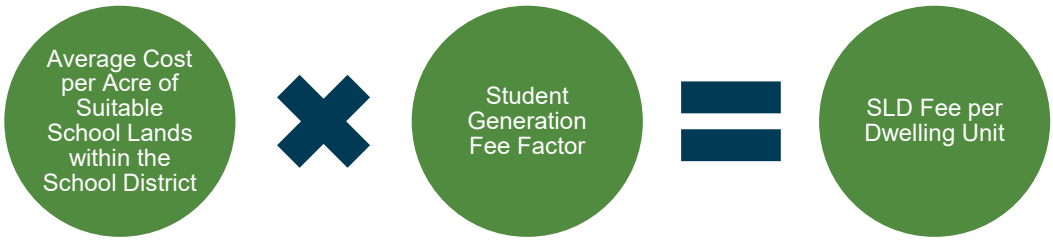
(A) Any SLD fee which has not been expended by the school district within five years of the date of collection shall be refunded, with interest at the rate of five percent per annum compounded annually, to the person who paid the fee. Prior to such refund, such amount shall be reduced by an amount equal to three percent of the principal amount to be refunded, for the costs incurred by the City in the refund of such fee. The City shall give written notice by U.S. mail to the person who paid the fee at their address as reflected in the records of the Mesa County Clerk and Recorder. If such person does not file a written claim for such refund with the City within 90 days of the mailing of such notice, such refund shall be forfeited and shall be retained and used for the purposes set forth in this section.

(B) The City Council may, upon the school district's request, extend the five-year period of time specified in GJMC 21.02.070(b)(1)(v)(A) upon a showing that such extension is reasonably necessary in order for the school district to complete or close a purchase transaction entered into in writing by such district prior to expiration of such period, or to give the school district an opportunity to exercise a purchase option it acquired prior to expiration of such period. Such request shall be made at a public hearing of the City Council. In no event shall any extension of time exceed an additional five-year period.

(2) Fees in Lieu of School Land Dedication (SLD Fees)

(i) SLD fees shall be collected and held in trust for the use and benefit of the school district containing the residential development for which the fee is collected. Such fees shall be expended by the school district to acquire additional real property for expansion of school facilities and construction of new school facilities necessitated by new residential development in the school district, or to reimburse the school district for sums expended to acquire such property. The amount of the SLD fee shall be based on a methodology which takes into account the student generation rates of new residential development, the quantity of land required to build new school facilities on a per pupil basis, and the anticipated cost of acquiring suitable school lands in the school district to expand existing school facilities and construct new school facilities to accommodate new residential development without decreasing current levels of educational services.

(ii) The SLD fee and the value of the variables in the formula to determine the SLD fee shall be set by resolution of the City Council in accordance with the following formula:



(For example, if the average cost of suitable school lands within the school district is $15,000 per acre and the student generation fee factor is 0.023, the SLD fee per dwelling unit would be $15,000 x 0.023, or $345.00.)

(iii) The average cost per acre of suitable school lands within the school district ("average cost per acre for SLD fee") and the student generation fee factor ("SGF factor") shall be determined by City Council. Before City Council considers modification of either, a 60-day prior written notice shall be provided to the school district. If a written request for a public hearing specifying which factor, the average cost per acre for SLD fee and/or the SGF factor, the school district wants to be heard on is received by the City from the school district at least 30 days before the matter is scheduled to be determined by City Council, a public hearing shall occur. At a hearing where City Council is considering the modification of the average cost per acre for SLD fee, City Council shall consider the school district's long range capital improvement plans and any other evidence, comments or recommendations submitted by the school district. At a hearing where City Council is considering the modification of the SGF factor, City Council shall consider the school district's school facilities plan currently in place, the methodology and data supporting the proposed modification, and any evidence, comments or recommendations submitted by the school district.

(iv) The SLD fee in effect as of January 1, 2006, was $460.00. The SGF factor used to determine the SLD fee was 0.023. This SLD fee and SGF factor shall continue until otherwise modified by City Council as set forth in this Code.

Impact Fee Stakeholder Group

#	Organization/Group	Name
1.	HBA of Western Colorado	Diane Schwenke
2.	Western Colorado Contractors' Association	Shawna Grieger
3.	Grand Junction Area Realtor's Association	Hogan Peterson
4.	Grand Junction Chamber of Commerce	Candace Carnahan, Primary Evan Walton, Secondary
5.	Latino Chamber of Commerce	Jorge Pantoja
6.	Grand Junction Economic Partnership	Curtis Englehart
7.	Grand Valley RTPO/Grand Valley Transit	Dana Brosig
8	Urban Trails Committee	Dr. Stephen Meyer
9.	Downtown Development Authority	TBD
10.	Parks & Recreation Advisory Board	Bill Findlay, Primary Lisa Whelan, Secondary (in July)
11.	Grand Junction Housing Authority	Jill Norris
12.	Non-profit Housing Representative	Emilee Powell
13.	Citizen's Police Academy Graduate	Laurel Walters
14	Local Fire Department representative	Steve Skulski
15.	Community Members at-large	Chuck McDaniel
16.	Community Members at-large	Charlie Gechter
17.	Community Members at-large	Orin Zyvan
18.	Community Members at-large	Ken Scissors
19.	Community Members at-large	Christi Reece

BBC RESEARCH & CONSULTING

January 17, 2025

Ms. Diane Schwenke
Chairman of Associated Members for Growth and Development
Shared via email

Re: Grand Junction Development Impact Fees Comparative Analysis

Dear Ms. Schwenke,

BBC Research & Consulting (BBC) is pleased to share our analysis comparing the proposed development impact fees in Grand Junction, Colorado with peer communities in the Mountain West. The analysis includes a comprehensive overview of the expense that development impact fees add to residential and non-residential property development within each community included in the analysis.

Background and Objectives

Development impact fees (DIFs) are charges levied by local governments on new developments to cover the cost of infrastructure and public services necessitated by growth, such as roads, schools, parks, utilities, and public safety facilities. These fees ensure that the financial burden of accommodating new development is borne by developers rather than existing taxpayers.

For businesses and developers, impact fees are a significant component of the overall cost of developing real estate. Since these costs can vary substantially between communities, impact fees often play an important role in determining where businesses choose to locate. High fees may discourage development in certain areas, especially when comparable locations offer lower fees or other incentives. As a result, communities must carefully balance the need to fund public services with maintaining competitiveness to attract investment and development.

The objective of this study is to compare and contrast the development impact fees the City of Grand Junction is proposing to charge with those of peer communities to understand how the proposed fees will impact new residents, businesses, and developers. The study includes a comprehensive analysis of the expense that development impact fees add to residential and non-residential property development within each community. In addition, the study includes information on populations, housing stock, property taxes, and other relevant metrics for understanding how each community is competitively positioned to attract new residents and businesses.

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Comparative Analysis

The following Grand Junction Development Impact Fee Comparative Analysis presented below summarizes the total estimated development impact fees (DIFs) associated with the new construction of four (4) property types within the City of Grand Junction, Colorado, as well as within five (5) comparative communities in the Mountain West. The property types include single-family detached homes (ranging in size from 1,500 sq. ft. to 3,500 sq. ft.); a 3,200 sq. ft. office building; a 3,200 sq. ft. retail building; and a 10,000 sq. ft. industrial building.

The DIFs charged by each community vary in their comprehensiveness. While Grand Junction is proposing to charge DIFs for police; fire; parks, open space, and trails; transportation; municipal facilities; as well as those development impact fees pertaining to water and sewer plant investment fees, other communities in the study charge impact fees for additional services, such as storm drainage and schools. To make a comparison on equal terms, the comparative analysis evaluates the total cost of fees that would be paid in each community to develop different types of buildings. A summary of the results is shown in Figure I-1, below.

Figure I-1.
Summary of Development Impact Fee Examples by Municipality

	Boise, ID [1]	Greeley, CO [2]	Montrose, CO [3]	Reno, NV [4]	St. George, UT [5]	Average	Grand Junction, CO [6]	Percent Difference (%)
Development Impact Fees ($)								
Residential Examples								
1,500 Sq. Ft. Home	$10,030	$35,039	$12,962	$18,865	$12,628	$17,905	$24,829	39%
2,200 Sq. Ft. Home	$12,250	$38,321	$12,962	$18,865	$12,628	$19,005	$31,857	68%
3,500 Sq. Ft. Home	$14,875	$38,731	$12,962	$18,865	$12,628	$19,612	$37,065	89%
Non-Residential Examples								
3,200 Sq. Ft. Office	$3,770	$61,136	$17,261	$11,710	$10,771	$20,930	$52,718	152%
3,200 Sq. Ft. Retail	$15,648	$77,254	$17,261	$25,916	$12,778	$29,771	$82,360	177%
10,000 Sq. Ft. Industrial	$2,618	$78,760	$17,261	$16,117	$12,477	$25,447	$44,725	76%

Source: (1) Boise City Impact Fee Schedule effective October 1, 2024; City of Boise Water Renewal (Sewer) Connection Fees Updates 2024 [https://www.cityofboise.org/media/19409/fy-2025-impact-fee-schedule.pdf; https://www.cityofboise.org/media/18851/council-memo-connection-fee-memo-final-05_24-v2-1.pdf]

(2) City of Greeley 2025 Development Impact Fee Schedule; City of Greeley Water Rates 2024-2025 [https://greeleygov.com/docs/default-source/building-inspection/2025-development-impact-fees.pdf; https://greeleygov.com/services/ws/development/rates]

(3) City of Montrose Fee Schedule; Communication with City of Montrose Community Development Director, December 9th, 2024

(4) City of Reno Police Facility Impact Fee 2023; Regional Road Impact Fee Schedule 2024; City of Reno Sewer Connection Fee Study 2022 [https://www.reno.gov/home/showpublisheddocument/93177/638636380356870000; https://rtcwashoe.com/wp-content/uploads/2023/12/7th-Edition-Year-2-Indexing.RRIF-Brochure-2023.12.14.pdf; https://www.reno.gov/home/showpublisheddocument/89257/638054091972470000]

(5) City of St. George Impact Fee Facilities Plan & Impact Fee Analysis, 2021 [https://sgcityutah.gov/departments/administrative_services/impact_fees.php]

(6) City of Grand Junction 2024 Impact Fee Study Draft – Maximum Supportable Fee Estimates; City of Grand Junction 2025 Water Connection Fee; City of Grand Junction 2025 Sewer Connection Fee [https://www.gjcity.org/309/Water-Connection-Fee; https://www.gjcity.org/306/Sewer-Connection-Fee]

The current DIFs included in this analysis are based on the existing fee structures for the cities studied. A review of the DIFs shows varying approaches to calculating and applying impact and connection fees. For example, the parks fee for Boise, ID and the transportation and wastewater fees for Reno, NV are averages across the multiple planning districts in each municipality. Both of these cities charge wastewater connection fees for single-family homes rather than by tap size, and their water connection fee data were not available. In Greeley, the relatively high water and wastewater development plant investment fees reflect the value of the city's world-class water infrastructure, which provides reliable and abundant supply. Greeley has invested significantly in state-of-the-art collection, storage, conveyance, and treatment facilities.

Figures I-2 and I-3 provide demographic and economic context for the DIF summary by presenting municipality data on population, home prices, and local property taxes – as well as a breakdown of specific fee categories within the residential and non-residential impact fee analyses. Footnotes for both tables are provided in the Appendix.

Figure I-2.
Single Family Residential Development Impact Fee Analysis

	Boise, ID [1]	Greeley, CO [2]	Montrose, CO [3]	Reno, NV [4]	St. George, UT [5]	Average	Grand Junction, CO [6]
Demographics and Housing							
Population (2023 Est)	235,421	112,609	44,156	274,915	104,578	154,336	69,412
Households (2023 Est)	99,616	38,901	17,529	112,061	35,052	60,632	29,037
Median Household Income ($)	$81,308	$68,650	$66,072	$78,448	$72,870	$73,470	$66,676
Average New Home Price ($)	$519,223	$460,353	$453,808	$548,906	$483,189	$493,096	$464,779
Annual Income to Home Price	15.7%	14.9%	14.6%	14.3%	15.1%	14.9%	14.3%
Annual Taxes							
Sales Tax (%)	0.00%	3.46%	3.88%	0.00%	1.00%	1.67%	3.39%
Mill Levy	132.353	80.920	68.042	155.882	54.935	98.427	71.000
Average New Home Price ($)	$519,223	$460,353	$453,808	$548,906	$483,189	$493,096	$464,779
Annual Taxes ($)	$4,673	$2,533	$2,100	$5,818	$1,805	$3,386	$2,244
Annual Taxes to Home Price	0.90%	0.55%	0.46%	1.06%	0.39%	0.67%	0.48%
Development Impact Fees ($)							
1,500 Sq. Ft. SFR Dwelling							
Police	$506	$276	-	$125	$95	$251	$435
Fire	$1,943	$718	-	-	$320	$994	$1,016
Storm Drainage	-	$473	-	-	$781	$627	-
Parks, Open Space, and Trails	$4,187	$6,135	$1,575	-	$4,525	$4,106	$3,696
Transportation, Street, Road	-	$7,037	-	$5,444	$2,188	$4,890	$7,437
Municipal Facilities	-	-	-	-	-	-	$1,026
School	-	-	$679	-	-	$679	-
Water PIF/Connection Fee*	-	$12,900	$3,205	-	$3,203	$6,436	$5,675
Sewer PIF/Connection Fee*	$3,394	$7,500	$7,503	$13,296	$1,516	$6,642	$5,544
Total (1,500 Sq. Ft.)	**$10,030**	**$35,039**	**$12,962**	**$18,865**	**$12,628**	**$17,905**	**$24,829**
2,200 Sq. Ft. SFR Dwelling							
Police	$676	$334	-	$125	$95	$307	$664
Fire	$2,592	$869	-	-	$320	$1,260	$1,550
Storm Drainage	-	$693	-	-	$781	$737	-
Parks, Open Space, and Trails	$5,588	$7,416	$1,575	-	$4,525	$4,776	$5,641
Transportation, Street, Road	-	$8,609	-	$5,444	$2,188	$5,414	$11,217
Municipal Facilities	-	-	-	-	-	-	$1,566
School	-	-	$679	-	-	$679	-
Water PIF/Connection Fee*	-	$12,900	$3,205	-	$3,203	$6,436	$5,675
Sewer PIF/Connection Fee*	$3,394	$7,500	$7,503	$13,296	$1,516	$6,642	$5,544
Total (2,200 Sq. Ft.)	**$12,250**	**$38,321**	**$12,962**	**$18,865**	**$12,628**	**$19,005**	**$31,857**
3,500 Sq. Ft. SFR Dwelling							
Police	$876	$334	-	$125	$95	$357	$833
Fire	$3,361	$869	-	-	$320	$1,517	$1,944
Storm Drainage	-	$1,103	-	-	$781	$942	-
Parks, Open Space, and Trails	$7,245	$7,416	$1,575	-	$4,525	$5,190	$7,075
Transportation, Street, Road	-	$8,609	-	$5,444	$2,188	$5,414	$14,030
Municipal Facilities	-	-	-	-	-	-	$1,964
School	-	-	$679	-	-	$679	-
Water PIF/Connection Fee*	-	$12,900	$3,205	-	$3,203	$6,436	$5,675
Sewer PIF/Connection Fee*	$3,394	$7,500	$7,503	$13,296	$1,516	$6,642	$5,544
Total (3,500 Sq. Ft.)	**$14,875**	**$38,731**	**$12,962**	**$18,865**	**$12,628**	**$19,612**	**$37,065**

Figure I-3.
Non-Residential Development Impact Fee Analysis

	Boise, ID [1]	Greeley, CO [2]	Montrose, CO [3]	Reno, NV [4]	St. George, UT [5]	Average	Grand Junction, CO [6]
Demographics and Housing							
Population (2023 Est)	235,421	112,609	44,156	274,915	104,578	154,336	69,412
Households (2023 Est)	99,616	38,901	17,529	112,061	35,052	60,632	29,037
Property and Sales Tax							
Sales Tax (%)	0.00%	3.46%	3.88%	0.00%	1.00%	1.67%	3.39%
Mill Levy	132.353	80.920	68.042	155.882	54.935	98.427	71.000
Development Impact Fees ($)							
3,200 Sq. Ft. Office Unit							
Police	$1,021	$1,725	-	$816	$403	$991	$864
Fire	$2,749	$3,840	-	-	$864	$2,484	$2,051
Storm Drainage	-	$1,008	-	-	$467	$738	-
Transportation, Street, Road	-	$20,563	-	$10,894	-	$15,728	$20,970
Municipal Facilities	-	-	-	-	-	-	$4,294
Linkage Fees (Affordable Housing)	-	-	-	-	-	-	$10,624
Water PIF/Connection Fee*	-	$21,500	$5,033	-	$5,763	$10,765	$7,706
Sewer PIF/Connection Fee*	-	$12,500	$12,228	-	$3,274	$9,334	$6,209
Total (3,200 Sq. Ft. Office)	**$3,770**	**$61,136**	**$17,261**	**$11,710**	**$10,771**	**$20,930**	**$52,718**
3,200 Sq. Ft. Retail Unit							
Police	$8,759	$3,213	-	$730	$1,066	$3,442	$1,942
Fire	$6,889	$7,152	-	-	$2,208	$5,416	$4,624
Storm Drainage	-	$1,008	-	-	$467	$738	-
Transportation, Street, Road	-	$31,882	-	$25,186	-	$28,534	$34,966
Municipal Facilities	-		-	-	-	-	$2,803
Linkage Fees (Affordable Housing)	-		-	-	-	-	$24,109
Water PIF/Connection Fee*	-	$21,500	$5,033	-	$5,763	$10,765	$7,706
Sewer PIF/Connection Fee*	-	$12,500	$12,228	-	$3,274	$9,334	$6,209
Total (3,200 Sq. Ft. Retail)	**$15,648**	**$77,254**	**$17,261**	**$25,916**	**$12,778**	**$29,771**	**$82,360**
10,000 Sq. Ft. Industrial Unit							
Police	$1,440	$2,750	-	$585	$760	$1,384	$840
Fire	$1,178	$6,130	-	-	$1,300	$2,869	$2,000
Storm Drainage	-	$3,150	-	-	$1,380	$2,265	-
Transportation, Street, Road	-	$32,730	-	$15,532	-	$24,131	$20,350
Municipal Facilities	-	-	-	-	-	-	$4,780
Linkage Fees (Affordable Housing)	-	-	-	-	-	-	$2,840
Water PIF/Connection Fee*	-	$21,500	$5,033	-	$5,763	$10,765	$7,706
Sewer PIF/Connection Fee*	-	$12,500	$12,228	-	$3,274	$9,334	$6,209
Total (10,000 Sq. Ft. Industrial)	**$2,618**	**$78,760**	**$17,261**	**$16,117**	**$12,477**	**$25,447**	**$44,725**

Figure I-4 illustrates the changes in non-residential development impact fees per 1,000 square feet of building space, excluding the proposed linkage fee. As shown in the table, the proposed fees represent increases ranging from 7% to 342%, with the exception of RV parks, where fees are projected to decrease by approximately 58%.

Figure I-4.
Proposed Change in Non-Residential Development Impact Fees per 1,000 Square Feet of Building Space Without Linkage Fee

Non-Residential Land Use	Change in Impact Fee per 1,000 Sq. Ft.	Percent Change from Current Fee (2025)
Retail/Commercial	$4,790	53%
Office	$1,865	27%
Institutional/Public	$6,651	342%
Industrial	$374	15%
Warehousing	$237	22%
Hotel/lodging	$387	7%
RV Park	-$2,548	-58%

Source: Bennett, M., & Allen, T. (2025, January 14). *Impact fee and linkage fee supplemental information* [Memorandum to the Mayor and Members of City Council].

Discussion and Findings

It is important for communities to balance development impact fees (DIFs) with maintaining competitiveness to attract investment. While these fees fund essential infrastructure, excessively high fees can stifle economic growth by deterring housing, commercial, and industrial developments. A comparative analysis of Grand Junction's proposed DIFs reveals they are substantially higher than those of peer communities, both in number and cost.

For single-family homes, the proposed fees would result in costs 39% to 89% higher than the average, adding $7,000 to $17,000 of additional expense to each home compared to other communities. Non-residential developments face even greater disparities, with fees 76% to 177% higher than other communities in the analysis. For instance, a developer of a 3,200 sq. ft. retail building would pay DIFs totaling approximately $82,400 in Grand Junction, compared to an average of $29,800 elsewhere.

These differences stem from two factors: Grand Junction proposes more fee categories and charges higher rates per fee. For example, the City's affordable housing linkage fee—absent in peer communities—alone rivals or exceeds the total DIF costs of many competitors. High development impact fees risk driving investments to other regions with lower development costs. This analysis highlights the importance of benchmarking to ensure fees remain competitive while still supporting infrastructure needs.

Appendix

Table I-2 Notes

*Water tap fees are based on a 3/4" tap size or equivalent

(1) The Parks fee for the City of Boise is an average of the seven district fees applicable to the seven planning areas of the City. Water connection fee data were not available. Boise charges a sewer connection fee for a single-family home rather than by tap size.

(4) The Transportation fee for the City of Reno is an average of the two distinct fees applicable to the two planning areas of the City. Water connection fee data were not available. Reno charges a sewer connection fee for a single-family home rather than by tap size; the sewer connection fee is an average of the three distinct fees applicable to three areas of the City.

(6) Grand Junction charges a sewer connection fee for a single-family home rather than by tap size.

Table I-2 Sources

(1) Boise City Impact Fee Schedule effective October 1, 2024; City of Boise Water Renewal (Sewer) Connection Fees Updates 2024 [https://www.cityofboise.org/media/19409/fy-2025-impact-fee-schedule.pdf; https://www.cityofboise.org/media/18851/council-memo-connection-fee-memo-final-05_24-v2-1.pdf]

(2) City of Greeley 2025 Development Impact Fee Schedule; City of Greeley Water Rates 2024-2025 [https://greeleygov.com/docs/default-source/building-inspection/2025-development-impact-fees.pdf; https://greeleygov.com/services/ws/development/rates]

(3) City of Montrose Fee Schedule; Communication with City of Montrose Community Development Director, December 9th, 2024

(4) City of Reno Police Facility Impact Fee 2023; Regional Road Impact Fee Schedule 2024; City of Reno Sewer Connection Fee Study 2022 [https://www.reno.gov/home/showpublisheddocument/93177/638636380356870000; https://rtcwashoe.com/wp-content/uploads/2023/12/7th-Edition-Year-2-Indexing.RRIF-Brochure-2023.12.14.pdf; https://www.reno.gov/home/showpublisheddocument/89257/638054091972470000]

(5) City of St. George Impact Fee Facilities Plan & Impact Fee Analysis, 2021 [https://sgcityutah.gov/departments/administrative_services/impact_fees.php]

(6) City of Grand Junction 2024 Impact Fee Study Draft – Maximum Supportable Fee Estimates; City of Grand Junction 2025 Water Connection Fee; City of Grand Junction 2025 Sewer Connection Fee [https://www.gjcity.org/309/Water-Connection-Fee; https://www.gjcity.org/306/Sewer-Connection-Fee]

Table I-3 Notes

*Water and sewer tap fees are based on a 1" tap size or equivalent

(1) Boise calculates commercial sewer connection fees based on a daily average of used water discharges. A comparable example could not be calculated for inclusion in this table. Water connection fee data were not available.

(4) The Transportation fee for the City of Reno is an average of the two distinct fees applicable to the two planning areas of the City. Water and sewer connection fee data were not available for non-residential development. Fees for industrial development are an average of industrial and manufacturing fee rates in Reno.

(6) Grand Junction calculates commercial sewer connection fees based on formulas for a range of development types. An example is shown for a 3,200 sq. ft. retail unit.

Table I-3 Sources

(1) Boise City Impact Fee Schedule effective October 1, 2024; City of Boise Water Renewal (Sewer) Connection Fees Updates 2024 [https://www.cityofboise.org/media/19409/fy-2025-impact-fee-schedule.pdf; https://www.cityofboise.org/media/18851/council-memo-connection-fee-memo-final-05_24-v2-1.pdf]

(2) City of Greeley 2025 Development Impact Fee Schedule; City of Greeley Water Rates 2024-2025 [https://greeleygov.com/docs/default-source/building-inspection/2025-development-impact-fees.pdf; https://greeleygov.com/services/ws/development/rates]

(3) City of Montrose Fee Schedule; Communication with City of Montrose Community Development Director, December 9th, 2024

(4) City of Reno Police Facility Impact Fee 2023; Regional Road Impact Fee Schedule 2024; City of Reno Sewer Connection Fee Study 2022 [https://www.reno.gov/home/showpublisheddocument/93177/638636380356870000; https://rtcwashoe.com/wp-content/uploads/2023/12/7th-Edition-Year-2-Indexing.RRIF-Brochure-2023.12.14.pdf; https://www.reno.gov/home/showpublisheddocument/89257/638054091972470000]

(5) City of St. George Impact Fee Facilities Plan & Impact Fee Analysis, 2021 [https://sgcityutah.gov/departments/administrative_services/impact_fees.php]

(6) City of Grand Junction 2024 Impact Fee Study Draft – Maximum Supportable Fee Estimates; City of Grand Junction 2025 Water Connection Fee; City of Grand Junction 2025 Sewer Connection Fee [https://www.gjcity.org/309/Water-Connection-Fee; https://www.gjcity.org/306/Sewer-Connection-Fee

January 30, 2025

Dear Grand Junction City Council,

As the city grows, setting appropriate impact fees for new development is essential to maintaining the current level of per-person infrastructure without forcing the city to divert funds from other areas of the budget or, worse, see a decline in level of service. On January 9, 2025, the City of Grand Junction Parks and Recreation Advisory Board discussed the updated Park Impact Fees presented by TischlerBise. After lengthy discussion, PRAB voted to approve a motion supporting the credibility of the study, recommending adoption of the Maximum Supportable Impact Fee as presented, and if necessary to help find a resolution acceptable to City Council, encouraging Council to consider modification of the Open Space Fee calculation. This motion was made by PRAB Board Member Chandler Smith and seconded by PRAB Board Member Kyle Gardner. The vote was unanimously approved.

This letter documents PRAB's discussion in making the motion and explains our reasoning behind it. TischlerBise's method of setting the fees strikes us as sound. Their valuation of the current park infrastructures seems to be credible. Using Parks, Recreation and Open Space Master Plan information and outcomes and recent project examples, our parks and recreation staff have diligently worked with TischlerBise to inventory our amenities and have carefully valued them. For example, staff explained they excluded items such as the new Community Recreation Center and the Lincoln Park Stadium complex which receive significant other sources of funding. The calculation of the population that utilizes this infrastructure also seems to be accurate. As a result, we believe the recommended Maximum Supportable Impact Fees reflect the true cost of maintaining current infrastructure levels. Said another way, the fees seem to support the amount of funding required to sustain our quality of life as population grows.

Regarding the inclusion of open space components, we recognize both benefits and drawbacks. A dedicated fund for acquiring open space requires city staff to be mindful in acquiring and maintaining a diversity of landscapes. Open spaces provide unique recreational opportunities, and many of our open spaces are among the most cherished properties in our portfolio. However, past open space acquisitions have often been aided by outside funding, and we are uncertain whether such significant opportunities are as likely to be as abundant in the future. Additionally, in a community with access to millions of acres of public lands, the priority of preserving additional open space within city limits may warrant reevaluation. After lengthy discussion on the topic, PRAB generally feels that if City Council would like to be sensitive to these considerations and show compromise, we suggest modifying but not eliminating the Open Space Fee. Perhaps this could be done by excluding the substantial acreage of the Three Sisters property from the calculations. While smaller acquisitions like Kindred Reserve may very well be possible, huge expanses like Three Sisters may not be.

We understand that this is a contentious issue with passionate advocates on all sides. We acknowledge this is a very difficult issue and appreciate Council's efforts in finding a resolution.

Our suggestion would be to focus on the concrete methodologies used in other communities to calculate what is needed to maintain current levels of service and quality of life rather than speculating about the potential impact of these fees on housing costs. This is especially relevant as the city waives the impact fees for truly affordable housing. We commend both efforts towards providing affordable and attainable housing while generally ensuring growth pays its own way.

Sincerely,

Nancy Strippel
Chair, City of Grand Junction Parks and Recreation Advisory Board

HOUSING AND BUILDING ASSOCIATION of WESTERN COLORADO

Monday, February 3, 2025

Dear Members of City Council,

On behalf of the Homebuilders Association of Western Colorado we are concerned that the Council is set to consider a staff recommendation for increasing Impact Fees at the Workshop on February 3rd. At the Stakeholder/Council meeting on January 14th Mayor Herman assured those present that this would still be a several month process and March was mentioned as a date for initial Council consideration. That timeframe appears to have been accelerated.

The Impact Fee Stakeholder group was convened on Thursday with no agenda or materials for review prior to the meeting. It was only upon arrival that members were told they would be presented with the staff recommendation that was going to the City Council Workshop in four days. Paper handouts were then distributed. There was opportunity for some initial reaction and some components of the proposal were applauded including the recommendation not to enact new fees. That said there was little time for comprehensive review and perhaps more thoughtful and nuanced feedback.

Questions regarding methodology have not been addressed that emerged from the stakeholder group and even the Council itself.

We would have liked the opportunity to bring to the committee some areas for further revision or discussion but there wasn't enough time prior to the meeting that was scheduled rather expeditiously. One methodology question is how can future impact be calculated for residences at less than 1000 s.f. on the basis of less than one person occupying such structures? Every residence has at least one person that impacts city services so starting from a premise of less than one person defies the logic of the impact calculation. It seems that the study may not be reflective of how our community is housed and therefore likely to come to an inaccurate conclusion. Other items that have been brought up included the estimate for acquisition of open space/parkland, and average trip generation numbers that include large metro areas with a very different environment of public transportation, density, etc.

While there has been considerable criticism by some staff and council members of the decision by the Council in 2019 to not enact the entire maximum supportable fees. It is important to note that determination was made after a series of public discussions and action by the Planning Commission that spanned more than nine months. This process to date has spanned roughly four months of presentations and one substantive discussion between stakeholders and elected officials.

We would ask the Council to pause moving forward with action on a recommendation until there has been more discussion in terms of both the methodology and the application of the maximum supportable fee We hope that you recognize that the "maximum supportable" fees establish a very high water mark, and pose a real and measurable threat to the affordability of new housing.

Thank you for considering this request

Kevin Bray (Feb 3, 2025 09:21 MST)

Kevin Bray
President
Housing and Building Association of Western Colorado

From: Rebekah Mendrop <rebekah@rebekahsproperties.com>
Sent: Tuesday, February 18, 2025 9:37 AM
To: Abe Herman <abeh@gjcity.org>; Randall Reitz <randallr@gjcity.org>; codyk@gjcity.org; Jason Nguyen <jasonn@gjcity.org>; Anna Stout <annas@gjcity.org>; Dennis Simpson <denniss@gjcity.org>; Scott Beilfuss <scottb@gjcity.org>
Cc: citymanager <citymanager@gjcity.org>; D Schwenke <dschwenke2009@gmail.com>; Don Potter <don@erikadoyle.com>; Joe Tripoli <joet@gjproperties.com>
Subject: Impact Fee Public Hearing 2/19/25

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Dear Councilmembers,

Before evaluating impact fees, I'd like to clarify one of the items presented by the HBA at the Housing Summit – the Median home price and how it has dramatically increased. I do not find this to be happening specifically in the City of Grand Junction. The Grand Junction Area MLS has several categories that cover the City of Grand Junction jurisdiction. I've compiled the average increase and median increase in home prices from January 2024 to January 2025 in this table. This shows both average and median prices have increased approximately 5.5%.

Area	% Change - Average Home Price	% Change - Median Home Price
North Grand Junction	9	12
GJ - City	6	8
Redlands	11	4
Orchard Mesa	3	3
North East GJ	4	3
South East GJ	1	3
Average all areas	**5.666666667**	**5.5**

The increase in median home price presented by the HBA lacks explanation of significant market information. Specifically, the increase in median home price over the past year is due to consumer behavior, not prices increasing.

Market Conditions. When interest rates first increased, we faced a nearly stagnant market. Then when homes started selling there appeared (loosely) three categories in the market - the low, mid and high price points. These price points have varied slightly over the past two years, but basically the low price point was always selling because people need to have a home and not rent. The mid price point was stagnant over the past two years. This is our move up buyer that really needed an extra bedroom and bathroom but wouldn't justify triple the mortgage payment for the slightly bigger home. The high price point is mostly cash buyers who's buying behavior isn't affected by interest rates; thus this section of the market was always moving.

Consumer Behavior. Over the past year the middle market has realized interest rates aren't going anywhere and they are now reentering the market.

The day before the Housing Summit by the HBA, I did a listing presentation for a home in Fruita. Year over year the median price of a home in Fruita has changed from $416,971 in January 2024 to $654,279 in January 2025. Home prices are going up 1-5% on average per year, not nearly 60%. The reason this has increased is because the people in this middle category have finally entered the market. That said, I understand where the data came from. However, we need to take into consideration that this is a data point that may be significantly above the trend line.

You and your staff know what needs to be implemented to continue offering City services. I only mean to clarify that home prices are increasing at an economically stable 5% level and not 50%+.

I am unable to attend the meeting in person as I have other personal obligations. I would like to express my genuine appreciation for your service to our community – there are others such as me that literally can't commit to serving our community like you do. Thank you so much for your service.

With gratitude and appreciation,

Rebekah Mendrop
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2023 GJARA Realtor of the Year

Shanon R. Secrest
1525 Ptarmigan Ridge Court
Grand Junction, Colorado 81506
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Date: February 20, 2025

Mayor, Council Members, and Grand Junction Staff
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Subject: Proposal: Impact Fees as Taxes and the Case for Distance-Based Zones

Good evening, Mayor, Council Members, and Grand Junction Staff,

I'm writing to propose three critical points for your consideration. First, I echo Council Member Simpson's remarks from February 19th: impact fees are, in essence, a tax. Second, I urge the City of Grand Junction to adopt a very specific **distance-based zones** for these fees to make them fairer, more effective, and legally sound—while addressing their detrimental effect on housing affordability. Lastly, the third point you have heard multiple times, but I'd be remised if I didn't mention the impact of adding fees.

To be clear, **I oppose any increase in Impact Fees**. My ultimate goal is to challenge the legality through the courts and eliminate them entirely, but financial realities force us to delay that fight for now. Instead, I'm stepping into the fray with something to offer. Let's face it: the City of Grand Junction will steamroll ahead, hiking fees on builders and developers, knowing full well it will erode housing affordability. State and local governments love to tout 'affordable housing,' but as last meeting's eloquent critique put it, it's all lip service. The Grand Junction One Comprehensive Plan mentions *'Affordability' and 'Attainability'* eleven times—at least by my count—yet the City's only real strategy seems to be squeezing builders to fund their own priorities making housing less affordable. I'm eager to see just how much the Salt Flats or other City owned project gets subsidized, likely exposing yet another double standard where the City plays by different rules. It's a brutal setup: builders and developers are stuck bankrolling not only their own projects but also the City's, and potentially even out-of-town firms handling infrastructure and construction. I'll stop digressing and get to the point…

Point 1: Impact Fees Are a Tax

Let's define it clearly. *A tax is a mandatory payment for public services without a direct, specific benefit to the payer*. *Impact fees fit this mold when they fund broad community infrastructure*—like a $16,000 charge (minus tap fees) per home for schools or roads serving the entire city—rather than providing proportional benefits to the development itself, such as a sewer hookup. Courts have recognized this overlap. In ***San Remo Hotel v. San Francisco* (2002)**, the California Supreme Court noted that fees crossing into general revenue-raising territory blur into taxation.

The U.S. Supreme Court's ***Sheetz v. County of El Dorado* (2024)** ruling reinforces this: *if fees aren't tied to a development's specific impact with "**rough proportionality,**" they become an unconstitutional taking—a tax without due process or voter oversight.*

Yet, here in Grand Junction, city staff and consultants propose and set these fees, bypassing the accountability taxes require under law. This lack of transparency—lumping funds into the general pool rather than disclosing where they're spent relative to the paying development—undermines the **"rational nexus"** test established **by *Nollan v. California Coastal Commission* (1987) and *Dolan v. City of Tigard* (1994)**. When fees fund citywide benefits like parks, roads and public utility across town, without a clear link to the payer's burden, they're not fees—they're taxes. Recognizing them as such demands proper governance and public trust, which is eroding as the City fails to tie expenditures to impacted areas.

Although I may be joining the conversation later than some, this issue has been debated at the local level for years, with countless challenges brought before consultants, firms, and various courts—yet little has changed. Still, I remain optimistic that change will come and that courts will eventually recognize the overreach by state and local governments. Until then, questions and concerns will persist, and those who oppose these fees will have to come up with different solutions which I will discuss below.

Point 2: Support Distance-Based Zones

The solution? **Distance-based impact zones** instead of a blanket citywide fee, developers should be charged based on their project's distance from existing infrastructure—roads, fire stations, parks. A subdivision five miles from a city park does not have the same impact as one next door—so why should they pay the same? This approach is fairer, legally sound, and proven. Fort Worth, Texas, implements zoned fees across 27 districts, ensuring funds stay local. Lancaster, California, once charged outlying projects more to reflect actual costs. Boise, Idaho, adjusts fees based on urban versus rural zones. These models align with ***Nollan* and *Dolan***, tying fees to actual burdens and meeting the **"rough proportionality"** standard ***Sheetz*** demands.

By contrast, Grand Junction's flat-fee approach risks overcharging, functioning more like a tax than a justified development fee. **Distance-based zones** ensure developers pay their fair share, infrastructure funds go where they're needed, and the city avoids legal challenges. *The American Planning Association* supports defined service areas—geographic zones where fees are collected and must be spent. Without this structure, we're left with a one-size-fits-all system that disregards local impact and erodes public trust.

The consequences of this flawed system are already visible. Impact fees, originally intended to support infrastructure tied to new growth, are being allocated to unrelated projects. Case in point: the city has earmarked $400,000 in impact fee funds for Whitman Park improvement planning—despite no clear connection to new development. Instead of directing these funds toward parks in growth-affected areas like Orchard Mesa, the city is diverting them to Capitol projects that lack a direct link to housing expansion.

Even more concerning, the $4.5 million Whitman Park project is moving forward without voter approval. The community has not been given the opportunity to weigh in on whether they want to fund this initiative. Not to mention the City of Grand Junction's eagerness to buy and invest in real estate outside of the scope of what Government was intended for. This raises a larger issue: why is the city increasing fees for infrastructure—directly driving up housing costs during a housing crisis—when it could seek taxpayer support through bond measures much like **Prop123** or, better yet, prioritize spending reductions?

At a time when housing affordability is already a challenge, shouldn't the city focus on cutting costs, fostering transparency, and ensuring that impact fees genuinely serve the developments they were meant to support? The lack of new parks near growing neighborhoods underscores the problem. If impact fees aren't being used where development is happening, then the system is broken.

Point 3: Impact Fees Hurt Housing Affordability

Raising impact fees compounds the problem by driving up home costs. These fees—often thousands per home—are passed directly to buyers, shrinking affordability for first-time and low-income families. The National Association of Home Builders reports regulatory costs, including impact fees, account for 24.3% of new home prices. In high-fee areas like California, prices soar beyond reach—median homes hit $830,000 in 2023, versus a national $412,000. A 1991 study found a $1,000 fee increase raises prices by $1,531, amplifying the hit.

Here in Grand Junction, the Bray Report offers a market snapshot but overlooks critical factors: rising material and labor costs, interest rates, and builders' shrinking ability to absorb fees post-2020 boom. With markets stabilizing, higher fees will halt construction. Developers will flee to areas outside city limits, leaving Grand Junction with less growth and fewer homes. Increasing fees isn't sustainable—it's a self-inflicted wound.

Conclusion

Let's end the current practice on how we treat impact fees act as taxes when they fund citywide benefits without oversight or proportionality—let's call them what they are and govern them right. Distance-based zones offer precision, equity, and compliance with state and constitutional standards, ensuring "rough proportionality" to a development's impact. I urge the council to adopt this approach, preserving affordability and trust. The City's failure to designate universal distances for fee use—lumping funds into the general pot—disregards the rational nexus test and risks losing public confidence. Growth should pay its way, not burden our community or price out its future.

Thank you for your time and consideration.

Sincerely,

Shanon Secrest

2/19/25

Dear all,

Thank you for what you do. As Ms. Anna Stout stated at tonight's meeting, it is a tough job being front and center on any council or board tasked with any important policy decisions. Especially those that have passionate participants.

I was present at the council meeting tonight. However, as I was sitting there in the audience, I was indeed cognizant in choosing be silent. This, in a subtle move towards solidarity for all those that have left Gand Junction area in silent sadness. Sadness due to, despair and discouragement for having to specifically leave the western slope for the simple reason that they felt as they were no longer stakeholders in the home ownership equation. Thus, being despondent and hopless in being able to affect change or, at least favorable policy decisions towards the cause, left the area. I feel their pain. So you know, these as a majority truly consist of or being specifically from, the entry level work force, the service sector ,and as well unfortunately the entry level trade sector.

Driving home however, I realized I am uniquely qualified to act as their voice.

This as , Since 1997, I have substantially devoted my entrepreneurial gifts and talents towards ensuring and providing for the provision of entrylevel housing. (with the exception of personal economic and entrepreneurial side endeavors, Such as the Blue Pig Art Gallery, Atlasta Solar Center, and the specifically gratifying renaissance of the Solar powered Graff Dairy Ice Cream Store. But, as they all evolved, I was a builder.

Housing focused: In both the not for profit sector, as well as in the private free market arena, supposedly inhabited by invisible hand of Adam Smith. Each or both, have each occupied my time and efforts for the last 25 years.

Regarding non-profit;

Served as a board member of Housing Resources, (Self help housing , and Vetrans focused housing) Catholic Outreach, (active board member and volunteer) during concept and the construction phases of the St Vincent Place and the day center rehab. Homeward Bound of the Grand Valley, Board Chair and initiator of the concept of a family shelter, now Pathways. And then, the initial Board President and chair, and The cofounder and initial financier of Karis Incorporated, the Founding entity of The House,: A Safe Place for Western Slope Teens. These among numerous and assorted, national and international housing and shelter initiatives, truly too numerous to list (and or to remember 😊) Finally serving as the Board Chair of the HBA for two one year stints.

Regarding for profit;

Since 1997 companies, I have built and owned individually or with partners, built and sold nearly 3000 new entry level homes. Most years, or at least in a minimum of 75% if them, pulling the most

building permits of any builders in the Grand Valley. Mainly by doing what we love to do, building , most if not all homes appealing and affording the first time homeowners a chance at home ownership and a chance at the resultant equity.

To go back in time; In 2000, my then partner and myself, building in the Monument Glen subdivision in Fruita consistently delivered a 1080 sq ft. Two Bedroom, two bath, two car garage, with a planned expandable third bedroom for $76,400.00! That is right, with land! If you consider that fully 60% of construction of a new home is built with commodities (lumber, cement, asphalt shingles) this would allow you to extrapolate that the core and shell is /was at that time, 45k, thousand plus or minus. Then taking the inflation rate over those years would put the core at 87k today. (the value of 45k in 2000, today)

Today, under the banner of Senergy Builders, I am building nearly the same……1120 sq ft, 2bed, 2bath, with den and 1 car garage across from the Community Hospital. But, the best I can do is for a detached product a price of $359,900!!. And that is tight.

So, if you remove the core commodity construction cost of the 87k you are left with 272,900! Even if you take out the land costs that has went from those days at 45k, to todays time of 90k, you are left with a balance of 182,900. This for the original delta of 31,400. (76,400-45,00 core) or a rise in 151,500. Or near close to 5x the money. This, only for the variable costs of-infrastructure costs, fees, land development, entitlement and approval costs, risk compensation, (profit), and fees!!?? What , why? 5x!

Again, this is important, when at the same time, the core commodity costs escalated at only near the 2x. Meaning that specifically and empirically the variable costs of bureaucracy are the single sole cause of increased housing costs. The legal, development, bureaucratic, increased costs of development truly accelerating at a 3x more that the hard costs of housing.

As such, with respect to my experience, as well as in asking forgiveness to my promoting the same; please consider the following as you ponder the pending decision regarding altering/increasing the impact fees.

First, the ‘experts’ providing the impetus towards increasing the impact fees to the maximum legal limit; are headquartered in Bethesda Maryland. Bethesda Md., for the record, has average home prices that are 4x higher than the national average. Sitting at a mind boggling 1.175million. Average home price! As such, our fees would seem, ludicrously low in comparison , and therefore ripe for the raising.

Secondly, the last time interest rates were 6%, 2005/6 a study that was called out and promoted indicated that for every $1000.00 that was added to the cost of a new home; nationwide 250,000 families no longer qualified for a mortgage. Distilled to our market, I believe that would have equated to 30 to 50 families locally that just give up the idea, and therefor the hope.

Thirdly, please consider, that as I embrace the idea that I am gliding towards/in the twilight of my career, the single biggest disappointment I experience today--- is……that after delivering over 2500 entry level affordable homes, I can no longer serve the customers that I enjoy the most.

The single mother with a tween or teen in the household, the double income entry level workforce participants newly married, the newlyweds expecting their first child and stretching to buy their first home, or finally the widow or widower starting on the decent themselves excited for a new beginning at the tail end. Honestly, I just can't do it, the costs are too high, the oversite and expectations are too large, and the risk reward ratio just continues to decline. Do you know that as builders, while our profit is 'normal' our warrantee from a structural standpoint is 8 years (no big deal if you know what you are doing but still).

So the above said, most importantly I say, look within! How could the hard costs of housing rise only 2x when the municipal costs rise 5x?

Look within, eliminate duplicity and redundant oversite, trust the market, reduce overload and overhead of unnecessary enforcement.

Look within, allow the market to produce, Trust the consumers to make the decisions, to buy or not to buy.

Look within, It is not up to you to constrain the consumers choice. It is up to you to provide the options. And if constraint of trade, due to undue costs and oversite or policy leaders impliment leads to no ability for the consumers to participate?

Look within, At the adverse and negative effect, that the increase of impact fees and the resultant effect on the housing costs of Grand Junction will be.

Look within and throughout, what efficiencies can be found that will allow the fortiture of raising fees, while to the Builder, is ultimately passed on to the consumer.

Look within, Are you fulfilling your role as a advocate of the people? You answer.

Happy to discuss over coffee or cocktails with each and all. And if neither appeals, Know that once again I, in all sincerity, say thank you for doing what you do for the community we all share.

Peace and grace, (my thought, seek the first and accept the second)

Darin Carei

Senergy Builders

And all the team at Senergy Builders.

Tamra Allen

From: Johnny McFarland
Sent: Tuesday, March 4, 2025 10:18 AM
To: Tamra Allen
Cc: Mike Bennett
Subject: FW: Impact fees

Hey Tamra,

Please see the message below sent to Council regarding Costco/impact fees.

Thanks,

Johnny McFarland (he/him/his)
Assistant to the City Manager
City of Grand Junction
250 N 5th Street
O: 970-244-1505
M: 970-216-9947
gjcity.org | EngageGJ

-----Original Message-----
From: Council <council@gjcity.org>
Sent: Tuesday, March 4, 2025 9:26 AM
To: Abe Herman <abeh@gjcity.org>; Anna Stout <annas@gjcity.org>; Belinda White <belindaw@gjcity.org>; Cody Kennedy <codyken@gjcity.org>; Council <council@gjcity.org>; Dennis Simpson <denniss@gjcity.org>; Jason Nguyen <jasonn@gjcity.org>; John Shaver <johns@gjcity.org>; Johnny McFarland <johnnym@gjcity.org>; Mike Bennett <mike.bennett@gjcity.org>; Randall Reitz <randallr@gjcity.org>; Scott Beilfuss <scottb@gjcity.org>
Subject: FW: Impact fees

FYI: Councilmembers, the message below from Mary Stolle regarding Costco and Impact Fees, was left on Council's email this morning:

Belinda White
Administrative Specialist
City of Grand Junction
250 N. 5th St.
O: 970-244-1508
gjcity.org | EngageGJ

-----Original Message-----
From: Mary Stolle <stollemary@yahoo.com>
Sent: Tuesday, March 4, 2025 6:32 AM
To: Council <council@gjcity.org>
Subject: Impact fees

⚠️ EXTERNAL SENDER ⚠️

Only open links and attachments from known senders. DO NOT provide sensitive information.

I am wondering if this is the reason why Costco isn't coming to Grand Junction? We need Costco and have been waiting for it to come. The city was was excited to have them come. If the impact fees is what stopped them you need to rethink that because other businesses will not come. Please try to get them back! There is a definite lack of stores in Grand Junction.

Mary Stolle
Sent from my iPhone

Tamra Allen

From: Mike Bennett
Sent: Tuesday, March 4, 2025 12:35 PM
To: Tamra Allen
Subject: FW: Impact fees for new developments (except the few lower cost ones) need to increase

Please see email received by Council for addition to the packet.

Mike Bennett, ICMA-CM
City Manager
City of Grand Junction
250 N. 5th St.
O: 970-244-1557
gjcity.org | EngageGJ

From: Belinda White <belindaw@gjcity.org>
Sent: Tuesday, March 4, 2025 8:38 AM
To: Abe Herman <abeh@gjcity.org>; Anna Stout <annas@gjcity.org>; Belinda White <belindaw@gjcity.org>; Cody Kennedy <codyken@gjcity.org>; Council <council@gjcity.org>; Dennis Simpson <denniss@gjcity.org>; Jason Nguyen <jasonn@gjcity.org>; John Shaver <johns@gjcity.org>; Johnny McFarland <johnnym@gjcity.org>; Mike Bennett <mike.bennett@gjcity.org>; Randall Reitz <randallr@gjcity.org>; Scott Beilfuss <scottb@gjcity.org>
Subject: FW: Impact fees for new developments (except the few lower cost ones) need to increase

FYI: Councilmembers the message below from Michael Gormley regarding the above-mentioned, was left on the City Clerks email this morning:

Belinda White
Administrative Specialist
City of Grand Junction
250 N. 5th St.
O: 970-244-1508
gjcity.org | EngageGJ

From: Selestina Sandoval <selestinas@gjcity.org>
Sent: Tuesday, March 4, 2025 7:43 AM

To: Belinda White <belindaw@gjcity.org>
Cc: cityclerk <cityclerk@gjcity.org>
Subject: FW: Impact fees for new developments (except the few lower cost ones) need to increase

Good morning, Ms. B,

Can you please share this with Council?

Selestina Sandoval, MMC *(she/her)*
City Clerk
City of Grand Junction
O: 970-244-1533
Selestinas@gjcity.org
gjcity.org / EngageGJ

From: cityclerk <cityclerk@gjcity.org>
Sent: Monday, March 3, 2025 9:37 PM
To: Selestina Sandoval <selestinas@gjcity.org>; Krystle Koehler <krystlek@gjcity.org>; Janet Harrell <janeth@gjcity.org>; Kerry Graves <kerrygr@gjcity.org>; Misty Williams <misty.williams@gjcity.org>; Jacob Samuels-Logan <jacob.logan@gjcity.org>; Brooke Hahn <brooke.hahn@gjcity.org>
Subject: FW: Impact fees for new developments (except the few lower cost ones) need to increase

---

From: Michael Gormley <mepfamily6333@gmail.com>
Sent: Monday, March 3, 2025 9:36:27 PM (UTC-07:00) Mountain Time (US & Canada)
To: cityclerk <cityclerk@gjcity.org>
Subject: Impact fees for new developments (except the few lower cost ones) need to increase

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

I agree with Mr. Herman's position in the Sentinel's opinion page that impact fees on most of the new housing developments must increase to keep up with the infrastructure that will be needed for the increasing population. Most of the new housing is hardly what I would call affordable and new large developments such as the Redlands 360 will require road improvements to handle the greatly increased traffic along with more fire and police protection. Whether you call these impact fees or taxes from the developers, I don't care as long as the increased revenue is put toward infrastructure requirements for the growth. Most of the new housing is selling for well over $750,000. If builders don't want to pay the increased fees, that is fine, go elsewhere. Most of the existing residents here are not asking for additional development, it does not benefit us. The increased traffic will destroy the asset of living here. The increased development will not decrease our taxes, new manufacturing is needed for that.
I know Mr. Kennedy favors reducing the impact fees. If the fees get reduced, he can be sure I will not vote for him in the next election. Lowering impact fees will make little difference in making most of the new housing affordable. I believe there is an exemption of the fees for the few projects that are lower cost.

Sincerely,
Michael Gormley
mepfamily6333@gmail.com

Tamra Allen

From: Mike Bennett
Sent: Tuesday, March 4, 2025 3:02 PM
To: Tamra Allen; Selestina Sandoval
Subject: FW: Increasing Taxes (Fees) at builidng permits

For the updated packet as well.

Mike Bennett, ICMA-CM
City Manager
City of Grand Junction
250 N. 5th St.
O: 970-244-1557
gjcity.org | EngageGJ

From: Olan Clark <reagent@gjhomes.com>
Sent: Tuesday, March 4, 2025 2:50 PM
To: Abe Herman <abeh@gjcity.org>; Randall Reitz <randallr@gjcity.org>; codyk@gjcity.org; Jason Nguyen <jasonn@gjcity.org>; Anna Stout <annas@gjcity.org>; Dennis Simpson <denniss@gjcity.org>; Scott Beilfuss <scottb@gjcity.org>; Mike Bennett <mike.bennett@gjcity.org>
Subject: Increasing Taxes (Fees) at builidng permits

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Dear City Council,

I am writing to you, for what it's worth, to share a couple of things with you related to housing and housing cost.

1. The current average price is $460,000.00 in Mesa County. With a 5% appreciation rate annually, compounded over the next 10 years, the average price will be $750,000.00. With the fee increase and the States new energy standards it will make that happen in about 8 years.

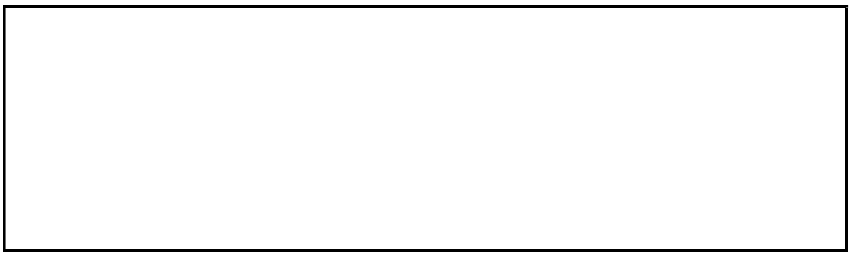
2. The City and the County for that matter, has not built a 1,000 homes in one year since the year that ended at the end of the first quarter of 2008.

3. Abe, you might want to go look at the graph in the City's website to see that single family building permits in the City of GJ are already on the decline. With a fee increase, that will guarantee they will decline even further.

Personally I think if we were building 1200 to 1500 single family, town home, condos and even new trailer parks, that would resolve the need for low income housing being built by the City, and the revenue stream the City seems to think it needs.

Sincerely,

Olan



March 3, 2025

Dear City Manager Bennett;

The Homebuilders of Western Colorado has made no secret of the concerns we have about the City of Grand Junction impact fee process. This ranges from still questioning some of the methodology of the calculations in the fee study to the short time frame we have been able to discuss. We have been vocal about a desire to slow down, collaborate and work together to find a way forward that does not push home ownership further out of reach for aspiring homeowners.

We appreciated the opportunity for the stakeholder group to meet with Council directly and the opportunity to provide testimony at a public hearing on first reading which is not typically done. We agree with the staff that the municipal fee and the linkage fee was not appropriate.

In the most recent staff report that was published at the end of last week, there are several proposed changes to the study as well as a lot of additional information. We appreciate that you have recognized that the TEDS calculation is not a fair inclusion in the study and support the option you have provided to council to remove this from the fee. We also appreciate the Q and A provided in the staff report as many of these were questions we also had. The additional exhibits also provide useful information.

Attached with this letter, is a legal memo provided to the HBA from Dufford Waldeck Law, answering some questions we had regarding TEDS inclusion and process. In addition to what is included in the legal memo, we do believe there are some gaps in the study worth spending some more time on and here are just a couple examples:

- The land acquisition fee seems to be a very high estimate and certainly not applicable to land that is acquired for single-family development. Estimates in the study are based on appraisals for both multi-family and single-family development which have wildly different land costs. As staff report noted, the appraisals go back to 2017, would it be possible to provide a history of land acquisitions the City has made for parkland during this period?
- The study uses an incremental method in calculating fees to determine the highest legally defensible fee. It is not a needs-based study but continues to be presented as such. In the staff report, a worksheet is provided that shows how far behind, presumably the City would be, if we remove TEDS or adopt the fee at less than 100% of the legally supported fee. We believe this is a misrepresentation of what the study using the incremental method is capable of determining. The incremental method assumes a

linear approach to future needs and no efficiencies or economies of scale in transportation and parks infrastructure.

- The study does not include any of the revenue that is generated through homebuilding or the jobs that it creates in our community, as well as a myriad of other benefits of the homebuilding community.

We support the changes in the recent staff report, removing the TEDS calculation, and phasing the fees over a longer period of time. Knowing that fees would not be implemented for some period of time, we feel that there is good reason to spend more time to insure we are not placing an unnecessary additional cost on homebuilding that will make housing less affordable at every level.

We know that the city staff and council are genuine in their desire to create housing policy that is sustainable for our community and we have the same desire. We may not always have the same perspective but there is no monopoly in caring for our community which our members certainly do care. We will continue to advocate for policy that is respectful of individual freedoms and the pursuit of the American Dream of homeownership.

To recap, we support the changes in the staff report, removing the TEDS calculation, phasing the fees in over a longer period of time, and commit to staying at the table in spending some more time insuring that the fees are appropriate for our community, if given the chance.

Sincerely,

Kevin Bray

Kevin Bray
President

HBA
HOUSING AND BUILDING ASSOCIATION of WESTERN COLORADO

DUFFORD WALDECK LAW

744 HORIZON COURT, SUITE 300
GRAND JUNCTION, CO 81506

510 SOUTH CASCADE AVENUE
MONTROSE, CO 81401

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D. J. Dufford
(1919-1998)

William G. Waldeck
(1923-2009)

^ Also admitted in California
+ Also admitted in Oregon
* Also admitted in Utah
~ Also admitted in Wisconsin

MEMORANDUM

TO: **Western Colorado Housing and Building Association ("HBA")**
c/o Kevin Bray

FROM: **Shelly S. Dackonish**
Dufford Waldeck Law

RE: **City of Grand Junction Impact Fee Pending Ordinance**

DATE: **February 28, 2025**

I. FACTUAL BACKGROUND

The City of Grand Junction ("City") has published for first reading and held a public hearing on February 19, 2025 on the following:

> Introduction of Ordinance Amending Title 21 of the Zoning and Development Code Regarding Impact Fees and Setting a Public Hearing for March 5, 2025

(the "Ordinance").

II. ISSUES

Issue 1. The City did not hold a hearing with the Planning Commission for the proposed amendments to the City's Zoning and Development Code ("ZDC"). Is the City required to hold such a hearing?

> **Answer:** Yes, the ZDC requires the City to submit the Ordinance to the Planning Commission for a public hearing and a recommendation.

Issue 2: If the Ordinance proposed at the February 19, 2025 hearing on first reading is different from the one proposed for the March 5, 2025 hearing on second reading, is the City required to notice the modified ordinance for first reading again?

SHELLY S. DACKONISH
970-248-5863
dackonish@dwmk.com

Answer: Yes. The City Charter requires that all ordinances be published twice. If the City changes an ordinance after first reading, it must be published twice in its new form..

Issue 3. The City's transportation impact fee study is based on the existing level of capital facilities but the City has calculated the fee based on costs of a future plan for transportation infrastructure. Does a fee calculated in this manner comply with applicable law governing development impact fees?

Answer: No. Colorado statute requires that impact fees be based on existing capital facilities. Also, the study upon which the fee is based uses the existing capital method, so it does not support an impact fee based on a future plan for capital facilities.

III. APPLICABLE LAW AND ANALYSIS

A. The City Must Follow the ZDC Process for Text Amendments.

The City's Zoning and Development Code (ZDC) requires that amendments to the text of the ZDC must be submitted to the planning commission for a recommendation. Section 21.02.050(d) and the Table 21.02-2 – Summary Table of Review and Decision Making Bodies, which provide, in pertinent part, as follows:

> **(2)** Authority to Initiate. Amendments to this Code may be proposed by property owners, the City, the Planning Commission, or City Council . . .
>
> **(3)** Review Procedures. Applications for Code Text Amendment shall meet the common review procedures for major development applications in GJMC § 21.02.050(b), with the following modifications:
>
> > **(i)** Application Information. An application for a Code Amendment shall address in writing the reasons for the proposed amendment.
> >
> > **(ii)** Public Notice and Hearing Requirements. The application for either Code Text Amendment shall be scheduled for public hearings before the Planning Commission and City Council and shall be noticed pursuant to GJMC § 21.02.030(g).

The notice and hearing provisions for text amendments make no exception for any particular type of text amendment or for a text amendment that is initiated by the City. In practice, almost all ZDC text amendments are initiated by the City itself; it is relatively rate for a landowner or

developer to apply for a text amendment. To interpret these ZDC requirements as making some kind of exception for City-initiated text amendments, or for a text amendment related to a particular subject matter, would render the above-referenced code provisions meaningless. It is highly unlikely that a court would uphold such an interpretation of the City's Code.

A local governmental entity is required to follow its own ordinances and regulations. Therefore, the City cannot amend the ZDC as proposed without first submitting the proposed text amendment to the Planning Commission for a public hearing and a recommendation.

B. Ordinance Change After First Reading Requires Publication in its New Form

At the hearing on first reading, the City Council opened the matter up for public comment, and discussed the Ordinance. Some City Council members proposed changes to the Ordinance. While the agenda for second reading on March 5, 2025 is not yet published as of the date of this Memorandum, it appears likely that the proposed Ordinance will be modified. The City Charter requires ordinances to be published twice, and prohibits ordinances to be passed on the date they are introduced (except in emergencies, which exception does not apply here):

> **(c)** No ordinance shall be passed finally on the date it is introduced, except in cases of special emergency, for the preservation of the public peace, health or safety, and then only by the unanimous vote of all members of the council. No ordinance making a grant of any franchise or special privilege shall ever be passed as an emergency measure. (*City of Grand Junction Charter*, Section 50(c).)
>
> 51 **Publication of Ordinances.**
> Every proposed ordinance shall be published once in full in a daily newspaper of the city, at least ten days before its final passage; and, after such final passage, it again shall be published once in a daily newspaper as amended and completed, except that an emergency ordinance passed as heretofore provided shall take effect upon passage and be so published within three days; provided that, in lieu of publication of an ordinance in a newspaper both prior to and after passage thereof, by authority of the Council it may be published in book or pamphlet form available for public inspection. There shall be no final passage of an ordinance so placed in book or pamphlet form until hearing thereon by the Council with notice of such hearing published once in a daily newspaper at least ten days prior thereto. Such notice shall state the time and place of such hearing, a description which the Council deems sufficient to apprise interested persons of the purpose of the ordinance, and the place at which the ordinance is available for inspection. Such an ordinance shall be subject to protest under Section **136** of Article **XVI** of this Charter and "final

passage and final publication" thereof shall be deemed to be the time of passage of the ordinance following such hearing.

52 <u>Amendment or Repeal.</u>
No ordinance or section thereof shall be amended or repealed except by an ordinance regularly adopted.

The purpose of the Charter's ordinance publication requirement is to give the public adequate notice as to what ordinance is being considered by the City Council, so that they may attend the hearing at which it will be considered for adoption if they have concerns about it. The ordinance noticed on first reading must be substantively the same as the ordinance published on second reading, otherwise the notice requirement of the Charter is rendered meaningless. Therefore, if the Ordinance has substantively changed following first reading, it cannot be adopted at the next meeting; two publications of the ordinance are required.

C. Transportation Impact Fee Methodology

In Colorado, any impact fee and "other similar development charge" by a municipality must comply with C.R.S. §29-20-104.5 ("Impact Fee Statute") (*See* Appendix 1). The Impact Fee Statute applies to the City and limits the City's authority to impose impact fees.[1] Section 29-20-104.5(8)(a), C.R.S.

Impact fees and other similar development charges are authorized by the Colorado legislature "to fund expenditures . . . on capital facilities needed to serve new development." C.R.S. §29-20-104.5(1). The fee must be legislatively adopted, generally applicable to a broad class of property, and intended to defray the projected impacts on capital facilities caused by proposed development (generally known and referred to as "development impacts"). Section 29-20-104.5(1), C.R.S.

To establish an impact fee, a local government must "quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts directly related to proposed development. Section 29-20-104.5(2)(a), C.R.S. No impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development. Section 29-20-104.5(2)(a), C.R.S.

[1] The City and its consultant have stated that the City's authority to impose impact fees stems from its home-rule authority. However, any such authority is limited by the Colorado Impact Fee Statute, because the legislature has declared it to be a matter of state-wide concern. C.R.S. 29-20-104.5(8)(a).

Impact fees are subject to the same constitutional limitations and requirements as other development exactions. *Sheetz v. County of El Dorado*, 601 U.S. _____ (2024). This means that a local government must demonstrate that the fee imposed has a nexus and proportionality to the impacts of the proposed development. The fact that an impact fee is "legislative" in nature does not exempt or insulate an impact fee from constitutional limitations on development exactions.

The amount of an impact fee must be quantified based on the ***existing capital facilities***. Section 29-20-104.5(2)(a), C.R.S. Therefore the calculation of the impact fee must be determined by identifying the capacity and the cost of the existing capital facilities. What the City has done with its transportation impact fee is to identify the capacity of the existing capital facilities and the impact on that capacity of new development, but the costs it has applied are **not** related to the existing capital facilities. Rather, the cost is based on the City's recently revised TEDS standards implementing a *future* plan document known as the Pedestrian and Bicycle Plan.

This methodology does not meet the limitations of the Colorado Impact Fee Statute, and results in an impact fee that is 33% higher than it should be, based on the City's calculations of the fiscal impacts of the new TEDS standards. This methodology also does not meet the constitutional standards of nexus and proportionality to development impacts on existing capital facilities of the City, because it blurs two entirely different methods of determining development impacts and impact fees.

The "future plan" methodology for calculating impact fees has become popular in Florida, California, and other jurisdictions, especially where the local government is providing a new service such that there is no existing level of service upon which to base the fee, or where it wants a fee that is more specifically tailored to the needs of specific areas of the jurisdiction. However, the Impact Fee Statute does not appear to allow this method in Colorado. Even if a court would interpret the Impact Fee Statute otherwise, the "future plan" methodology would require a different and more detailed study than the one the City is presently relying on, which is based on the existing capital methodology. Because the study does not adequately support a "future plan" methodology of calculating the fee, if the City wants to base the fee on costs related to a future plan for transportation infrastructure instead of costs based on the existing capital facilities, at a minimum, a new study is required, one that is based on the "future plan" based impact fee proposed by the City.

D. Use of Funds from Impact Fees

Impact fees cannot be expended to remedy deficiencies in the existing capital facilities:

> No impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development.

Section 29-20-104.5(2)(a), C.R.S. By basing the fee on costs of infrastructure that is not included in the existing capital facilities, the City may be intending to use the impact fees to replace existing transportation infrastructure with infrastructure that meets the new TEDS standards. Such use of the funds would be improper, and subject to challenge. At the very least this "hybrid" methodology creates confusion for future City staff and may expose the City to legal claims.

E. Challenging the Impact Fees In Court.

An impact fee may be challenged in court based on the takings clauses of the Colorado and U.S. Constitutions and based on Colorado law, including the Colorado Impact Fee Statute. Such a challenge may be a "facial" challenge, meaning that the fee can be challenged upon its adoption as not meeting the constitutional limitations on development fees generally. Such a challenge may also be made on an "as-applied" basis, meaning that once a fee is imposed on an individual. Section 29-20-104.5(7). Also, as stated above, the use of funds from impact fees can be challenged if they are not spent on capital facilities needed to address development impacts.

APPENDIX 1
IMPACT FEE STATUTE

C.R.S. §29-20-104.5

(1) Pursuant to the authority granted in section 29-20-104 (1)(g) and as a condition of issuance of a development permit, a local government may impose an impact fee or other similar development charge to fund expenditures by such local government on capital facilities needed to serve new development. No impact fee or other similar development charge shall be imposed except pursuant to a schedule that is:

(a) Legislatively adopted;
(b) Generally applicable to a broad class of property; and
(c) Intended to defray the projected impacts on capital facilities caused by proposed development.

(2)

(a) A local government shall quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts directly related to proposed development. No impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development.
(b) [Repealed by 2024 Amendment.]
(c) [Repealed by 2024 Amendment.]
(d) [Repealed by 2024 Amendment.]

(3) Any schedule of impact fees or other similar development charges adopted by a local government pursuant to this section must include provisions to ensure that no individual landowner is required to provide any site specific dedication or improvement to meet the same need for capital facilities for which the impact fee or other similar development charge is imposed.

(4) As used in this section, the term "capital facility" means any improvement or facility that:
(a) Is directly related to any service that a local government is authorized to provide;
(b) Has an estimated useful life of five years or longer; and
(c) Is required by the charter or general policy of a local government pursuant to a resolution or ordinance.

(5) Any impact fee or other similar development charge shall be collected and accounted for in accordance with part 8 of article 1 of this title. Notwithstanding the provisions of this section, a

local government may waive an impact fee or other similar development charge on the development of low- or moderate- income housing or affordable employee housing as defined by the local government.

(6) No impact fee or other similar development charge shall be imposed on any development permit for which the applicant submitted a complete application before the adoption of a schedule of impact fees or other similar development charges by the local government pursuant to this section. No impact fee or other similar development charge imposed on any development activity shall be collected before the issuance of the development permit for such development activity. Nothing in this section shall be construed to prohibit a local government from deferring collection of an impact fee or other similar development charge until the issuance of a building permit or certificate of occupancy.

(7) Any person or entity that owns or has an interest in land that is or becomes subject to a schedule of fees or charges enacted pursuant to this section shall, by filing an application for a development permit, have standing to file an action for declaratory judgment to determine whether such schedule complies with the provisions of this section. An applicant for a development permit who believes that a local government has improperly applied a schedule of fees or charges adopted pursuant to this section to the development application may pay the fee or charge imposed and proceed with development without prejudice to the applicant's right to challenge the fee or charge imposed under rule 106 of the Colorado rules of civil procedure. If the court determines that a local government has either imposed a fee or charge on a development that is not subject to the legislatively enacted schedule or improperly calculated the fee or charge due, it may enter judgment in favor of the applicant for the amount of any fee or charge wrongly collected with interest thereon from the date collected.

(8) (a) The general assembly hereby finds and declares that the matters addressed in this section are matters of statewide concern.

(b) This section shall not prohibit any local government from imposing impact fees or other similar development charges pursuant to a schedule that was legislatively adopted before October 1, 2001, so long as the local government complies with subsections (3), (5), (6), and (7) of this section. Any amendment of such schedule adopted after October 1, 2001, shall comply with all of the requirements of this section.

(9) If any provision of this section is held invalid, such invalidity shall invalidate this section in its entirety, and to this end the provisions of this section are declared to be non-severable

City of Grand Junction Impact Fee Analysis (2025 Fee Comparison)

Non Residential per 1,000 sq ft by Use Type

CURRENT (2025)	Police	Fire	Municipality	Linkage Fee	Parks	Transportation	Total Fee	
Retail/ Commercial	$ 240.00	$ 569.00	$ -	$ -	$ -	$ 8,256.00	$ 9,065.00	
Convenience Commercial	$ 240.00	$ 569.00	$ -	$ -	$ -	$ 17,551.00	$ 18,360.00	
Offices	$ 95.00	$ 222.00	$ -	$ -	$ -	$ 6,624.00	$ 6,941.00	
Institutional/ Public	$ 95.00	$ 222.00	$ -	$ -	$ -	$ 1,629.00	$ 1,946.00	
Industrial	$ 33.00	$ 77.00	$ -	$ -	$ -	$ 2,313.00	$ 2,423.00	
Warehousing	$ 17.00	$ 40.00	$ -	$ -	$ -	$ 1,025.00	$ 1,082.00	
Hotel/ Lodging	$ 240.00	$ 569.00	$ -	$ -	$ -	$ 4,537.00	$ 5,346.00	
RV Park	$ 233.00	$ 544.00	$ -	$ -	$ -	$ 3,651.00	$ 4,428.00	

PROPOSED	Police	Fire	Municipality	Linkage Fee	Parks	Transportation	Total Impact Fee	Total w/ Linkage
Retail/ Commercial	$ 506.00	$ 1,445.00				$ 8,313.00	$ 10,264.00	$ 10,264.00
Convenience Commercial	$ 697.00	$ 1,989.00				$ 11,443.00	$ 14,129.00	$ 14,129.00
Office	$ 225.00	$ 641.00				$ 4,985.00	$ 5,851.00	$ 5,851.00
Institutional/ Public (Hosp)	$ 223.00	$ 638.00				$ 4,955.00	$ 5,816.00	$ 5,816.00
Institutional/ Public (Church)	$ 104.00	$ 297.00				$ 2,307.00	$ 2,708.00	$ 2,708.00
Industrial	$ 70.00	$ 200.00				$ 1,548.00	$ 1,818.00	$ 1,818.00
Warehousing	$ 36.00	$ 102.00				$ 787.00	$ 925.00	$ 925.00
Hotel/ Lodging (per room)	$ 166.00	$ 473.00				$ 3,676.00	$ 4,315.00	$ 4,315.00
RV Park	$ 56.00	$ 160.00				$ 1,241.00	$ 1,457.00	$ 1,457.00

INCREASE per 1000 square feet without LINKAGE FEE

Retail/ Commercial	$	1,199.00	13%
Office	$	(1,090.00)	-16%
Institutional/ Public (Hospital)	$	3,870.00	199%
Institutional/ Public (Church)	$	285.00	12%
Industrial	$	(605.00)	-25%
Warehousing	$	(157.00)	-15%
Hotel/ Lodging	$	(1,031.00)	-19%
RV Park	$	(2,971.00)	-67%

Changes in how RV Park and Hotel Lodging are assessed may adjust totals.

City of Grand Junction Impact Fee Analysis (2025 Fee Comparison)

Non Residential per 1,000 sq ft by Use Type

CURRENT (2025)	Police	Fire	Municipality	Linkage Fee	Parks	Transportation	Total Fee
Retail/ Commercial	$ 240.00	$ 569.00	$ -	$ -	$ -	$ 8,256.00	$ 9,065.00
Convenience Commercial	$ 240.00	$ 569.00	$ -	$ -	$ -	$ 17,551.00	$ 18,360.00
Offices	$ 95.00	$ 222.00	$ -	$ -	$ -	$ 6,624.00	$ 6,941.00
Institutional/ Public	$ 95.00	$ 222.00	$ -	$ -	$ -	$ 1,629.00	$ 1,946.00
Industrial	$ 33.00	$ 77.00	$ -	$ -	$ -	$ 2,313.00	$ 2,423.00
Warehousing	$ 17.00	$ 40.00	$ -	$ -	$ -	$ 1,025.00	$ 1,082.00
Hotel/ Lodging	$ 240.00	$ 569.00	$ -	$ -	$ -	$ 4,537.00	$ 5,346.00
RV Park	$ 233.00	$ 544.00	$ -	$ -	$ -	$ 3,651.00	$ 4,428.00

PROPOSED	Police	Fire	Municipality	Linkage Fee	Parks	Transportation	Total Impact Fee	Total w/ Linkage
Retail/ Commercial	$ 607.00	$ 1,445.00				$ 10,927.00	$ 12,979.00	$ 12,979.00
Convenience Commercial	$ 836.00	$ 1,989.00				$ 15,041.00	$ 17,866.00	$ 17,866.00
Office	$ 270.00	$ 641.00				$ 6,553.00	$ 7,464.00	$ 7,464.00
Institutional/ Public	$ 268.00	$ 638.00				$ 6,513.00	$ 7,419.00	$ 7,419.00
Industrial	$ 200.00	$ 200.00				$ 2,035.00	$ 2,435.00	$ 2,435.00
Warehousing	$ 67.00	$ 102.00				$ 1,034.00	$ 1,203.00	$ 1,203.00
Hotel/ Lodging (per room)	$ 67.00	$ 473.00				$ 4,831.00	$ 5,371.00	$ 5,371.00
RV Park	$ 67.00	$ 160.00				$ 1,632.00	$ 1,859.00	$ 1,859.00

INCREASE per 1000 square feet without LINKAGE FEE

Retail/ Commercial	$	3,914.00	43%
Office	$	523.00	8%
Institutional/ Public	$	5,473.00	281%
Industrial	$	12.00	0%
Warehousing	$	121.00	11%
Hotel/ Lodging	$	25.00	0%
RV Park	$	(2,569.00)	-58%

Changes in how RV Park and Hotel Lodging are assessed may adjust totals.

Grand Junction Area CHAMBER OF COMMERCE

Dear Mayor Herman, City Council Members, and staff,

On behalf of the Grand Junction Area Chamber of Commerce, I want to extend our appreciation for the thoughtful engagement and discussion during the first reading of the impact fees on February 19th. We also recognize and appreciate the additional information provided in the subsequent packet labeled "Impact Fee Exhibits", addressing on-going concerns, helping further show the potential impacts on businesses and the broader community.

As you continue deliberations, we sincerely appreciate the further breakdown of the institutional use category within the non-residential impact fees. Recognizing that a **281% increase for medical and childcare facilities only compounds existing challenges in affordability and access**, we urge Council to take this into serious consideration. These facilities are essential to our workforce and community well-being, and ensuring their sustainability is a shared responsibility.

When reviewing the expanded institutional use fee breakdown, we ask that Council align with previous policy precedent, which adopts the l**owest category fee when combining uses**. In this case, we strongly recommend that the institutional fee be set at the **"church" use level**. Even at this rate, it still **reflects a 12% increase** over current levels, allowing for meaningful contributions while maintaining feasibility for critical community services.

Knowing that moving the needle on attainable workforce housing is a priority for all of us, we cannot underscore enough the financial pressures already facing middle-income earners in Mesa County. Questions remain regarding potential negative impact from the proposed residential fee increases in a time where **every dollar counts**. The last thing anyone in the community wants is to further exacerbate the issue, making it even more difficult to attract and retain talent in our local workforce.

For these reasons, we strongly encourage a **longer rollout period for these fees of a minimum of 4 years and the use of the 2004 Transportation Engineering Data Set (TEDS) for transportation impact fees**. Mesa County's housing challenges are already well-documented, and data from our Workforce Housing Study last summer highlighted how the **rising cost of housing is outpacing wage growth**, making it harder for middle-income earners to buy or rent homes. Rental vacancy rates remain low, employers cite **housing costs as a barrier to attracting and retaining talent**, and increased development costs will only **amplify these affordability issues**. Using the 2004 TEDS ensures that transportation impact fees are grounded in **realistic, historically supported data**, preventing unnecessary cost burdens that could further restrict housing attainability and economic growth.

We appreciate your time, leadership, and commitment to ensuring that Grand Junction remains a thriving place to live and do business. Please do not hesitate to reach out if we can be of further assistance as you work through this process.

Sincerely,

President & CEO
Grand Junction Area Chamber of Commerce
candace@gjchamber.org | 970-263-2919

GRAND JUNCTION PLANNING COMMISSION
March 25, 2025, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chairman Scissors.

Those present were Planning Commissioners; Sandra Weckerly, Kim Herek, Shanon Secrest, Orin Zyvan, Ian Moore, and Ian Thomas.

Also present were Tamra Allen (Community Development Director), Niki Galehouse (Planning Manager), Jessica Johnsen (Zoning Supervisor), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 6 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from March 11, 2025.

   Commissioner Moore moved to approve the Consent Agenda.

   Commissioner Zyvan seconded; motion passed 6-0.

REGULAR AGENDA

1. **Trails End Rezone** **RZN-2024-711**
   Consider a request by Jeff Zimmerman of Fort 5 LLC. and Fort 6 LLC., property owners, to zone 1.91 acres from a Planned Development (PD) to Mixed Use Light Commercial (MU-2) located at 651 S. Highway 50.

   Staff Presentation
   Jessica Johnsen, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Questions for Staff
   Commissioner Moore asked if the use of the property as a Mobile Home Park was an allowed use in the MU-2 zone district.

   Commissioner Weckerly asked why the request was for a rezone instead of an amendment to the existing PD.

   Public Hearing

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The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:45 p.m. on March 25, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed a 5:45 p.m. on March 25, 2025.

Discussion
Commissioner Zyvan noted for the record that this rezone request was consistent with the 2020 One Grand Junction Comprehensive Plan.

Commissioner Moore added that the rezone was intended to increase density, which was also consistent with the Comprehensive Plan.

Motion and Vote
Commissioner Secrest made the following motion "Mr. Chairman, on the rezone request for the property located at 651 S. Highway 50, City file number RZN-2024-711, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report."

Commissioner Zyvan seconded; motion passed 7-0.

2. Zoning and Development Code Amendment – Impact Fees ZCA-2025-146
Consider a Request to Amend Certain Sections of Title 21 of the Zoning and Development Code Related to Impact Fees, Fee Credits and Dedications.

Staff Presentation
Tamra Allen, Community Development Director, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Weckerly asked about the increase in the Parks fee and the impact it would have on affordable housing. She asked if the Commission could approve the code text amendments without the language regarding the revised fee table.

Commissioner Zyvan asked about the term "serve" was appropriate in regard to ROW dedication for new developments. He brought up that there were no proposed changes to the review criteria from the Development Fees section of the GJMC, and that they could serve as the guidelines for future discussions on impact fee revisions in lieu of the 5-year timeline.

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Commissioner Secrest expressed concerns that removing the 5-year review timeline would reduce or eliminate public input on future impact fee discussions.

Commissioner Herek asked if the Planning Commission would be reviewing the amended impact fee table.

Commissioner Thomas expressed his favor for the additional Active Transportation Corridor dedications being an incentive for impact fee credits.

Vice Chair Scissors asked if there would be a schedule for when impact fees are evaluated if the 5-year timeline is removed.

Commissioner Moore noted that the removal of the 5-year review timeline could ensure that the City wasn't wasting time and resources on impact fee studies that were otherwise unnecessary.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:17 p.m. on March 25, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed a 6:17 p.m. on March 25, 2025.

Discussion
Discussion ensued about the language of the proposed text amendments, the fee table that would be considered at City Council, and the consequences an impact fee increases might have on housing affordability.

Motion and Vote
Commissioner Zyvan made the following motion "Mr. Chairman, on the request to amend Title 21 including Sections 21.02 and 21.05 of the Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-146, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report with the amendment that impact fees shall be **adjusted** starting January 1, 2026 and on July 1 and January 1 thereafter until July 1, 2029, in starting with the amount and **steps** shown in Table 21.02-8 Impact Fee Schedule."

Commissioner Thomas seconded; motion passed 5-2.

OTHER BUSINESS

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ADJOURNMENT

Commissioner Herek moved to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 6:40 p.m.

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 21.02 and 21.05 OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) RELATED TO AND CONCERNING IMPACT FEES, FEE CREDITS AND DEDICATIONS

Recitals

The City Council has duly considered the policy and pragmatic implications of updating and enacting land development fees and amending the Grand Junction Municipal Code ("GJMC") regarding the same. The imposition and collection of development fees for the use and benefit of fire, police, transportation, and parks and recreation are known as and may be collectively referred to as "Impact Fees" or "Fees".

The City Council having been duly advised and considered the matter finds that Fees are a necessary component of funding the capital costs of infrastructure required to maintain the current level of service for city residents and further finds that development should pay its proportionate share of the costs for fire, police, parks and recreation, and transportation infrastructure.

The City recently completed an updated Fee Study and pursuant to law the purpose and methodology for calculation and imposition of Fees was reviewed and confirmed. The Fee Study was presented to the City Council and by and with this reference is adopted and incorporated as if fully set forth.

The Fee Study found that development creates demand on capital facilities and that the City's current Fees do not support the Council policy that development should pay a proportionate share of the capital costs of fire, police, parks and recreational, and transportation infrastructure, and that updating and adopting new Fees as described in the Fee Study would be reasonably related to the overall cost of the services or improvements to be provided by the City.

The City Council further finds and determines that the resources of the City are properly allocated to maintaining and improving streets and that further resources are needed to defray the capital facilities costs related to new development.

As the body vested with the jurisdiction to review and decide Impact Fees, the City Council by and with this Ordinance does find and affirm that it is in the public interest and will benefit the health safety and welfare of the City to continue the practice of collecting Fees for development related impacts on fire, police, transportation and parks and recreation, and that there is a need to increase the amount of the Impact Fees to reflect the cost of improvements that are reasonably attributable to new development, new residents and new business activities occurring in the City.

Furthermore, the City Council finds and affirms that certain land dedications and credits, because of their relationship to the levy and collection of Impact Fees, are within its jurisdiction and authority to determine and make amendments to the GJMC concerning the same.

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION IN CONSIDERATION AND ADOPTION OF THE RECITALS, CHAPTER 21.02 AND 21.05 OF THE GRAND JUNCTION MUNICIPAL CODE ("GJMC" OR "ZONING AND DEVELOPMENT CODE") ARE AND SHALL BE AMENDED AS SHOWN (DELETIONS ARE IN ~~STRIKETHROUGH~~ AND ADDITIONS ARE UNDERLINED.)

§ 21.05.020(c)(1)(iv). ROW Dedication. A developer shall dedicate to the City all rights-of-way and easements needed to serve the project, consistent with adopted standards (Title 29) of the GJMC. Such dedications shall be at no cost to the City and shall not be eligible for impact fee credit(s). If a developer dedicates road or street right-of-way beyond what is needed to serve the project, or if the developer dedicates the right-of-way or easement for an Active Transportation Corridor (as described in 31.08.130 and as shown in 31.08.150, Appendix A, Figure 2), the Developer shall receive credit at fair market value for such dedication against the project's Transportation Impact Fee. The credit shall not exceed the total Transportation Impact Fee for the project. If ~~such~~ a dedication or a determination regarding a fee credit is claimed to exceed constitutional standards, the owner shall inform the City Attorney who, if he/she agrees, shall ~~ask~~ make a recommendation to the City Council to ~~pay a fair share of the~~ evaluate whether to pay or not additional value of such dedication or to waive all or part of such required dedication. If a developer donates road or street right-of-way beyond what is needed to serve the project, or if the developer donates the right-of-way or easement for an Active Transportation Corridor (as described in 31.08.130 and as shown in 31.08.150, Appendix A, Figure 2), the Developer shall neither claim, nor receive credit for such donation against the project's Transportation Impact Fee.

~~§ 21.05.030(a) Open Space Dedication or Payment of Fee In-Lieu.~~

~~(1) Applicability.~~

~~(i) The owner of any residential development, being developed in full or incrementally, of 10 or more lots or 10 or more dwelling units shall dedicate 10% of the gross acreage of the property or the equivalent of 10% of the value of the property as a fee in-lieu of dedication.~~

~~(A) The Director shall decide whether to dedicate land or to pay a fee in-lieu.~~

~~(B) If a land dedication is preferred by the City, the Director shall work with the applicant to determine an appropriate location on the property by considering the following:~~

~~a. The area proposed for dedication is not critical to the overall project design, as determined by the applicant. If this can be met, the land proposed for dedication shall meet some or all of the following criteria:~~

~~1. The proposed land can implement the design criteria of the PROS plan and can be maintained by the City;~~

~~2. Availability of sufficient flat surface to provide usable park or open space, or suitable open space is provided to preserve one of the following, if located on the site:~~

~~i. Unique landforms or natural areas;~~

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~~ii. Fish or wildlife habitat;~~

~~iii. Cultural, historic, or archeological areas;~~

~~iv. Outdoor recreation areas; or~~

~~v. Unique vegetative areas and significant trees;~~

~~3. The area proposed for dedication is not inhibited by any easements or natural hazards that would compromise its intended purpose; and~~

~~4. The location of the dedication on the site is proximate to public access.~~

~~(ii) Private open space and/or a private recreational area(s) in any development, or an outdoor living area(s) required in a multifamily development, shall not satisfy this open space dedication requirement.~~

~~(2) Calculation of Fee In-Lieu.~~

~~(i) To calculate the fee in-lieu, the owner shall have the property appraised by a Colorado certified appraiser. The appraiser shall value the total acreage of the property notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases. The applicant is responsible for all costs of the appraisal and report.~~

~~(ii) The Appraisal Report shall be in a Summary Appraisal Report form as prescribed by the most recent edition of the Uniform Standards of Professional Appraisal Practice (USPAP). The Appraisal Report shall be provided by the Applicant to the City, as a public record for the City to review, and if it accepts the Appraisal Report, determine fair market value of the property and to otherwise determine compliance with this section.~~

~~(3) Dedication and/or Fee Payment.~~

~~(i) If the land offered for dedicated has open space or recreational value, the Parks and Recreation Advisory Board shall provide a written recommendation. The City Council may accept the dedication of land so long as the land dedicated to the City is at least 10% of gross acreage or is found to provide adequate public benefit. If the dedication is less than 10% of the gross acreage, the owner shall have the gross acreage appraised per GJMC § 21.05.030(a)(2) to calculate the difference in value between the land dedication and value of the gross acreage. The owner shall pay the difference in calculation to equal the value of 10% of gross acreage.~~

~~(ii) For subdivisions, the land dedication or open space fee is required and payable at the time of platting. For any other project(s), the fee is due at the time of Planning Clearance.~~

§ 21.05.030(b)(2). Trail Construction for ~~Open Space~~ Transportation Impact Fee Credit**.** If a required Active Transportation Corridor is constructed for any purpose other than replacing a required sidewalk (pursuant to Section 29.68.020.(f) Pedestrian Facilities), then the developer/owner may request a credit ~~an offset~~ for the cost of construction of the trail(s) against the project's Transportation Impact Fee ~~open space fee in-lieu~~ in an amount not to exceed the total transportation ~~open space~~ fee. The amount of the credit ~~or offset~~ will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

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§21.02.070(5)(i)(C). Extension of Previously Issued Development Approval. If the fee payer is applying for an extension of a development approval issued prior to January 1, 2026 ~~January 1, 2020~~, the impact fees required to be paid shall be the net increase between the impact fees applicable at the time of the current permit extension application and any impact fees previously paid pursuant to this section, and shall include any impact fees established subsequent to such prior payment.

§21.02.070(5)(i)(F). Prior Conditions and/or Agreements. Any person who prior to January 1, 2026 ~~January 1, 2020~~, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

§21.02.070(5)(ii)(G). Complete Development Application Approved Prior to Effective Date of Chapter. For development for which a complete application for a Planning Clearance was approved prior to January 1, 2026, ~~January 1, 2020~~; and for nonresidential and multifamily development for which a complete application was submitted prior to January 1, 2026, ~~January 1, 2020~~, so long as construction commences by January 1, 2028, ~~January 1, 2022~~, the required fees shall be those in effect at time of submittal.

§21.02.070(5)(ii)(H). Replacing Existing Residential Unit with New Unit. Reconstruction, ~~expansion,~~ alteration, or replacement of a previously existing residential unit that does not create any additional residential units.

§21.02.070(5)(iii)(A). Calculation of Amount of Impact Fees. Annual Adjustment of Impact Fees to Reflect Effects of Inflation. Impact fees shall be adjusted starting January 1, 2026 and on July 1 and January 1 thereafter until July 1, 2029, starting with the amount and step(s) shown in Table 21.02-8 Impact Fee Schedule. ~~-adjusted annually and/or biannually consistent with the impact fee study.~~ Also, commencing on January 1, ~~2023~~ 2026, and on January 1st of each subsequent year, each impact fee amount set forth in the Impact Fee Schedule shall be adjusted for inflation, as follows:

§21.02.070(7)(i)(B). Establishment of Impact Fee Accounts. Impact fees shall be deposited into four ~~five~~ accounts (collectively, Impact Fee Accounts): transportation, parks and recreation, ~~capital facilities,~~ fire capital facilities, and police capital facilities. ~~accounts.~~

§21.02.070(11(i)) Review. The impact fees described in this section and the administrative procedures of this section shall be reviewed periodically ~~at least once every five years by an independent consultant, as directed by the City Manager,~~ to ensure that i) the demand and cost assumptions underlying the impact fees are still valid, ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees.

21.02.070(a)(12) Impact Fee Schedule - Fire, Police, Parks and Recreation, and Transportation.

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Remove/Replace Table:

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation and Transportation					
		Fire	Police	Parks and Recreation	Transportation
Single-Family					
<1,250 square feet of living area	Dwelling	$751	$323	$1,333	$3,078
1,250 to 1,649 square feet of living area	Dwelling	$751	$323	$1,333	$4,711
1,650 to 2,299 square feet of living area	Dwelling	$751	$323	$1,333	$5,377
2,300 square feet or more of living area	Dwelling	$751	$323	$1,333	$7,042
Manufactured Home in a Manufactured Housing Community	Pad	$751	$323	$1,333	$3,196
Multi-family	Dwelling	$494	$212	$897	$2,881
RV Park	Pad	$494	$212	—	$3,196
Hotel/Lodging	1,000 square feet	$517	$218	—	$3,972 [1]
Retail/Commercial	1,000 square feet	$517	$218	—	$7,227
Convenience Commercial (Gas station/Drive Thru)	1,000 square feet	$517	$218	—	$15,364
Office	1,000 square feet	$202	$86	—	$5,799
Institutional/Public	1,000 square feet	$202	$86	—	$1,426
Industrial	1,000 square feet	$70	$30	—	$2,025
Warehousing	1,000 square feet	$36	$15	—	$921

Notes:

[1] Hotel/Lodging Transportation Fee calculated per Room.

Fees will be increased annually for inflation.

Replace with Table:

Fee Schedule as approved by City Council

Severability.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this 5th day of March 2025 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of April 2025 and ordered published in pamphlet form.

ATTEST:

_____
Abram Herman
President of the City Council

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #6.a.ii.

Meeting Date: April 2, 2025

Presented By: Jodilyn Welch, Interim Finance Director

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

An Ordinance for Supplemental Appropriations for Confluence Center of Colorado

RECOMMENDATION:

Staff recommends approval of the Ordinance.

EXECUTIVE SUMMARY:

At the City Council workshop on December 2, 2024, Council expressed support for funding the Confluence Center of Colorado for the acquisition of .8 acres within the RiverFront at Dos Rios as well as payment of development fees related to the project. This action will introduce the supplemental appropriation to provide spending authority of $299,749. The plat of the new lot is underway and acquisition by May-Riegler will now need to occur.

BACKGROUND OR DETAILED INFORMATION:

The Confluence Center of Colorado, comprised of five local non-profits including RiversEdge West, One Riverfront, Colorado Canyons Association, the Colorado West Land Trust and Eureka! McConnell Science Museum is requesting $299,748.60 in funding to assist in the construction of an approximately 10,700-square-foot building within the RiverFront at Dos Rios. The building will be home to this non-profit collaborative center and include office and meeting space, and Pre-K education and childcare for their employees and the broader community.

The request of $299,748.60 includes the price to purchase the .80 acres of land for the majority of their building site ($239,886), and the remainder reflects the cost of development-related fees, including the application of Transportation, Fire, Police, Water tap, sewer tap, storm drainage, and engineering inspection fees ($59,862.60).

Additional information about the project is contained within the attached communications from the Confluence Center.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and is supported by the supplementary documents incorporated by reference above.

This supplemental ordinance was introduced on January 15, 2025, and was continued pending progress on the platting of the .80 acres. This new spending for the Confluence Center will come from the available fund balance in the General Fund, which, at the time of the adoption of the 2025 budget, was projected at $12.1 million by December 31, 2025.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5251, an ordinance making the supplemental appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025 and ending December 31, 2025 on final passage and order final publication in pamphlet form.

Attachments

1. Confluence Ctr 10.19.2023
2. Confluence Ctr 03.14.2024
3. Confluence_Center_City_Request_2024.10.25
4. Confluence Ctr Brochure
5. 2025 Supplemental Appropriation Ordinance First Reading, January 15, 2025 (2)

CONFLUENCE CENTER OF COLORADO

Members of the Grand Junction City Council October 19, 2023

Via E-mail

Dear City Council Members:

We are excited to bring to your attention an ambitious partnership involving five local organizations: RiversEdge West, Eureka! Science Museum, Colorado West Land Trust, One Riverfront, and Colorado Canyons Association. These organizations share a common commitment to land and water conservation, stewardship, community engagement, recreation, collaboration, education, and science. Together, we aim to transform the Confluence Center building at Dos Rios into a vibrant reality.

Our collective vision for the Confluence Center is to establish a non-profit center that offers collaborative office and meeting space, pre-K education and childcare for our employees and the broader community, and a focal point for the region on our shared values. The center will host conferences, public presentations, and countless other events to engage the community. We believe that the benefits of the center will extend far beyond the sum of its parts. By fostering community involvement and knowledge sharing, it will significantly enhance the support for each partner's missions.

To turn this vision into reality, approximately six million dollars will be needed for the center's construction. We respectfully request the City of Grand Junction to donate a portion of the land for the center as a way to support this effort, the organizations and our collective missions. The center will be an important anchor to the Dos Rios development and contribute to the character of the new neighborhood, helping to make it a vibrate place to live and work. We have broad community support and have engaged a consultant to lead our capital campaign.

We welcome the opportunity to meet with the council and share more details about the center's vision, benefits, timeline, and capital campaign. Please don't hesitate to reach out to us with any questions.

Sincerely,

Rusty Lloyd, Executive Director, RiversEdge West
Jenn Moore, Executive Director, Eureka! Science Museum
Rob Bleiberg, Executive Director, Colorado West Land Trust
John Gormley, Chair, Riverfront Foundation
Chris Herrman, Executive Director, Colorado Canyons Association

CONFLUENCE CENTER OF COLORADO

City of Grand Junction
250 N 5th Street
Grand Junction, CO 81501

March 14, 2024

Dear City Council,

We are writing to express excitement for a potential new gem to be built along the Colorado River in Grand Junction – the Confluence Center of Colorado. As the leaders tasked with bringing this project to reality, we are hopeful the City of Grand Junction will share in our enthusiasm for this project and consider supporting this with a gift of land to the organization. The city's partnership in this project is critical to our success.

We know the city shares a commitment to the redevelopment of the riverfront and has in fact partnered with our organizations in the past to help build trail systems and restore vital habitat along the river corridors. We have valued these partnerships and hope to continue that legacy with you in this new and exciting project. This project carries in the same spirit of past partnerships with the city by revitalizing our riverfront in the new Dos Rios redevelopment.

Confluence Center of Colorado was founded by five leading local non-profits: RiversEdge West, One Riverfront, Colorado Canyons Association, the Colorado West Land Trust and Eureka! McConnell Science Museum. Once built, the Confluence Center of Colorado will bring together mission-focused organizations working at the confluence of land and water science, education, agriculture, and stewardship. Together, the Confluence Center partners' united presence and unique location will increase science-based education and stewardship capability and magnify the long-term impact to shape our land and water future for the community. With support from leaders like the city of Grand Junction, we can realize our vision to construct this important place. These non-profits have a proven track record of successful projects and initiatives and are committed to collaboratively making this place a reality to make an even greater difference in the environmental and recreational landscape of this community.

Currently, the Confluence Center of Colorado has raised $2.8 million with a goal of $7.5 million. We have many community leaders and organizations that are engaging in this project, but it will take resources from leaders like the City Council to make the project a reality.

Enclosed with this letter you will find our case for support, which outlines in more detail the proposed project. We welcome the opportunity to discuss this project further and address any questions or concerns you may have.

Thank you for taking time to look at this incredible project and we are excited about the possibility of partnering with you to make a lasting impact on the long-term sustainability of our riverfront.

Sincerely,

Confluence Center Leadership Committee
Biff Messinger *Don Schuster* *Joe Higgins* *John Gormley* *Mary Thom* *Marian Heesaker*
Mike Perry *Randy Spydell* *Rebecca Frank* *Stefanie Harville* *Tawni Kelley*

Members of the Grand Junction City Council – via email October 25, 2024

Dear City Council Members:

We are sending this letter as an updated request to the first two letters you received, the first was dated 10/19/2023, and the second was dated 04/01/2024.

Design completion and formal submission for our building permit will conclude at the end of this month. The Confluence Center, Grand Junction Community Development, and May Reigler Properties have been working together since our last correspondence to detail the final property boundaries and determine values for the land in question. The following narrative and attached exhibit describe how the parcels of land will be conveyed, combined, and acquired for the Confluence Center Project:

The City of Grand Junction will sell May Riegler .313 acres for ~$90,436. This value is calculated on a $288,934 per acre price. The blue hatch area in the attached exhibit shows this area. This cost would be deducted from the contractual sell price of the City's existing Lot 5 to May Riegler.

To create the Lot for the Confluence project, the .313 City-owned property needs to be combined with .49 acres of property currently owned by May Reigler, the parcel was formerly the 'Sunshine Polishing Lot' and is shown in the yellow hatch on the attached exhibit. The value of this property is ~ $149,450. This value is calculated on a $305,000 per acre price.

May Riegler plans to convey to the Confluence project a larger area of .91 acres. However, this additional acreage (.11 acres) will eventually be needed to accommodate the remaining May Reigler development in this area. So there will be no funding request for this portion of the lot.

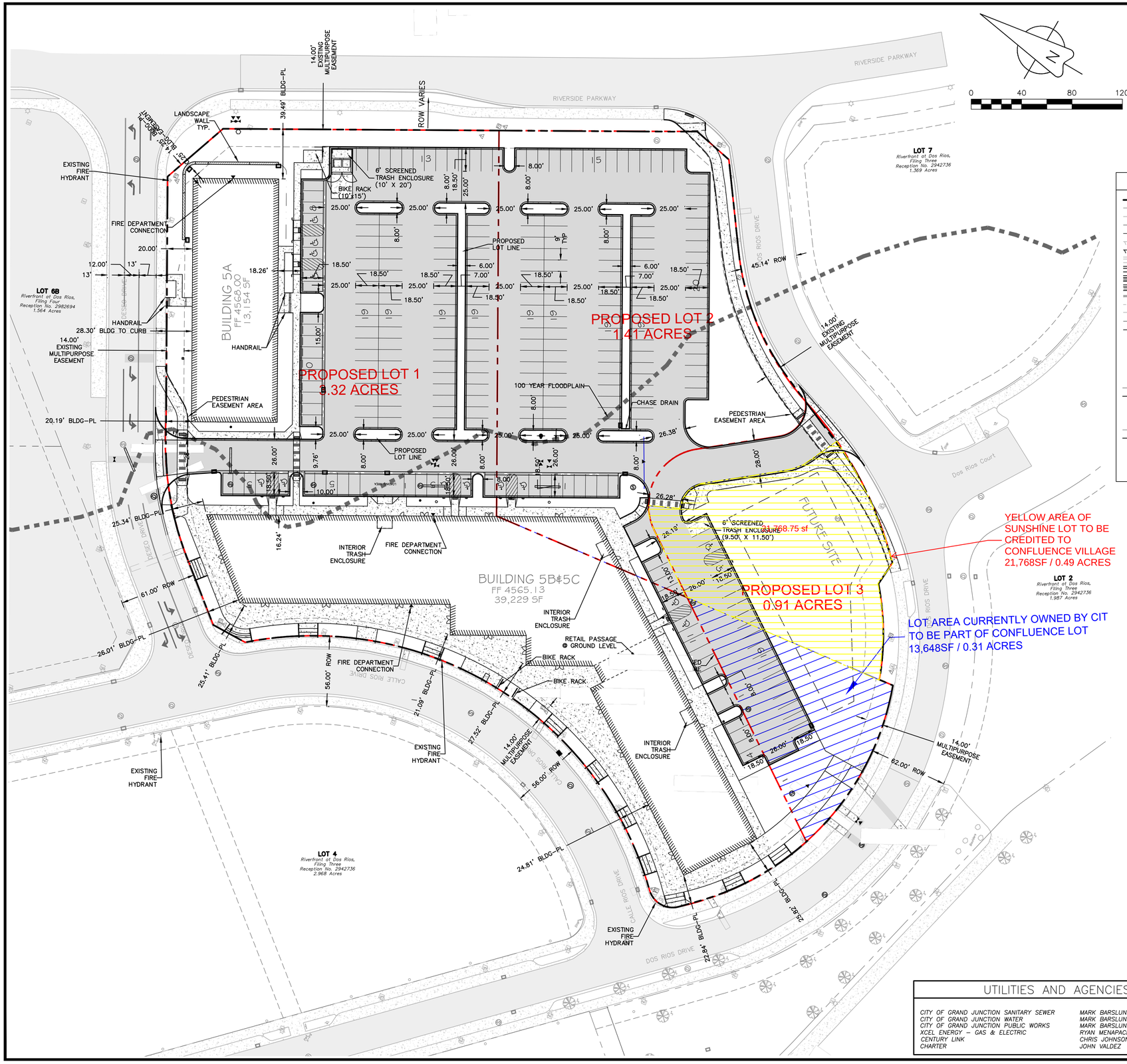
Our formal request from the City of Grand Junction is to fund the acquisition of .80 acres of the .91 acre lot, the proposed lot 3 that is outlined in red in the attached exhibit, for the amount of $239,886. We're also requesting payment for all development-related fees. This includes the application, TCP, Fire, Police, water tap, sewer tap, storm drainage, and the engineering inspection fee for a combined value of $59,862.60. The cumulative value of our formal request is **$299,748.60**.

The local organizations that are partnering to make this a project a reality are: RiversEdge West, EUREKA! McConnell Science Museum, Colorado West Land Trust, One Riverfront, Colorado National Monument Association, and Colorado Canyons Association. These organizations all share the values of land and water conservation, stewardship, community, collaboration, education, and science. They all believe the Confluence Center will raise the visibility of these issues in the community to the benefit of the partners' missions.

Thank you for your consideration, we're confident that this project will greatly benefit the Grand Junction community for years to come.

Don't hesitate to reach out with any questions!

Sincerely,
Rusty Lloyd, Confluence Center Board President
Jenn Moore, Confluence Center Board of Directors
Michele Rohrbach, Confluence Center Board of Directors



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CURB/GUTTER
- PROPOSED CURB/GUTTER
- PROPOSED SPILL CURB/GUTTER
- PROPOSED TRANSITION CURB/GUTTER
- EXISTING RETAINING WALL
- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER INLET
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED INLINE DRAIN
- EXISTING 8" WATER MAIN
- PROPOSED 2" DOMESTIC SERVICE
- PROPOSED 4" FIRE LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED METER/BACKFLOW VAULT
- PROPOSED IRRIGATION MANHOLE
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED TRAFFIC FLOW
- GRADE BREAK
- ROOF DRAIN (RD)
- STREET LIGHT POLE
- FIRE DEPARTMENT CONNETION
- PARKING LOT LIGHT
- PROPOSED BUILDING LIGHT
- POWER POLE
- FL FLOWLINE
- EOP EDGE OF PAVEMENT
- TOC TOP OF CONCRETE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TBW TOP BACK OF WALK
- TC TOP OF CURB
- BOC BACK OF CURB
- TOS TOP OF SLAB
- RETAINING WALL
- FO E UTILITY PEDESTALS

DRAFT SUB
OCT 4, 2024

UTILITIES AND AGENCIES

CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	201-1362
CITY OF GRAND JUNCTION WATER	MARK BARSLUND	201-1362
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	201-1362
XCEL ENERGY - GAS & ELECTRIC	RYAN MENAPACE	244-2671
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750

Know what's below. Call before you dig. 811

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO	DESCRIPTION	DATE	BY
1	SITE PLAN REVIEW COMMENTS 1	10/30/23	JC

A • C • G
AUSTIN CIVIL GROUP, INC.
Land Planning ▪ Civil Engineering ▪ Development Services
123 North 7th Street, Suite 300 ▪ Grand Junction, Colorado 81501
(970) 242-7540

RIVERFRONT @ DOS RIOS LOT 5

description: SITE PLAN - LOT 5
750 Calle Del Rio, GJ, Colorado

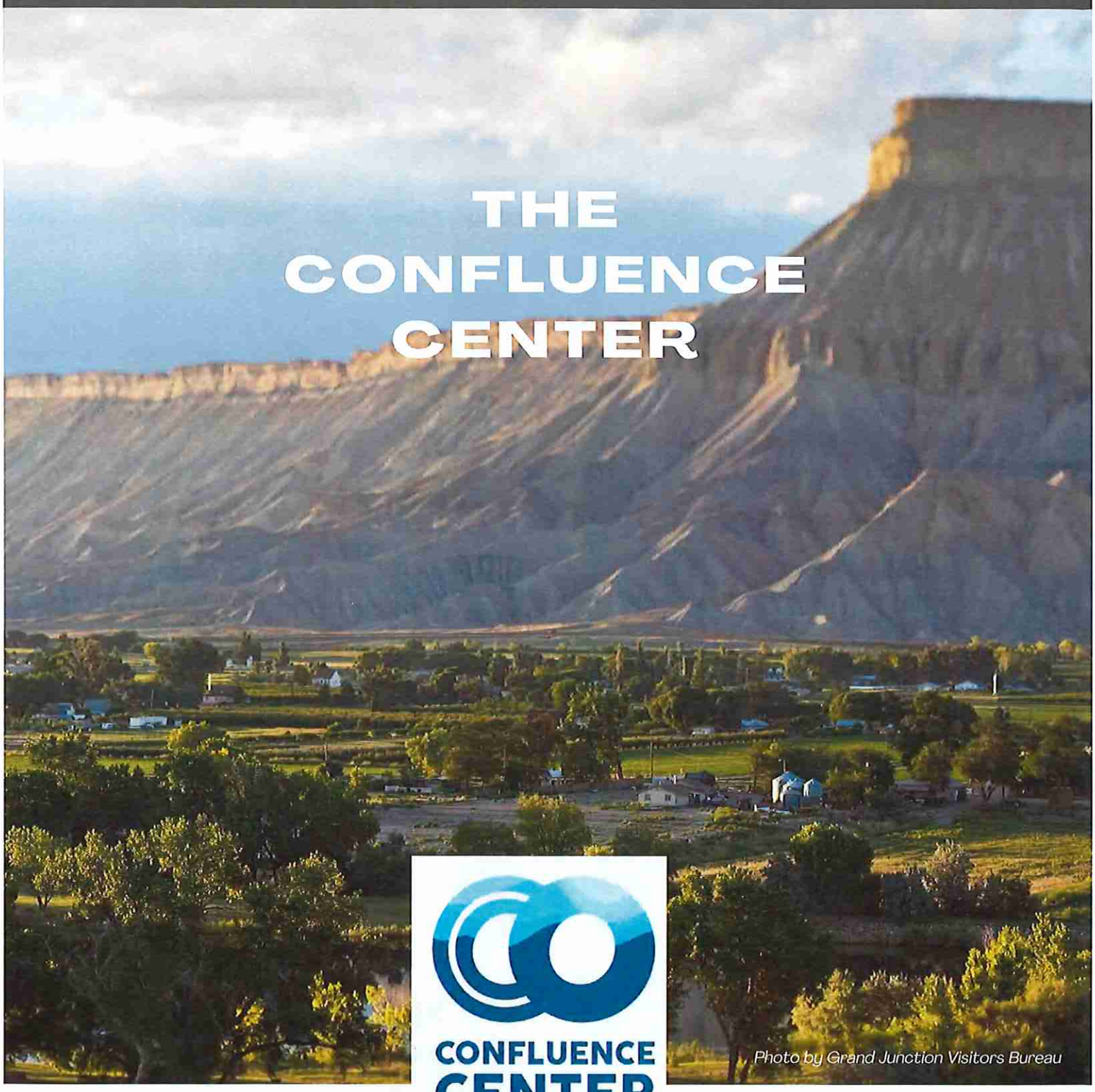
prepared for: DR LAND LLC

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
JWC	JWC	MRA	MRA

JOB NUMBER: 1433.0005
DATE: 1-15-2024
SCALE: 1"=40'
SHEET NO: C-4

P:\1433.0005 - Lot 5 Padsite\Dwg\C3d\Production Dwg\PROD-LOT5-CONFLUENCE CHANGES 2024-10-04.dwg, 10/4/2024 10:45:46 AM, DWG To PDF.pc3

THE CONFLUENCE CENTER



CONFLUENCE CENTER OF COLORADO

Mission-focused nonprofit organizations coming together in one place to magnify their impact on our community, region, and nation's land and water future.

WHO WE ARE

The Confluence Center of Colorado is a nonprofit organization formed from a collaborative partnership of local nonprofits in Mesa County who are committed to the same mission-driven work of land and water stewardship, education, recreation, and restoration.

Unified around the values of stewardship, community, collaboration, connectivity and education, the founding partners include RiversEdge West; EUREKA! McConnell Science Museum; Colorado Canyons Association; One Riverfront, and Colorado West Land Trust.

Individually, each organization is contributing to western Colorado's sustainability through science-based education, water and land conservation, restoration, and stewardship efforts.

By combining each organization's work and expertise, the Confluence Center partners will skillfully meet the challenges that come with solving multifaceted issues related to land and water conservation. Cooperative partnerships and the center's unique location will lend themselves to natural economies of scale and transformative educational programming to help inspire devoted stewardship and long-lasting change.

FOUNDING NONPROFITS:

RiversEdge West
RESTORE + CONNECT + INNOVATE

McConnell Science Museum
EUREKA!

one river front
Discover • Inspire • Belong

COLORADO CANYONS ASSOCIATION

COLORADO WEST LAND TRUST

CAMPAIGN LEADERSHIP:

Biff Messigner
Don Schuster
Joe Higgins
John Gormley
Mary Thom
Marian Heesaker
Mike Perry
Randy Spydell
Rebecca Frank
Stefanie Harville
Tawni Kelley

PROMOTING COMMUNITY WELL-BEING AND INTERCONNECTIVITY

"The late Jim Robb, a Grand Junction attorney, state legislator, state parks board member, and founding member and co-chair of the Grand Junction/Mesa County Riverfront Commission, had a vision almost 40 years ago that exists today in the portion of the Colorado State Parks system that is named after him.

His vision was of the Colorado River as a sparkling necklace, with pearls of state parks and community river conservation initiatives interspersed along the water front, from Cameo to Fruita. He would be honored to know that the Confluence Center is the latest of these lovely pearls."

- Rebecca Frank
Confluence Center Leadership Team

PURPOSE

We believe every person is intrinsically connected to the health of our landscapes and has a vital role to play in order to maintain the inherent worth of our natural resources for future generations.

MISSION

We bring together mission-focused, nonpolitical organizations working at the confluence of land and water science, education, and stewardship to magnify our impact and ensure the longevity of our natural resources for future generations.

VISION

By coming together, our united presence and unique location will increase our science-based education and stewardship capability and magnify our long-term impact to shape our land and water future for the community, region, and nation.

COMING TOGETHER TO SHAPE OUR LAND + WATER FUTURE

The health of our rivers is more important than ever and the seven basin states and tribal nations understand this. **Decreasing snowpack, extended drought, and increased population are creating a drastically altered landscape.**

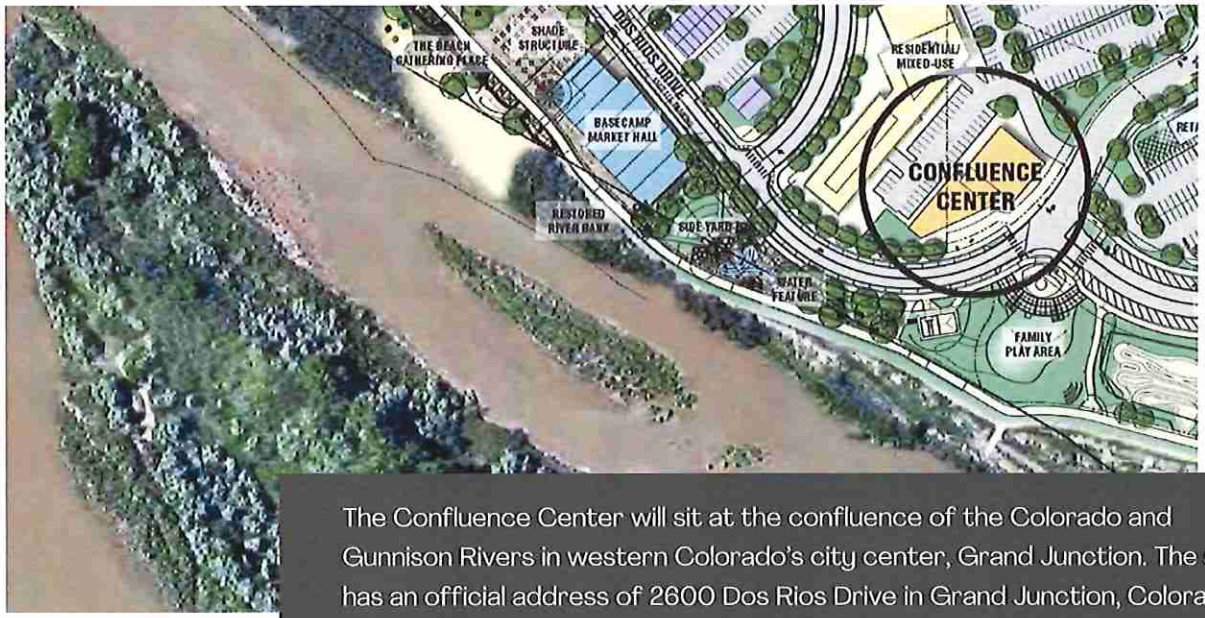
The Confluence Center will play a pivotal role in addressing these growing challenges for land and water resources in our region and community.

Nestled adjacent to the Colorado and Gunnison Rivers, this regional hub will provide a natural laboratory for like-minded partners to come together and converge their respective disciplines and science-based expertise.

The Confluence Center will become a distinctive fixture for land and water education, conservation, stewardship, restoration, and sustainable agriculture in our community, region and ultimately, nation.

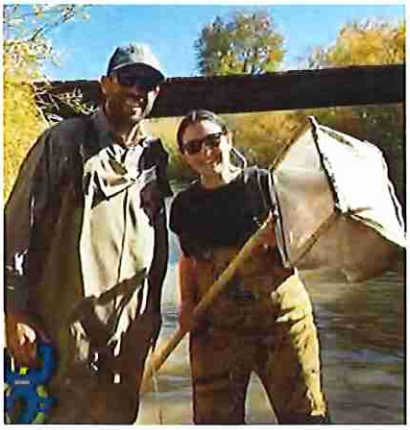
At a time of increasing drought conditions and relocation to the West, the potential to scale work through greater collaboration at the Confluence Center will lead to a magnified impact regionally and nationally.

LOCATION



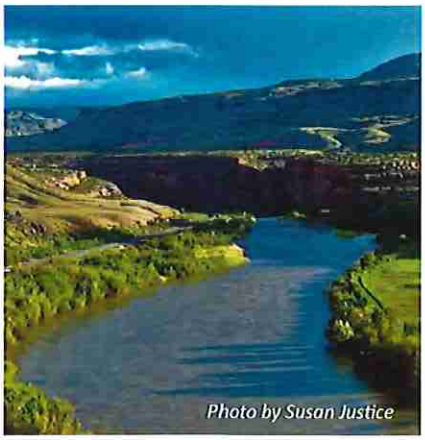
The Confluence Center will sit at the confluence of the Colorado and Gunnison Rivers in western Colorado's city center, Grand Junction. The site has an official address of 2600 Dos Rios Drive in Grand Junction, Colorado.

THE BUILDING WILL INCLUDE



LAND & WATER RESOURCE HUB

Serving as a collaborative and informational site for work on western river systems, the building will have educational and interpretive resources for the public to gain a better understanding of land, water, science, and recreational and agricultural resources of our region.



CO-WORKING & COMMUNITY SPACE

CHILDCARE CENTER & PRESCHOOL

The STREAM (Science, Technology, Rivers, Art, and Mathematics) Preschool and Childcare Center will offer 45 full-time preschool slots at the Confluence Center and expand upon STEAM learning to highlight river and water education.

This new employer-based childcare center and community preschool is envisioned to be a community asset, incentivizing workforce development, providing high-quality early childhood development and education with an early introduction to science learning, and supporting equitable access for underserved and underrepresented children with scholarship enrollment.

Providing this resource at the Center addresses early childhood learning and childcare access gaps in Mesa County while simultaneously supporting the broader mission of the Confluence Center by incorporating strong education and field-based learning principles enhanced by the Center's close proximity and access to the river and riverfront trail system.

STREAM Preschool

INTERACTIVE LOBBY

Landscapes come to life in the Confluence Center's interactive lobby. Visitors will be able to experience the power of the natural systems that give life to this region. Water, plant, and other exhibits will leave a memorable impression with guests and future stewards.

NONPROFIT WORKING SPACE

The Confluence Center will include working offices, shared conference rooms, and shared storage space for education and outdoor learning supplies that lends itself to enhanced collaboration among the nonprofit partners.

THE BUILDING

Architectural rendering of the potential building.

Architectural rendering of the potential building.

Architectural rendering of the potential building.

BUILDING DETAILS

The one-story building will house office space for all the partners, the preschool center, an interactive lobby that provides educational engagement for the public focusing on land and water science, conservation, and stewardship, conference and meeting rooms, classrooms, a kitchen, and open networking space for informal meetings.

COSTS	
Working space dedicated to each nonprofit organization	$4,250,000
Land Acquisition	$750,000
Childcare center and preschool	$1,750,000
Co-working and community space, land and water conservation resources for individuals and organizations within the community	$750,000
TOTAL	**$7,500,000**

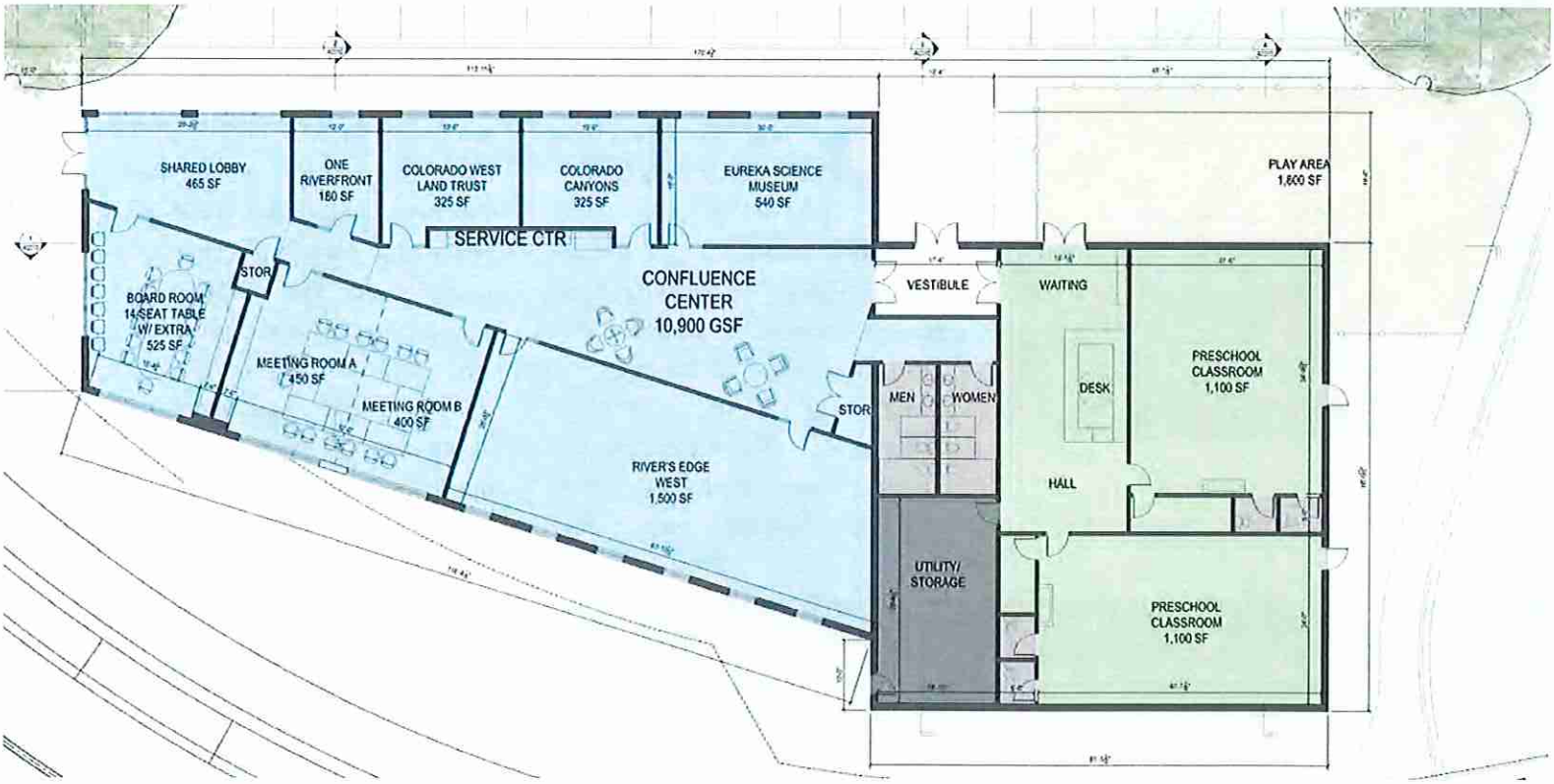


Photo by Kelly Sikkema

THE NEED

The total project cost of the Confluence Center is approximately $7.5 million.

To make this project a reality, it will take visionary leaders in the community like you who are willing to make a significant financial commitment to ensure its success.

The Confluence Center will magnify impact through our collective nonprofit missions to address the pressures on land and water resources, childcare, and the greater community.

Currently, nothing like the Confluence Center exists in the West. This is a rare and innovative opportunity for the Grand Valley community and for the nonprofit partners to connect people to the shared asset of our working landscapes. The Confluence Center will conserve and steward natural resources, catalyze economic growth, spur community development, and increase family resources along the Riverfront in Grand Junction.

This project will scale up the work of these organizations through greater collaboration. **Working under one roof will allow each partner organization to build upon current synergies and expand their programming with the natural efficiencies gained from economies of scale, shared expertise, and a magnified presence within the Western Slope community.**

"The Confluence Center is truly unique. It is wonderful to have like-minded organizations come together to create a new home where they can all grow and flourish under one roof, rather than needing multiple headquarters. It is also wonderful to see it happen at the confluence of the Colorado and Gunnison Rivers in an area that is revitalizing as a result of 40 years of hard work by these organizations and many others.

This project is worth supporting and I hope you will join us in making this dream a reality."

- John Gormley, Confluence Center Leadership Team

WAYS TO GIVE

Your gift can be made through a variety of methods that will directly help make the Center a reality for western Colorado and our region.

GIFTS OF CASH

MULTI-YEAR PLEDGE

Fill out the enclosed pledge form to have the most impact to the Confluence Center by making a multi-year commitment.

CHECK

Mail your check to:
Confluence Center of Colorado
1401 N. 1st St. Grand Junction, CO 81501

WIRE TRANSFERS

MATCHING GIFTS

Many companies allow employees the opportunity to multiply the impact of their personal contributions through matching gift programs. Check to see if your company sponsors a matching gift program.

GIFTS OF STOCK AND APPRECIATED SECURITIES

Giving of long-term appreciated securities can be more tax advantageous than giving cash. Capital gains taxes can be avoided on gifts of appreciated assets.

To donate stock to the Confluence Center, please use the following information:
Wells Fargo Advisors Brokerage
Account: #82655709

IRA CHARITABLE GIFTS

If you are 70.5 years of age or older, you can make a qualified charitable distribution of up to $105,000 directly or use your Required Minimum Distribution to the Confluence Center of Colorado from your traditional Individual Retirement Account (IRA) to avoid reporting income and paying tax on the distribution. Talk with your IRA custodian about their procedures and guidelines on making a qualified charitable distribution.

TAX INCENTIVES

Your gift may also qualify for additional tax benefits. Email ConfluenceCenterCO@gmail.com to discuss your gift.

Photo by Lee Gelatt Photography

CONTACT US

For more information or questions on gift processes, please email
ConfluenceCenterCO@gmail.com
IRS Federal EIN #: 93-3159806

RECOGNITION LEVELS

THANK YOU FOR CREATING A LASTING IMPACT ON OUR LAND AND WATER FUTURE!

Gifts of $5,000 and above will be recognized in the Confluence Center's art installation. Other recognition opportunities are listed below:

PLATEAU CREEK

$5,000 +

- Recognition in art installation

KANNAH CREEK

$50,000

- Recognition in the outdoor play area
- Recognition in art installation

EAGLE RIVER

$100,000

- Naming of meeting space (2 available)
- Recognition in art installation

DOLORES RIVER

$250,000

- Naming of the board room (1 available)
- Recognition in art installation

YAMPA RIVER

$500,000

- Naming of the Outdoor Educational and Event Space (1 available)
- Recognition in art installation

GUNNISON RIVER

$750,000

- Naming of the Interpretive Lobby (1 available)
- Commemorative bench
- Recognition in art installation

COLORADO RIVER

$1M+

- Naming of the Confluence Center and/or preschool (2 available)
- Commemorative bench
- Recognition in art installation

NONPROFIT PARTNERS

RiversEdge West

RESTORE + CONNECT + INNOVATE

RiversEdge West (formerly Tamarisk Coalition) was founded in 1999. A leader in collaborative river restoration efforts, RiversEdge West (REW) focuses on riparian (riverside) forest and floodplain health in the American West to address impacts from invasive riparian plants such as Russian olive and tamarisk, challenges associated with climate change and habitat fragmentation, as well as stressors that may result in diminished biodiversity and ecosystem services. Invasive plants negatively impact wildlife, recreation, and agricultural production, all of which our local community and economy depend upon.

RiversEdge West works alongside the conservation, recreation and agricultural communities, sensitively acknowledging the varied knowledge-base and interests of those impacted by these river health issues, while encouraging education and awareness in order to produce meaningful change.

By providing clear and concise information on managing invasive riparian plants and reestablishing native plant communities, REW is establishing river stewardship for generations. Ensuring accessibility to current information on restoration practices and transparency of new findings is a priority in maintaining active stewardship.

Opportunities increase when visibility increases and the Confluence Center would give RiversEdge West a physical identity and a means to increase its community and youth education programs. Recognizing The Confluence Center as the very namesake of our community, REW believes this collaboration to be a valuable asset to help solve larger problems; in part by identifying initiatives that can be magnified through collaboration with the partner organizations in order to strategically achieve individual and collective goals.

NONPROFIT PARTNERS

EUREKA! McConnell Science Museum is a nonprofit organization founded in 1999 by physicist John McConnell, who taught scientific principles to kids through self-invented, hands-on demonstrations. The program was affectionately called SITHOK, "Science In The Hands Of Kids," and served 5,000 students annually before finding its first home in the New Emerson Elementary School building.

Today, EUREKA! serves over 30,000+ students and adult learners annually through 210 STEAM (Science, Technology, Engineering, Arts, and Math) programs, with an impressive interactive facility located on Colorado Mesa University's campus. Its mission created in its earliest beginnings remains constant—EUREKA! is dedicated to bringing learning to life by inspiring a passion and respect for STEAM education. STEAM promotes critical thinking and awareness of our environment in hopes to redefine the way people think about, learn about, and interact with science and technology.

EUREKA! recognizes the value of further collaboration with the Confluence Center's active partners to expand and diversify programmatic offerings. If given the opportunity to build the center, programming would expand to include the creation of STREAM, a science-based preschool and employer-based childcare center in the Confluence Center.

EUREKA! projects 45-full time preschool slots at The Confluence Center with the intent to expand STEAM curriculum to highlight rivers and water education. This new preschool will be a community asset, incentivizing workforce development while offering preschool children an early introduction to science-based learning. Additionally, EUREKA! will house its Environmental Institute, storage, and six employees at the new center with one dedicated classroom space for education and programming.

NONPROFIT PARTNERS

One Riverfront is a volunteer board created in 1987 and charged with the connectivity, conservation, and community stewardship of the Colorado and Gunnison Rivers corridor trail system in western Colorado. The junction of these two mighty rivers provides a beautiful and rich habitat for wildlife and riparian vegetation in an otherwise arid region and One Riverfront protects access to it.

Collectively referred to as One Riverfront, One Riverfront is two-pronged in its organizational structure; made up of The Colorado Riverfront Commission (RFC), as well as its nonprofit arm, The Colorado Riverfront Foundation. Through private funding and community stewardship with various partners, trail systems were made possible and constructed with funding from public and private partnerships and various partners.

Although One Riverfront has connected 54 miles of trail along the river and helped conceptualize and establish 217 miles of urban trails, including detached trails, bike lanes, bike routes, park paths, soft surface trails and sidewalk trail connections to the main Colorado River corridor, areas of the trail still remain bifurcated and disconnected. The volunteer board hopes to one day fully realize a completed and connected trail system in Mesa County, as well as the development of a statewide trail system that will link communities via rivers and historic transportation routes.

When the Confluence Center is complete, One Riverfront will have an increased community presence through its office located within the center, an appropriate and fitting headquarters. As a nonpolitical partner committed to the values of collaboration, service, respect, communication and our river's legacy, One Riverfront looks forward to the day when The Riverfront Trail System connects to several other trails within the Grand Valley. Until that day comes, One Riverfront remains steadfastly dedicated to maintaining, revitalizing, and providing public access to the Colorado and Gunnison Rivers through the Riverfront Trail System.

NONPROFIT PARTNERS

Colorado Canyons Association (**CCA**) fosters community stewardship, education, and awareness of our National Conservation Lands with a focus on McInnis Canyons, Dominguez-Escalante, and Gunnison Gorge National Conservation Areas (NCAs) in western Colorado. Dedicated to deepening the connection between the land and its visitors, CCA outreach programs focus on both the scientific significance and cultural heritage of the National Conservation Areas they steward, remarkably all of which are situated within sixty miles of Grand Junction.

CCA's land and river programs have a positive impact on the community, offering unique, place-based experiential education to students and adults from diverse backgrounds throughout Colorado's western slope. Turning NCAs into outdoor classrooms, and collaborating with the Bureau of Land Management (BLM) and like-minded partners, CCA makes these programs available to school districts and organizations at an affordable rate. CCA believes that all people, regardless of socioeconomic background, should have the opportunity to experience our wild backyards and the natural world. Over half of the students who participate in CCA's programs qualify for free or reduced school lunch and often come from families who do not have the resources or time to actively engage in our public lands.

National Conservation Areas are home to some of the most pristine landscapes in western Colorado and CCA recognizes the great responsibility that comes in stewarding the land and protecting it for future generations to experience and enjoy. Collaborative by nature, Colorado Canyons Association may expand its presence to the Confluence Center and is confident that a shared space alongside other like-minded organizations on the forefront of land and water stewardship would provide incredible value.

NONPROFIT PARTNERS

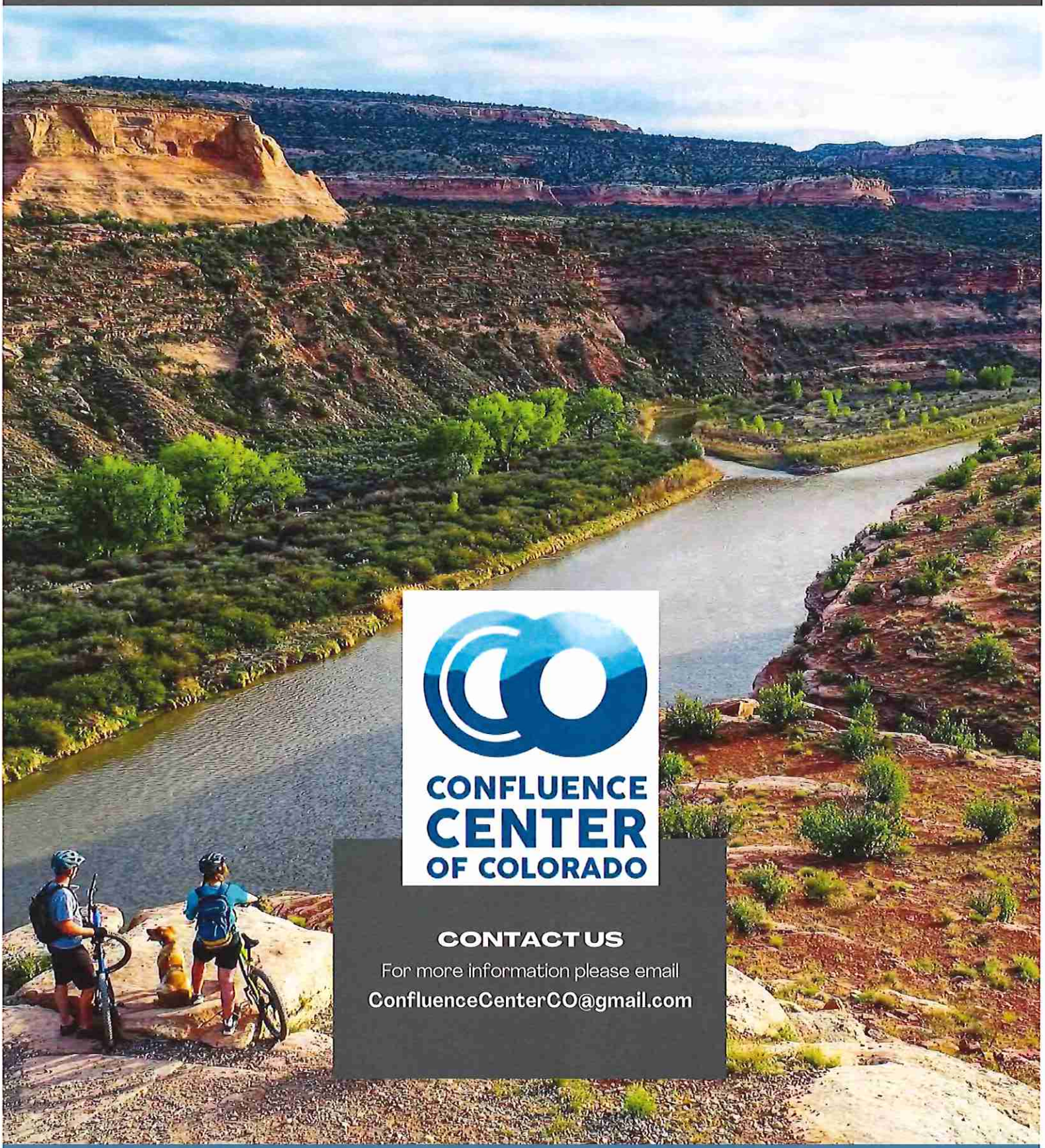
COLORADO WEST
LAND TRUST

Colorado West Land Trust (**CWLT**) conserves the iconic landscapes that make western Colorado a wonderful place to call home and helps connect the community to nature. CWLT works with private property owners to protect and enhance agricultural land, wildlife habitat, recreational areas, and scenic lands in six western Colorado counties, as well as Grand County, Utah.

The organization traces its roots to 1980 when a group of Palisade farmers created CWLT to protect the area's famed fruit lands threatened by oil shale development. CWLT was established in 2020 through a merger between Mesa Land Trust and the Montrose-based Black Canyon Regional Land Trust. Today, CWLT protects more than 126,000 acres of land through more than six hundred conservation agreements.

CWLT pursues its mission through land protection, stewardship, outreach, and education programs. Through these channels, the organization serves the farming and ranching community, preserves wildlife and riparian habitat, expands land and trails for recreationists, protects views and open space, and helps ensure the availability of local food.

CWLT primarily works on private lands that are complementary to the public lands that the other partner organizations serve. CWLT will continue to operate out of its current space but may expand its presence to the Confluence Center because a collaborative presence will allow for more coordinated work and magnified impact.



CONFLUENCE CENTER OF COLORADO

CONTACT US

For more information please email

ConfluenceCenterCO@gmail.com

EIN 93-3159806

1401 N. 1st St. Grand Junction, CO 81501

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2025 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2025, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	$ 299,749

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of January 2025.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of January, 2025

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #6.b.i.

Meeting Date: April 2, 2025

Presented By: John Gargasz, Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

An Ordinance for an Agreement Committing City Funding for the Liberty Apartments by Aspire Residential, LLC

RECOMMENDATION:

Staff recommends the approval of the Agreement.

EXECUTIVE SUMMARY:

Aspire Residential LLC (“Developer”), represented by John Gargasz, has requested the City's assistance in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. The Developer revised their request in advance of the November 20 meeting to include city participation in Phase 1 of the project, including 72 units and the city's funding for land acquisition, ditch relocation, and fee payments in the amount of $885,531

The City Council previously discussed funding requests for both phases of the project (Phase 1 and Phase 2) at the August 19 and November 4 workshops. On November 20, 2024, the Council approved resolution 83-24, committing $885,531 in funding to Phase 1 of the project.

BACKGROUND OR DETAILED INFORMATION:

Aspire Residential LLC (“Developer”), represented by John Gargasz, has requested that the City assist in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. The letter requesting contribution to the funding of the project is attached. The Developer is proposing to construct the units in two phases, with 72 units to be completed by June 2026 and 120 units to be completed by April 2028. The Developer was originally seeking to develop the project as a Low-Income Housing Tax Credit (LIHTC) project. However, the more favorable Qualified Census

Tract (QCT) designation expired. The Developer is now proposing the project be rent-restricted using either the Proposition 123 Equity program or Concessionary Debt. These programs require either:

- Prop. 123 Equity: Rental rates at 90 percent AMI Average for all units for a period of 30 years
- Prop. 123 Concessionary Debt: 20 percent of units (38) at 80 percent AMI for a period of 30 years.

If Aspire successfully secures funding for the project using either of these competitive Prop. 123 funding sources, the units will count towards the City's Prop. 123 commitment so long as they are permitted prior to December 31, 2026. The City's Proposition 123 commitment includes creating 375 affordable units for the 3-year period.

The Developer initially requested a total contribution from the City of $1,723,186, of which $715,000 would purchase the land, $625,248 would pay the project's impact fees, and $382,938 would go toward relocating a drainage ditch on the property. In advance of a November 20 Council Meeting, the Developer revised the request to Phase 1 of the project, which is proposed to include 72 units. The proposed agreement includes payment by the City to the Developer of $382,938 at the time of ditch relocation completion and the remaining $502,593 at the time of delivery (Certificate of Occupancy) of 72 units. The proposed agreement is attached for review.

The City's approved 2025 budget already includes an appropriation of $344,637 from the 201 Sales Tax Fund for the project.

The property lies within the City's Redevelopment Boundary, which, consistent with current policy, will provide a Transportation Impact Fee reduction of 50 percent per building. This will reduce the project's Transportation Impact Fee from $590,400 to $295,200.

The City does not have a policy to provide incentives for housing that does not meet its adopted definition of Affordable (60 percent AMI or less).

Aspire has submitted its major site plan for review and received the city's first round of review comments.

FISCAL IMPACT:

The Developer has requested the City contribute $885,531 to Phase 1 of the Liberty Apartments project. In the 2025 Adopted Budget, the City has $374,637 available for the project. By adoption of Resolution No. 83-24 conditionally committing support of the Liberty Apartment Housing Project City Council directed staff to include the additional $510,894 as a supplemental appropriation of General Fund reserves. In coordination with the adoption of the ordinance confirming the development agreement, staff has

included the additional amount in the supplemental appropriation ordinance scheduled for first reading on April 2nd and second reading and public hearing for April 16th.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No.5254, an ordinance authorizing and confirming a development agreement by and Among Aspire Residential, LLC, a Colorado Limited Liability Company, (“Aspire”) and the City of GrandJunction, a Colorado Home Rule Municipal Corporation (“City”) for the property located at 2651 Stacy Drive, Grand Junction, Colorado and ratifying and approving all actions heretofore taken In connection therewith on final passage and order final publication in pamphlet form.

Attachments

1. AGR-Liberty Agreement 20250312
2. RES 83-24
3. Updated Memo_Liberty Apartments by Aspire Residential_241118
4. Memo - Liberty Apartments Additional Information 10.17.2024
5. Aspire Funding Request Follow Up Memo 09.30.2024
6. Liberty Apartments - Aspire Letter to City_20240715
7. ORD-Liberty Apartments 20250312

DEVELOPMENT/REDEVELOPMENT AND FUNDING AGREEMENT

2651 STACY DRIVE & PARCEL NO. 2945-261-43-003
GRAND JUNCTION, COLORADO

This DEVELOPMENT/REDEVELOPMENT AGREEMENT ("**Agreement**") dated as of ____, 2025 ("**Effective Date**"), is made by and among ASPIRE RESIDENTIAL LLC, a Colorado limited liability company, or its successors and assigns as permitted in accordance with Paragraph 11 ("**Developer**") of this Agreement, and the CITY OF GRAND JUNCTION, a Colorado Home Rule municipal corporation ("**City**"). The Developer and the City are sometimes collectively called the "**Parties**," and individually, a "**Party**."

RECITALS

WHEREAS, Developer is under contract to the owner of that certain parcel of real property known as 2651 Stacy Drive, Grand Junction, Colorado 81503, and as more particularly described and depicted in **Exhibit A**, which is attached hereto and incorporated herein by this reference ("**Property**"); and

WHEREAS, the Developer intends to redevelop the Property as a middle-income multi-family residential project, featuring 192 residential units, to be known as Liberty Apartments, together with related amenities, with the understanding that it is to be developed in two (2) phases of construction with the construction of 72 units comprising Phase One and the construction of 120 units comprising Phase Two. Phase One and Phase Two are collectively known as and referred to as the "**Project**"; and

WHEREAS, the Developer has requested the City to provide financial assistance for construction of the Project; and,

WHEREAS, construction of the Project will ensure the availability of affordable and workforce housing to residents, and will provide a dense population of customers for the surrounding businesses, and maximize the efficient provision of infrastructure and public services; and,

WHEREAS, the City Resolution No. 83-24 ("**Resolution**") provides a conditional commitment of $885,531.00, for Phase One of the Project ("**Phase One**") pursuant to the terms and set forth in the Resolution; and,

WHEREAS, the Parties acknowledge that the final design of the Project will be subject to the City's review, entitlement and permitting process(es); and,

WHEREAS, the City Council has determined that the contribution of funds for Phase One will serve a public purpose and contribute to the redevelopment of the City and the provision of housing opportunities within the City, all in support of the health, safety and welfare of the community.

NOW, THEREFORE, in consideration and incorporation of the Recitals, the Parties for themselves and their permitted successors and assigns, in and for valuable consideration, including but not limited to, the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, do hereby covenant, and agree as follows:

CERTAIN DEFINITIONS

1. "**Conditional City Funds**" means the City's conditionally committed funds for the construction of Phase One of the Project in the amount of $885,531.00, as provided and in accordance with the terms and conditions set forth in this Agreement.

2. "**Code**" or "**GJMC**" means the zoning and development regulation of the City in effect as of the date of the application for the Project.

3. "**Project**" has the meaning assigned to such term in the Recitals.

4. "**Property**" the real property that is depicted and described in **Exhibit A** hereto.

AGREEMENT

1. Funding Amount & Timing of Fund Allocation. In consideration of the terms of this Agreement, the City hereby agrees to pledge, pay, and disperse the Conditional City Funds to the Developer for the purposes of funding the construction of Phase One of the Project upon the Developer a) being awarded approximately $8,000,000.00 from the Proposition 123 Equity Program (**123 Equity Program**"), with the final Award (defined herein) amount being subject to Colorado Housing and Finance Authority Proposition 123 underwriting and final agreement, or approximately $5,000,000.00 - $6,000,000.00 from the Proposition 123 Concessionary Debt Program ("**123 Debt Program**"), with the final Award (defined herein) amount being subject to Colorado Housing and Finance Authority Proposition 123 underwriting and final agreement, (the award of the funds from either the 123 Equity Program or the 123 Debt Program to Developer shall be defined as the "Award") as represented by the Developer's application(s) to the Colorado Housing and Finance Authority and b) a majority of the City Council approving a supplemental appropriation ordinance that becomes legally effective and upon the Developer being granted the Award.

2. Absent satisfaction of each and every condition (a and b stated above – "Conditions") and full and faithful compliance with each and every term of this Agreement, the City shall not be obligated to perform in any respect under or pursuant to this Agreement and/or the Resolution.

3. The City and Developer agree that upon satisfaction of the Conditions, with satisfaction to be in the City's sole and absolute discretion and upon the Developer receiving an unconditional Certificate of Occupancy from Mesa County Building Department for Phase One, the Conditional City Funds will be paid to the Developer in the amount of $885,531.00.

The City hereby agrees to disburse the specified amount(s) of funds for the corresponding

item(s) of work as set forth in the foregoing table to the Developer or the Developer's selected agent, representative, successor, or assign by the following deadlines:

4. Conditions of Funds.

a. The Parties hereby acknowledge and agree that the Conditional City Funds shall apply solely and exclusively to Phase One of the Project. The City neither offers, provides, or guarantees of further funding for Phase Two of the Project, nor is there an obligation for the Developer to develop Phase Two as a rent-restricted project for purposes of receiving the Conditional City Funds, or any other incentive that the Developer may be eligible for, or that may apply to Phase One of the Project.

b. As an express condition of this Agreement the Developer must receive a building permit(s) for Phase One of the Project from the Mesa County Building by **December 31, 2025** ("**Phase One Building Permit Deadline**"). If Developer does not meet the Phase One Building Permit Deadline and does not commence and complete the construction by **December 31, 2027,** then Developer shall neither be entitled to receive, nor shall the City be obligated to pay to the Developer or any successor(s) or assign(s) any of the Conditional City Funds. Notwithstanding anything to the contrary in this Agreement: (i) Developer shall have no obligation to construct all or any portion of the Project, or to timely commence or complete the Project; (ii) Developer may, in its sole discretion, elect to undertake none, all, or only a certain phase(s) of the Project, and to commence or complete the Project at any time; and (iii) if the Developer elects to undertake all or any portion of the Project, Developer acknowledges that the Project will be subject to the City's entitlement and permitting process.

c. As a condition of receiving the Conditional City Funds, the Developer hereby agrees to adhere to and otherwise comply with all requirements of either the 123 Equity or the 123 Concessionary Debt Program, depending on which program is selected and awarded, as applicable and that are in effect as of the date of the Award.

d. As a condition of receiving the Conditional City Funds, Developer and the City hereby agree that the Project must meet either of the following terms, conditions and restrictions as prescribed in either the 123 Equity Program or the 123 Debt Program, depending on the program Award:

i. Should the Award be pursuant to the 123 Equity Program then there must be an average rent restriction of 90% AMI for all units in Phase One of the Project with Developer and the City agreeing that at least six (6) units out of the 72 units in Phase One will be rent restricted at 60% AMI for a period of at least 30-years and remaining units will income average to no more than 90% AMI.

ii. Should the Award be pursuant to the 123 Debt Program then at least 15 units in Phase One of the Project e) shall be rent-restricted at 80% AMI, with 57 units in Phase One of the Project being rent-restricted at 100%

AMI for a period of at least 30-years, and that upon the expiration of the thirty (30) years, the Developer is no longer required to rent restrict pursuant to this Agreement any of the units.

iii. In determining the applicable Maximum rents and AMI for the 30-year term, the Parties shall use and apply the Colorado Housing and Finance Authority (CHFA) income and rental limits outlined and published every year. Maximum allowable rents must include utilities or be deducted from the maximum allowable rent utilizing CHFA's Utility Allowance Policy.

5. Terms and Conditions of Agreement, Default: In the event a Party fails or unreasonably refuses to perform according to the terms of this Agreement, that Party shall be declared in default and notified of such in writing. In the event of a default, the defaulting Party is permitted thirty (30) calendar days from the date of written notice to cure said default after receipt of Notice consistent with this Agreement. In the event a default remains uncured after the 30-day period, the Party declaring default may:

a. Terminate the Agreement; or

b. Bring an action for its actual damages, injunction, specific performance, and/or for mandamus (including without limitation to enforce a current annual appropriation made to pay an amount due or owing hereunder) or other appropriate equitable remedy.

The foregoing remedies shall be cumulative and shall be the sole and exclusive remedies for a default of this Agreement, and all other remedies are hereby waived. In the event the default causes the other Party not in default to commence legal or equitable action against the defaulting Party, the defaulting Party will be liable to the non-defaulting Party for the costs incurred by reason of the default, including reasonable attorneys' fees and costs. Except as provided in this Paragraph 3, no Party shall be entitled to recover or claim damages for an event of default by the defaulting Party, including, without limitation, lost profits, economic damages, or actual, direct, incidental, consequential, exemplary, or punitive damages for any other Party's breach of this Agreement.

6. No Waiver of Grand Junction Municipal Code ("Code"): Except for the express incentives offered by the City as stated herein, this Agreement does not waive any part or provision of the Code, and the Developer shall not claim or assert otherwise.

7. Governmental Immunity: The Parties agree that the City, in entering this Agreement, does not waive governmental immunity as provided in C.R.S. § 24-10-101, *et seq*. and decisions construing and/or applying the same No part of this Agreement shall be deemed to create a waiver of immunity as defined therein or by case law construing the law.

8. Service of Notices: All notices required or permitted pursuant to this Agreement must be made in writing and delivered in person, by prepaid overnight express mail or overnight courier service, or by certified mail or registered mail, postage prepaid return receipt requested, or by e-mail, to the other Parties' authorized representatives (or their successors) as identified herein at the addresses listed below. All notices shall be deemed effective when actually delivered as

documented in a delivery receipt, or, if delivered by e-mail, as documented in a delivery or read receipt, whichever is earlier; provided, however, that if the notice is affirmatively refused or cannot be delivered during customary business hours by reason of (a) the absence of a signatory to acknowledge receipt, or (b) a change of address with respect to which the addressor had neither actual knowledge nor written notice delivered in accordance with this section, then the first attempted delivery shall be deemed to constitute delivery.

For the City:
City Manager
City of Grand Junction
Attention: Michael P. Bennett
250 North 5th Street
Grand Junction, Colorado 81501
Email: mike.bennett@gjcity.org

With copy to:
City Attorney
City of Grand Junction
Attention: John Shaver
250 North 5th Street
Grand Junction, Colorado 81501
Email: johns@gjcity.org

For Developer:
Aspire Residential LLC
21 Continental Boulevard
Merrimack, New Hampshire 03054
Email: john.gargasz@aspireres.co

With a copy to:
Coleman Quigley & Foster, LLC
Attention: Stuart R. Foster & Isaiah Quigley
2454 Patterson Road, Suite 200
Grand Junction, Colorado 81505
Email(s): stuart@cqlawfirm.net & isaiah@cqlawfirm.net

9. Severability: If any provision of this Agreement is determined by a court having jurisdiction to be unenforceable to any extent, the rest of that provision and of this Agreement will remain enforceable to the fullest extent permitted by law.

10. Venue and Governing Law: This Agreement shall be governed by and construed according to the laws of the State of Colorado. Venue for all actions regarding this Agreement shall be in Mesa County, Colorado.

11. Assignment:

a. Neither the City nor the Developer shall assign any rights or obligations under this Agreement without the prior written consent of the other Party except as follows.

b. Prior to completion of Phase One the Developer may assign, pledge,

collaterally assign, or otherwise encumber all or any part of this Agreement, including without limitation its right to receive any payment or reimbursement, without any Party's consent, but after written notice and approval to the City containing the name and address of the assignee, to: (i) any lender or other party that provides acquisition, construction, working capital, tenant improvement, or other financing to Developer in connection with the Project or acquisition or ownership of the Property as collateral or security for such financing; or (ii) one or more subsidiaries, parent companies, special purpose entities, affiliates controlled by or under common control or ownership with Developer, or joint venture entities formed by Developer or with its investors or partners to develop, own, and/or operate all or a portion of the Property or of the improvements to be constructed thereon (each assignee in (i) and (ii) being a "**Permitted Assignee**").

c. After Completion of Phase One, Developer shall have the right to assign all or any portion of this Agreement to a purchaser of all or a portion of the Property without the written consent of the other Parties but shall provide written notice to the City containing the name and address of the assignee within 5 business days of such conveyance and assignment.

d. If consent is required, it shall not be unreasonably withheld, delayed, or conditioned.

e. The restrictions on assignment contained in this Agreement apply only to a potential assignment of all or a portion of the rights and obligations pursuant to this Agreement and shall not be interpreted to restrict in any way the conveyance of one or more interests in all or a portion of the Property which is the subject of this Agreement.

f. Nothing in this Agreement modifies or waives the obligations or responsibilities of either Developer or Developer's assignee under the Code and other applicable law, rule or regulation.

g. No assignment of this Agreement by Developer, whether or not such assignment requires the consent of the City, shall relieve Developer of its obligations contained within this Agreement. Any purported assignment that does not comply with this provision is void. This Agreement is binding and inures to the benefit of the parties and their respective permitted successors and assigns, subject to this Paragraph 11.

12. No Third-Party Beneficiaries: It is expressly understood and agreed that the terms and enforcement of the terms of this Agreement, and all rights of action relating to enforcement, are strictly reserved to the Parties. Nothing in this Agreement shall give or allow any claim or cause of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that no person or entity, other than the Parties hereto, receiving services or benefits under this Agreement shall be deemed any more than an incidental beneficiary only.

13. Modifications and Amendments: This Agreement shall not be modified, revoked, or amended except by written agreement signed by all Parties.

14. Counterparts: This Agreement may be executed in counterpart originals, each of

which shall be deemed an original, and each of which shall be deemed to constitute one and the same Agreement. Additionally, a copy of an executed original Agreement signed by a Party hereto and transmitted by electronic mail shall be deemed an original, and any Party hereto is entitled to rely on the validity, authenticity, and authority of an original transmitted by electronic mail.

15. Nonliability of Officials, Agents, Members, and Employees. Except for willful or wanton actions, no trustee, board member, commissioner, official, employee, consultant, manager, member, shareholder, attorney, or agent of any Party, will be personally liable under this Agreement, or in the event of any default, or for any amount that may become due to any Party.

16. Cooperation Regarding Defense. In the event of any litigation or other legal challenge involving this Agreement or the ability of any Party to enter into this Agreement that is not brought by a Party, the Parties will cooperate and subject to a mutually acceptable joint defense agreement jointly defend against such action or challenge, to the extent permitted by law.

17. Additional Documents or Actions. The Parties agree to execute any reasonable additional documents or take any reasonable additional action, including but not limited to estoppel certificates requested or required by lenders or purchasers of the Property, that are: (a) reasonably necessary to carry out this Agreement, (b) reasonably requested by any Party to confirm or clarify the intent of the provisions of this Agreement or the status of the Agreement and the Parties' actions hereunder, or (c) are reasonably necessary to effectuate the agreements and the intent of this Agreement. If all or any portion of this Agreement, or other agreements approved in connection with this Agreement, are asserted or determined to be invalid, illegal, or are otherwise precluded, the Parties will use reasonable, diligent, good faith efforts to amend, reform, or replace such invalid, illegal, or precluded items to assure, to the extent legally permissible, that each Party substantially receives the benefits that it would have received under this Agreement.

18. Waiver of Breach. A waiver by any Party to this Agreement of the breach of any term or provision of this Agreement must be in writing and will not operate or be construed as a waiver of any subsequent breach by any Party.

19. Binding Effect; Entire Agreement. This Agreement will inure to the benefit of and be binding upon the Parties and their respective legal representatives, successors, heirs, and assigns, provided that nothing in this paragraph permits the assignment of this Agreement except as set forth in Paragraph 9. This Agreement represents the entire Agreement among the Parties with respect to the subject matter hereof and supersedes any prior written or oral agreements or understandings with regard to the subject matter of this Agreement.

20. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to § 24-11-101(1), C.R.S., such day will be extended until the next day that is not one of the foregoing days.

21. Recording. The Parties will execute and acknowledge a memorandum of this Agreement, in form and substance attached hereto as Exhibit E, which will be recorded in the real property records of Mesa County, Colorado.

22. Good Faith of Parties. In the performance of this Agreement or in considering any requested approval, consent, acceptance, or extension of time, the Parties agree that each will act in good faith. The provisions of this Agreement have been independently, separately and freely negotiated by the Parties as if drafted by both of them. The Parties waive any statutory or common law presumption that would serve to have this Agreement construed in favor of or against either Party.

23. Parties Not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties will not be deemed to be partners or joint venturers, and no Party is responsible for any debt or liability of any other Party.

24. Force Majeure. If a Force Majeure Event occurs, the deadline for performance of any obligations affected by such Force Majeure Event shall be automatically extended for a period equal to the duration of such Force Majeure Event and Developer shall be excused from the performance of such obligations during such period. "Force Majeure Event" means any one or more of the following events or circumstances that, alone or in combination, directly or indirectly, adversely affects the Developer's performance of an obligation pursuant to this Agreement: fire, earthquake, flood, storm or other casualty; strikes, lockouts, or other labor interruptions or shortages; COVID-19 and other pandemics or epidemics; war, rebellion, riots, acts of terrorism, or other civil unrest; acts of Nature; disruption to local, national, or international transport services; prolonged shortages of materials or equipment; severe adverse weather; the discovery of previously unknown facilities, improvements, or other features or characteristics of the Property; delays in the demolition of existing structures, including without limitation delays related to the remediation or removal of asbestos or other hazardous materials; Entitlement Delays; Material Litigation; and any other event, similar or dissimilar to the above, whether foreseeable or unforeseeable, known or unknown, that is beyond the Developer's reasonable control. Without in any way obligating the City to provide comments within any specific time period, if the City takes longer than twenty-one (21) days after receipt of any complete application for approval any site plan, plat, or other approval, entitlement, or permit for the Project, or any resubmission of the same, to provide Developer with a complete set of comments from each City agency, department, and referral agency on such application or resubmission, each day after such twenty-one (21) day period shall constitute "**Entitlement Delays**". "**Material Litigation**" includes litigation, appeals, and administrative actions related to the entitlement, permitting, development, financing, or construction of the Project, including without limitation claims brought pursuant to C.R.C.P. § 106(a)(4) to the extent not initiated by the Developer, and any litigation brought by Developer against the City arising out of or related to this Agreement or performance of the obligations set forth herein, but only if such litigation, appeal, or administrative action delays development of the Project for a period of more than five consecutive business days.

25. Estoppel Certificates. The City, at any time and from time to time upon not less than ten (10) business days' prior written notice from Developer, agrees to execute and deliver to Developer an estoppel certification in the form attached as Exhibit F, which form is acceptable to the Developer and the City.

26. Representations and Warranties

a. Developer represents and warrants to the City that the following statements are true as of the Effective Date:

i. ***No Litigation***. There is no pending or, to Developer's actual knowledge, threatened litigation or claim against the Project or the Developer related to the Project that would prohibit Developer from performing its obligations in this Agreement or render this Agreement invalid.

ii. ***Authorization***. Developer has all requisite power and authority to perform its obligations under this Agreement and the execution, delivery, and is duly and validly authorized to execute, enter into, and perform the obligation set forth in this Agreement. Each person executing and delivering this Agreement and all documents to be executed and delivered in regard to the consummation of the transaction herein has due and proper authority to execute and deliver those documents. This Agreement and all documents executed and delivered by Developer in connection with the transaction herein shall constitute valid and binding obligations of Developer, enforceable against Developer in accordance with the terms of this Agreement. The Preliminary Financing Plan may be in the form of a loan commitment and be based on the project budget reviewed and approved by the lender issuing the loan commitment.

iii. ***Organization of Developer***. Developer is a duly organized and validly existing limited liability company under the laws of the State of Colorado and with full power to enter into and to perform its obligations under this Agreement.

iv. ***No Breach or Prohibition***. To the Developer's actual knowledge, the transactions contemplated by this Agreement are not restrained or prohibited by any injunction, order or judgment rendered by any court or other governmental agency of competent jurisdiction against Developer. To Developer's actual knowledge, neither the execution and delivery of the Agreement, nor the consummation of the transactions contemplated hereby, will (a) be in violation of any agreements to which Developer is a party, or (b) conflict with or result in the breach or violation of any laws applicable to Developer or the Project.

b. The City represents and warrants to the Developer that the following statements are true as of the Effective Date:

i. ***No Litigation***. There is no pending or, to the City's actual knowledge, threatened litigation or claim against the City that would prohibit the City from performing its obligations in this Agreement or render this Agreement invalid.

ii. ***Organization***. The City is a home rule municipal corporation organized under the constitution and laws of the State of Colorado, validly existing under the laws of the State of Colorado and has the power and authority to transact the business in which it is engaged.

iii. ***Authority***. All governmental proceedings required to be taken on the part of the City to execute and deliver this Agreement and to consummate the transactions contemplated hereby have been duly and validly taken under the Grand Junction Municipal Charter provisions, subject to any referendum rights set forth in Article XVI Section 136 of such Grand Junction Municipal Charter. Each person executing and delivering this Agreement and all documents to be executed and delivered in regard to the consummation of the transaction herein has due and proper authority to execute and deliver those documents. This Agreement and all documents executed and delivered by the City in connection with the transaction herein shall constitute valid and binding obligations of the City, enforceable against the City in accordance with their terms.

iv. ***No Breach or Prohibition***. To the City's actual knowledge, the transactions contemplated by this Agreement are not restrained or prohibited by any injunction, order or judgment rendered by any court or other governmental agency of competent jurisdiction against the City. To the City's actual knowledge, neither the execution and delivery of the Agreement, nor the consummation of the transactions contemplated hereby, will (a) be in violation of any agreements to which the City is a party, or (b) conflict with or result in the breach or violation of any laws applicable to the City or the Project.

The Parties hereby agree to the same and execute this Agreement by their duly authorized representatives as follows:

City of Grand Junction

_____
Abram Herman
President of the City Council

_____
Selestina Sandoval
City Clerk

_____
Date

Developer:

Aspire Residential LLC
a Colorado limited liability company

By: _____
John Gargasz
Manager

Approved as to Substance:

_____
Michael P. Bennett
City Manager

Approved as to Form:

_____
John P. Shaver
City Attorney

Approved as to Contingent Availability of Funds:

_____
Jodi Welch
Interim Director of Finance

EXHIBIT A
(City of Grand Junction Resolution No. 83-24)

RESOLUTION NO. 83-24

A RESOLUTION SUPPORTING A CONDITIONAL FINANCIAL COMMITMENT OF $885,531 FOR THE LIBERTY APARTMENT HOUSING PROJECT

Recitals:

Aspire Residential LLC ("Developer") has requested that the City assist in funding the construction of the 192-unit apartment Liberty Apartment complex located at 2651 Stacy Drive, Grand Junction ("Project.")

The Developer's request for funding is attached and incorporated by this reference as if fully set forth. As provided in the request, the Developer is proposing to construct the units in two phases with 72 units to be completed by June 2026 and 120 units to be completed by April 2028.

The Developer is now proposing the Project be rent-restricted using either Proposition 123 Equity Program or Concessionary Debt. Those programs require either:

- Rental rates at 90% AMI Average for all units for a period of 30 years (Proposition 123 Equity Program); or,

- 20 percent of units (38) at 80 percent AMI for a period of 30 years (Proposition 123 Concessionary Debt.)

If the Project receives funding from either of these competitive Proposition 123 funding sources, the units will count toward the City's Proposition 123 commitment so long as the units receive a Building Permit(s) prior to December 31, 2026. The City's financial support for Phase I is conditioned upon the utilization of one of these Proposition 123 funding sources as well as meeting the December 31,2026 deadline for issuance of Building Permit(s) for the 72-units. The City's Proposition 123 commitment is 375 affordable units for the 3-year period commencing in 2024 until December 31, 2026.

At this time, the Developer has modified its request for the City to contribute $885,531 to the Phase I portion of the Project including 72 units. The City's 2025 budget includes $344,637 from the 201 Sales Tax Fund; the additional funding of $510,894 for the Project would need to be allocated from City reserves.

City policy does not provide incentives for housing that does not meet its adopted definition of Affordable (60 percent AMI or less); however, by virtue of the Project's location in the community and that the units will assist in meeting the 123 commitment, the City Council does find and determine that it is right and proper to conditionally support the Project by and with conditional approval of funding in the amount of $885,531.

With the passage and adoption of this Resolution, the City Council is authorizing and directing the City staff to work with the Developer to draft an agreement outlining

expectations for performance and timing for the City contribution ("Funding Agreement.")

With passage and adoption of this Resolution, the City Council further directs the City staff to agendize an ordinance for authorization of $510,894 as a supplemental appropriation from City General Fund reserves.

The funding contemplated by this Resolution is expressly contingent and conditioned on an award to the Developer of Proposition 123 Equity Program or Concessionary Debt and negotiation and approval by the City Council of a Funding Agreement and a majority of the City Council approving the Funding Agreement and the supplemental appropriation being heard, approved and becoming legally effective as provided by law.

For and in consideration of the foregoing Recitals, the City Council authorizes the City Manager, City Attorney and other City staff act in accordance with and pursuant to this Resolution.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Recitals are incorporated herein and in consideration of the same and with due deliberation the City Council expresses its conditional support for a financial commitment by the City of a total of $885,531 in support of Phase I of the Liberty Apartment project.

2. The City Council by and with this Resolution authorizes the City Manager and City Attorney to initiate negotiations with the Developer to draft an agreement outlining expectations for performance and timing for the City contribution ("Funding Agreement.")

3. The City Council by and with this Resolution authorizes the City Manager to initiate supplemental budget appropriations, subject to the adoption by the City Council of the introduce and heard appropriation ordinance, to allocate $885,531 from the General Fund reserves to conditionally support Phase I of the Liberty Apartment project.

4. This Resolution and any commitment(s) made or purported to be made are conditional and the City is not and shall not be obligated by the passage and adoption hereof unless and until each and every condition of law and policy are satisfied to as determined by the City Council in its sole and absolute discretion.

FURTHERMORE, BE IT RESOLVED THAT

5. With the adoption of this Resolution the City Council is not deciding any matter that relates, or may be claimed to relate, to land use approval(s) or any other matter not taken up herein or herewith.

Passed and adopted this 20th day of November 2024.

Abram Herman
President of the City Council

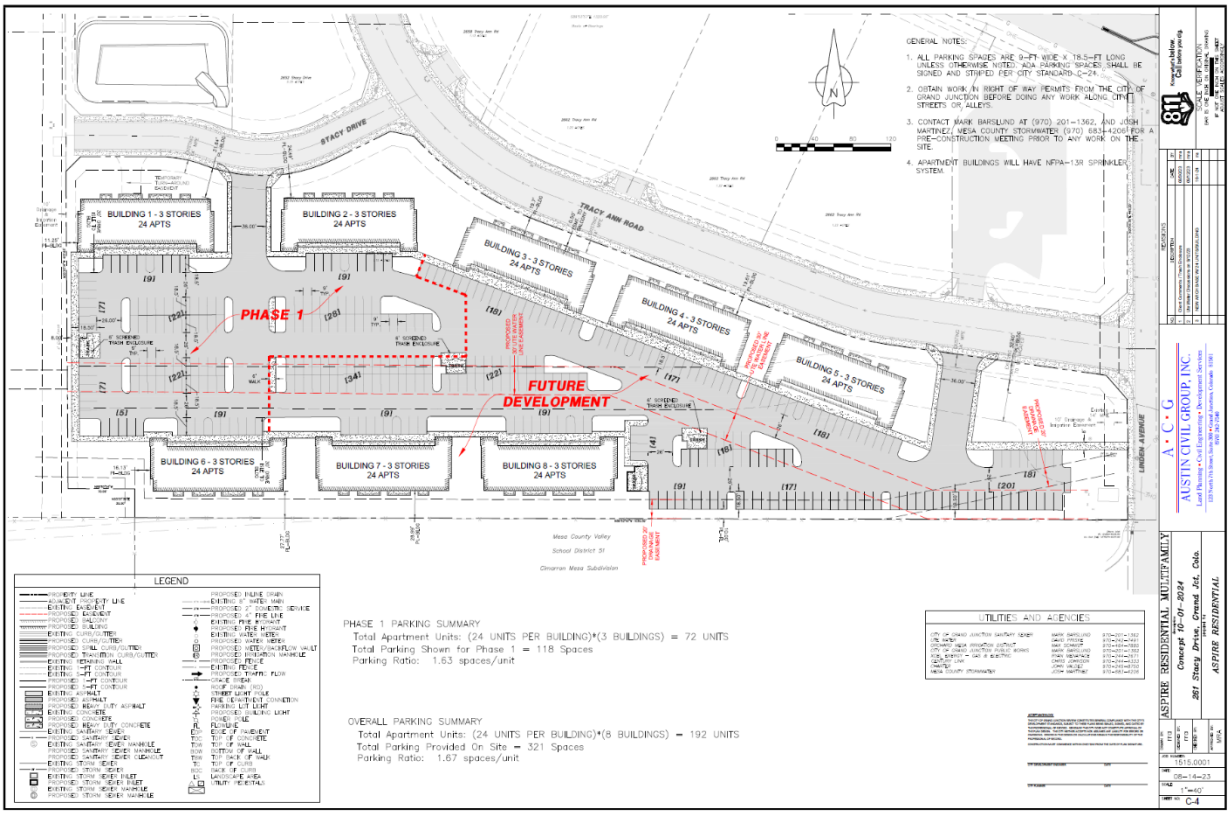
ATTEST:

Selestina Sandoval
City Clerk

EXHIBIT B
(Legal Description & Depiction)

LOT 1, BLOCK 2, TRACYS VILLAGE SUBDIVISION as recorded at reception number 3042167 in Mesa County, Colorado.

EXHIBIT C
(Conceptual Plan)



RESOLUTION NO. 83-24

A RESOLUTION SUPPORTING A CONDITIONAL FINANCIAL COMMITMENT OF $885,531 FOR THE LIBERTY APARTMENT HOUSING PROJECT

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Aspire Residential LLC ("Developer") has requested that the City assist in funding the construction of the 192-unit apartment Liberty Apartment complex located at 2651 Stacy Drive, Grand Junction ("Project.")

The Developer's request for funding is attached and incorporated by this reference as if fully set forth. As provided in the request, the Developer is proposing to construct the units in two phases with 72 units to be completed by June 2026 and 120 units to be completed by April 2028.

The Developer is now proposing the Project be rent-restricted using either Proposition 123 Equity Program or Concessionary Debt. Those programs require either:

- Rental rates at 90% AMI Average for all units for a period of 30 years (Proposition 123 Equity Program); or,

- 20 percent of units (38) at 80 percent AMI for a period of 30 years (Proposition 123 Concessionary Debt.)

If the Project receives funding from either of these competitive Proposition 123 funding sources, the units will count toward the City's Proposition 123 commitment so long as the units receive a Building Permit(s) prior to December 31, 2026. The City's financial support for Phase I is conditioned upon the utilization of one of these Proposition 123 funding sources as well as meeting the December 31,2026 deadline for issuance of Building Permit(s) for the 72-units. The City's Proposition 123 commitment is 375 affordable units for the 3-year period commencing in 2024 until December 31, 2026.

At this time, the Developer has modified its request for the City to contribute $885,531 to the Phase I portion of the Project including 72 units. The City's 2025 budget includes $344,637 from the 201 Sales Tax Fund; the additional funding of $510,894 for the Project would need to be allocated from City reserves.

City policy does not provide incentives for housing that does not meet its adopted definition of Affordable (60 percent AMI or less); however, by virtue of the Project's location in the community and that the units will assist in meeting the 123 commitment, the City Council does find and determine that it is right and proper to conditionally support the Project by and with conditional approval of funding in the amount of $885,531.

With the passage and adoption of this Resolution, the City Council is authorizing and directing the City staff to work with the Developer to draft an agreement outlining

expectations for performance and timing for the City contribution ("Funding Agreement.")

With passage and adoption of this Resolution, the City Council further directs the City staff to agendize an ordinance for authorization of $510,894 as a supplemental appropriation from City General Fund reserves.

The funding contemplated by this Resolution is expressly contingent and conditioned on an award to the Developer of Proposition 123 Equity Program or Concessionary Debt and negotiation and approval by the City Council of a Funding Agreement and a majority of the City Council approving the Funding Agreement and the supplemental appropriation being heard, approved and becoming legally effective as provided by law.

For and in consideration of the foregoing Recitals, the City Council authorizes the City Manager, City Attorney and other City staff act in accordance with and pursuant to this Resolution.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Recitals are incorporated herein and in consideration of the same and with due deliberation the City Council expresses its conditional support for a financial commitment by the City of a total of $885,531 in support of Phase I of the Liberty Apartment project.

2. The City Council by and with this Resolution authorizes the City Manager and City Attorney to initiate negotiations with the Developer to draft an agreement outlining expectations for performance and timing for the City contribution ("Funding Agreement.")

3. The City Council by and with this Resolution authorizes the City Manager to initiate supplemental budget appropriations, subject to the adoption by the City Council of the introduce and heard appropriation ordinance, to allocate $885,531 from the General Fund reserves to conditionally support Phase I of the Liberty Apartment project.

4. This Resolution and any commitment(s) made or purported to be made are conditional and the City is not and shall not be obligated by the passage and adoption hereof unless and until each and every condition of law and policy are satisfied to as determined by the City Council in its sole and absolute discretion.

FURTHERMORE, BE IT RESOLVED THAT

5. With the adoption of this Resolution the City Council is not deciding any matter that relates, or may be claimed to relate, to land use approval(s) or any other matter not taken up herein or herewith.

Passed and adopted this 20th day of November 2024.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

John Gargasz
Founder & Managing Partner
Aspire Residential LLC
21 Continental Blvd
Merrimack, NH 03054

Nov 18, 2024

Andrea Phillips
Interim City Manager
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Memo: Updates on the request for City of Grand Junction's contribution to Liberty Apartments project

Dear Andrea,

Thank you to the staff and council for allowing Aspire Residential to participate in your November 4th workshop. During the workshop, I heard two concerns. One, the amount of incentive being requested for the first phase of the project. And two, the incentive amount per apartment unit. This memo intends to address both concerns.

First, Aspire has leaned into the financing of the project to **reduce the phase 1 ask from $1,332,406 to $885,531**. We have shifted, at our risk, the incentive to phase 2 of the project. We understand there is no commitment on behalf of the city to finance the phase 2 incentive at this time.

Secondly, Aspire has created the following charts to clarify for the council the incentive ask per unit. Under the primary financing approach which utilizes the CHFA Prop 123 Equity program, **100% of the units are income-restricted at an average of 90% AMI for a period of 30 years.** The **city's contribution per unit is $12,299** for phase 1. The cumulative incentives across both phases would average $8,975 per unit.

Regards,

John Gargasz
Founder & Managing Partner
Aspire Residential

See the charts attached:

A. Prop 123 Equity Scenario

Phase	I	II	Two-Phase Total
Land	$268,125	$446,875	$715,000
Ditch	$382,938	-	$382,938
Impact Fee	$234,468	$390,780	$625,248
Tap Fee*	-	-	$0
Total City Contribution	$885,531	$837,655	$1,723,186
60% AMI Units	8	13	21
80% AMI Units	20	34	54
100% AMI Units**	44	73	117
Average AMI	90%	90%	90%
Total Units	72	120	192
Contribution per ≤80% AMI Unit	$31,626	$17,822	$22,976
Contribution per Unit at 90% Average AMI	$12,299	$6,980	$8,975

**Tap fee is NOT included in the request, the total amount is $947,200.*

***30-year rent restricted to 100% AMI. Cannot exceed 100% AMI.*

B. Prop 123 Concessionary Debt Scenario

Phase	I	II	Two-Phase Total
Land	$268,125	$446,875	$715,000
Ditch	$382,938	-	$382,938
Impact Fee	$234,468	$390,780	$625,248
Tap Fee*	-	-	$0
Total City Contribution	$885,531	$837,655	$1,723,186
80% AMI Units	15	24	39
100% AMI Units**	57	96	153
Average AMI	95.8%	96.0%	95.9%
Total Units	72	120	192
Contribution per ≤80% AMI Unit	$59,035	$34,902	$44,184
Contribution per Unit at 90% Average AMI	$12,299	$6,980	$8,975

**Tap fee is NOT included in the request, the total amount is $947,200.*

***30-year rent restricted to 100% AMI. Cannot exceed 100% AMI.*

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Mayor and Members of City Council

FROM: Andrea Phillips, Interim City Manager

Tamra Allen, Community Development Director

DATE: October 17, 2024

SUBJECT: Aspire Residential LLC - Liberty Apartments Funding Request Follow-Up Information

---

The City received in July 2024 a request from Aspire Residential LLC ("Aspire") represented by John Gargasz to assist in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. Aspire is proposing to construct the units in two phases including 72 units to be completed by June 2026 and the subsequent 120 units to be completed by April 2028. Aspire was originally seeking to develop this project as a Low-Income Housing Tax Credit (LIHTC) project, but the more favorable Qualified Census Tract designation expired (see Memo: Aspire Residential Update and Private Activity Bond Assignment of Allocation dated April 24, 2024). Aspire is now proposing the project be a housing project that would rent-restrict 20% of the units (38) to 80% AMI for a period of 30 years.

Aspire is requesting a total contribution from the City of $1,723,186 of which $715,000 would purchase the land, $625,248 would pay the project's impact fees and plant investment fees, and $382,938 would go towards relocating a drainage ditch on the property.

The City Council discussed the request at a workshop on August 19. Council asked for supplemental information about the project financials, timeline, project feasibility if the "gap" is not funded by City, and whether the project qualifies towards the city's Proposition 123 goal. In addition, the city was asked to consider self-performing the relocation and burying of a drainage facility on the property. Follow up information was provided in a memorandum dated September 20, 2024 (attached).

Subsequently, Staff has received a request to provide additional information on the following questions and Staff has provided responses below:

1. The relationship of the request to the existing 2024 and 2025 proposed budget.

   The City Manager's 2025 recommended budget included $344,637 of funding for this project. This figure was derived by calculating the funding request on a per-unit basis and then providing funding for those units to be rented at 80% Area Median Income – a total of 38 units. This will leave $1,378,549 of the request unfunded. Any additional commitment to fund this request would need to be drawn from existing general fund reserves. Staff estimates there is approximately $12 million available in unrestricted reserves. Council could determine that it would like to fund some or all of this unfunded amount from reserves through a supplemental appropriation at a regular Council meeting.

2. Does the city have a recommendation on the request to explore self-performing the moving and piping of the drainage facility?

   Aspire provided the civil engineering design for the relocation of the ditch. Per Aspire's request for the city to consider self-performing the relocation and burying, staff evaluated the request. The City's cost to perform this work is $560,507, of which $464,807 includes purchasing materials and renting equipment. The remaining $95,700 is for City labor costs of the Project Team, comprised of staff in the General Services Department. Though the city may be able to accommodate this request, due to the extensive amount of work involved in this project, the city believes that Aspire may actually be able to get better pricing bidding this work in the open market. Performing this action on private property is not preferred. At this time, staff does not recommend performing this work.

3. Clarification if the project could be counted towards the city's Proposition 123 commitment.

   Staff has confirmed with Department of Local Affairs that *if* the project utilizes the Proposition 123 Equity Affordable Housing Financing Fund, whereby the project provides income-qualified units averaging 90% AMI with a 30-year commitment to affordability, these units will count toward the City's Prop. 123 goal (see attached email from the DOLA). The Proposition 123 Equity Affordable Housing Finance funding is highly competitive. Should Aspire choose to utilize a different funding/equity source, the units would *not* be counted against the city's commitment. Should a decision to fund this project be contingent upon utilization of this funding, Staff recommends that the this be included in a written agreement.

Please contact Interim City Manager Andrea Phillips should you wish to schedule a workshop item or a regular agenda item to discuss this request. For any project funding, staff recommends entering an agreement with Aspire that makes funding be contingent upon the completion (Certificate of Occupancy) of the units within each phase on a per unit basis.

Attachments: *Memo Aspire Residential Funding Request Memo 07.19.2024*
Memo Aspire Funding Request Follow Up Memo 09.30.2024
Email from Department of Local Affairs dated August 23, 2024

cc: John Shaver, City Attorney
Department Directors

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Members of City Council

FROM: Andrea Phillips, Interim City Manager

Tamra Allen, Community Development Director

DATE: July 19, 2024

SUBJECT: Aspire Residential LLC - Liberty Apartments Funding Request

This memo is intended to update City Council on a funding request received by Aspire Residential to assist in building a 192-unit apartment complex. The developer is requesting $1,723,186 toward land purchase, impact fee waivers, and a drainage ditch relocation.

The City has received a request from Aspire Residential LLC ("Developer") represented by John Gargasz to assist in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. The Developer is proposing to construct the units in two phases including 72 units to be completed by June 2026 and the subsequent 120 units to be completed by April 2028. The Developer was originally seeking to develop this project as a Low-Income Housing Tax Credit (LIHTC) project, but the more favorable Qualified Census Tract designation expired (see Memo: Aspire Residential Update and Private Activity Bond Assignment of Allocation dated April 24, 2024). The Developer is now proposing the project be a housing project that would rent-restrict 20 percent of the units (38) to 80 percent AMI for a period of 30 years. For comparison, recently completed projects in the City's rental rates and approximate AMIs are provided in the attached graphic (as of May 1, 2024).

The Developer is requesting a total contribution from the City of $1,723,186 of which $715,000 would purchase the land, $625,248 would pay the project's impact fees, and $382,938 would go towards relocating a drainage ditch on the property. The property lies within the City's Redevelopment Boundary which, consistent with current policy, will provide a Transportation Impact Fee reduction of 50 percent per building. This will reduce the project's Transportation Impact Fee from $590,400 to $295,200.

The City does not have a current policy to provide incentives for housing that does not meet its adopted definition of Affordable (60 percent AMI or less). The City has not budgeted for this type of project contribution.

Please contact Interim City Manager Andrea Phillips should you wish to schedule a workshop agenda item to discuss this request.

Attachment:

- Aspire Residential Request Letter

C: John Shaver, City Attorney
Department Directors

Affordable Rent* at Different AMI Percentages in Mesa County

*All Costs Include Rent + Estimated Utilities

0-2 person | 2-4 person | 4-6 person

	0 bed	1 bed	2 bed	3 bed	4 bed
30% AMI	$456	$489	$587	$678	$757
50% AMI	$761	$815	$978	$1131	$1262
60% AMI	$913	$978	$1174	$1357	$1515
70% AMI	$1065	$1141	$1370	$1583	$1766
80% AMI	$1218	$1305	$1566	$1810	$2020
100% AMI	$1522	$1631	$1957	$2262	2525
120% AMI	$1827	$1957	$2349	$2715	$3030
April 24 Market Rate (Existing Develop.) Zillow	$695-1400 (50-100% AMI)	$495-1800 (30-120% AMI)	$995-$2500 (50-120% AMI)	$1250-2700 (55%-120% AMI)	$1975-$3800 (75%-150% AMI)
The Railyard	$1180 (77% AMI)	$1310 (85% AMI)	$1610-1635 (86-103% AMI)	$1975 (92% AMI)	N/A
The Copper Village	N/A	$1595 (80-100% AMI)	$1695-1745 (86-110% AMI)	N/A	N/A
The Eddy	N/A	$1580 (94%-95% AMI)	$1770 (96% - 99% AMI)	N/A	N/A
The Lofts	N/A	N/A	$1600 (82-120+% AMI)	N/A	N/A
The Junction	$1365 (89% AMI)	$1390 (85-71% AMI)	$1728 (76-88% AMI)	N/A	N/A

John Gargasz
Founder & Managing Partner
Aspire Residential LLC
21 Continental Blvd
Merrimack, NH 03054

July 15, 2024

Andrea Phillips
Interim City Manager
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Memo: Request for City of Grand Junction's contribution to Liberty Apartments project

Dear Andrea,

This memo addresses revision to our proposal for the Liberty Apartments development project at 2651 Stacy Drive. Given the time frame constraints and the complexity of a LIHTC project, we have shifted our focus to a middle-income housing project. With at least twenty percent of the total 192 units rent-restricted at 80% AMI, we are providing residents about $300 per unit per month lower rent compared to market, and a 30-year long-term affordability.

Project Background

The project contains three-story net-zero garden apartments at a premium location in Grand Junction.
The 7.11-acre site is on the south side of Stacy Drive and Tracy Ann Road where they intersect with Palmer Street in the Orchard Mesa section of the City of Grand Junction, Colorado. The site has easy access to neighborhood schools, a City Market grocery store and pharmacy, and downtown Grand Junction and a local bus route that connects to other bus system routes throughout the Grand Valley.

The first 72-unit phase will have 54 one-bedroom/one-bath units and 18 two-bedroom/two-bath units as well as an exterior playground and BBQ/picnic area. The complex will eventually consist of 8 three-story buildings of 24 units each.

In terms of the building specs, each floor of each building will have 6 one-bedroom units and 2 two-bedroom units, with the two-bedroom units being the end units on each floor. The first floor is ADA compliant, ensuring accessibility for all residents. Constructed to meet ASHRAE 90.1 standards, it aligns with Passive House principles for energy efficiency. The roof is equipped with solar panels to achieve Net Zero energy status.

Proposal History Recap

The rezoning to R24 got approved by the City of Grand Junction in March 2024.The initial proposal suggested utilizing 4% LIHTC with QCT incentives, with all units at or below 60% AMI. However, this faced challenges due to a tight timeframe and the expiration of QCT status, which is necessary for 4% LIHTC underwriting. Consequently, we have shifted our focus to a middle-income project serving 80% to 120% AMI tenants. If the current multi-family rental project proves infeasible then the property will likely need to be rezoned for a commercial project or a residential For Sale project as market rate rental projects have been infeasible to develop since Q1 of 2023 due to increased interest and construction costs. With commercial development or residential development at reduced density the impact fee receipts will be substantially lower.

Aspire Residential's Middle-Income Commitment

Aspire proposes twenty percent (38 units) of the 192 units will be rent restricted at 80% AMI with recorded covenants, providing tenants with a substantial rent reduction of approximately $300 per unit per month compared to current market rental rates. Moreover, all units are bound by rent restrictions set at or below 120% of the AMI, ensuring accessibility to a wider range of residents. We pledge to maintain this affordability for the long term, with a 30-year commitment.

Ask for City's Contribution

Despite fully utilizing all available capital sources, we still require the city's contribution to make the project financially viable for equity investors while maintaining debt covenants. We kindly ask the following support to close the financing gap:

- $715,000 Land Contribution
- $625,248 Impact Fee Waiver ($234,468 for phase I and $390,780 for phase II, spreadsheet attached)
- $382,938 towards piping and relocation of the Drainage Ditch that is owned by the City of Grand Junction

The total contribution is $1,723,186 or $45,347 per 80% AMI unit. It consists of about 3% of the overall development budget. Aside from the request above, there is a very substantial $947,200 Ute Water tap fee that has NOT been included in the request.

Proposed Timeline

August 2024 – City's intention of support
December 2024 – Site review and approval
March 2025 – Phase I gap financing and grants secured
April 2025 – Phase I all financing source secured
May 2025 – Final permit received, phase I construction starts
June 2026 – Phase I all 72 units put in service
January 2027 – Phase II construction starts
April 2028 – Phase II all 120 units put in service

Notional Capital Partners

In response to the current market conditions, the project intends to leverage statewide concessionary debt to address the funding gap. Prospective subordinate debt sources include the Transformational Housing Loan Fund (THLF) from Colorado Department of Local Affairs (DOLA), and the Colorado Clean Energy Fund (CCEF).
Regarding the equity investors, MSquared, a New York-based female-led real estate impact fund focusing on middle-income housing, has expressed strong interest in Aspire's net-zero, workforce housing projects. Additionally,

the founder and managing partner of Aspire Residential, John Gargasz, plans to participate in a portion of the equity stack to demonstrate our commitment.

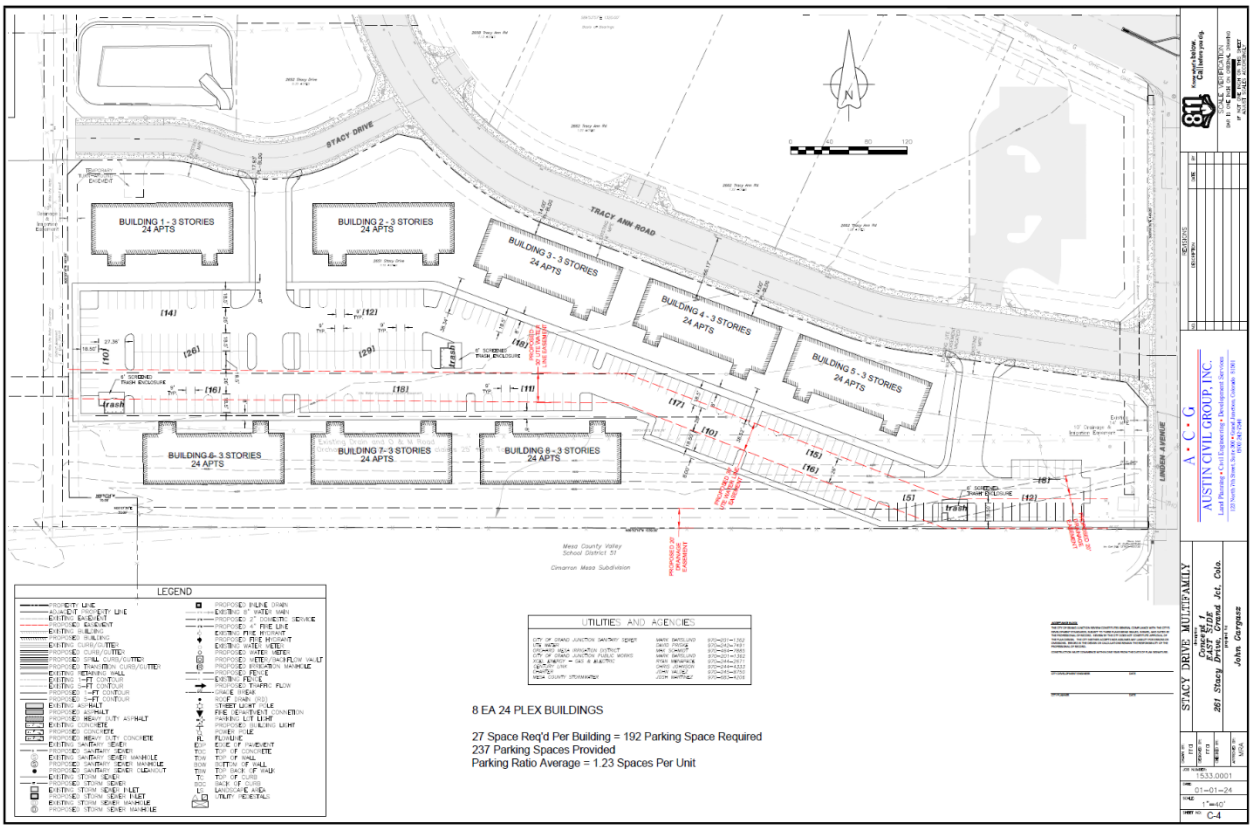
We are confident that with the city's support, we can pioneer an exemplary net-zero project for Grand Junction. This endeavor will play a vital role in mitigating the prevailing housing shortage, offering residents with high-quality, affordable, and energy-efficient housing. Thank you!

Regards,

John Gargasz
Founder & Managing Partner
Aspire Residential

Appendix

Conceptual Site Plan



Impact Fees Spreadsheet*

	No. of units	Fire ($530/unit)	Police ($227/unit)	Park & Recreation ($962/unit)	Traffic w/ 50% off ($3075/unit*0.5)	Phase total
Phase I	72	38,160	16,344	69,264	110,700	234,468
Phase II	120	63,600	27,240	115,440	184,500	390,780
Total	192	101,760	43,584	184,704	295,200	**625,248**

*Based on fee rate 2024, City of Grand Junction

Ute Tap Fee Spreadsheet*

	No. of units	No. of buildings	Tap Fee ($8000/unit for the first unit of each building, then $4800/unit)
Phase I	72	3	355,200
Phase II	120	5	592,000
Total	192	8	**947,200**

*Based on the quote from Ute Water Conservancy District, Grand Junction

John Gargasz Background

John Gargasz, age 55, is a serial tech entrepreneur and real estate professional. In the tech realm, John has served as engineer, general manager, managing director, investor and board member across a variety of business verticals including defense technology, Internet of Things (IOT) wireless networks, advanced materials, clean energy and robotics automation. He also cofounded 10X Ventures, a seed stage tech angel fund.
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Aspire believes it can address this challenge with the following approach:

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CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Members of City Council

FROM: Andrea Phillips, Interim City Manager

Tamra Allen, Community Development Director

DATE: September 30, 2024

SUBJECT: Aspire Residential LLC - Liberty Apartments Funding Request Follow-Up Information

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Financing Fund, whereby the project provides income-qualified units averaging 90 percent AMI with a 30-year commitment to affordability, these units will count toward the City's Prop. 123 goal. Utilization of other funding sources will not be applied to the City's Prop. 123 unit count.

Currently, the City does not have a policy in place to offer incentives for housing that exceeds its adopted definition of affordable rental housing (60 percent AMI or less). The City has not budgeted for this type of project contribution; however, the Recommended City Manager's budget will contain $344,637 in incentives for this project, which equates to 20 percent of the requested contribution. Please contact Interim City Manager Andrea Phillips if you wish to schedule a workshop item or a regular agenda item to discuss this request.

Attachments:

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C: John Shaver, City Attorney
Department Directors

John Gargasz
Founder & Managing Partner
Aspire Residential LLC
21 Continental Blvd
Merrimack, NH 03054

July 15, 2024

Andrea Phillips
Interim City Manager
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Memo: Request for City of Grand Junction's contribution to Liberty Apartments project

Dear Andrea,

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Aspire proposes twenty percent (38 units) of the 192 units will be rent restricted at 80% AMI with recorded covenants, providing tenants with a substantial rent reduction of approximately $300 per unit per month compared to current market rental rates. Moreover, all units are bound by rent restrictions set at or below 120% of the AMI, ensuring accessibility to a wider range of residents. We pledge to maintain this affordability for the long term, with a 30-year commitment.

Ask for City's Contribution

Despite fully utilizing all available capital sources, we still require the city's contribution to make the project financially viable for equity investors while maintaining debt covenants. We kindly ask the following support to close the financing gap:

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The total contribution is $1,723,186 or $45,347 per 80% AMI unit. It consists of about 3% of the overall development budget. Aside from the request above, there is a very substantial $947,200 Ute Water tap fee that has NOT been included in the request.

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We are confident that with the city's support, we can pioneer an exemplary net-zero project for Grand Junction. This endeavor will play a vital role in mitigating the prevailing housing shortage, offering residents with high-quality, affordable, and energy-efficient housing. Thank you!

Regards,

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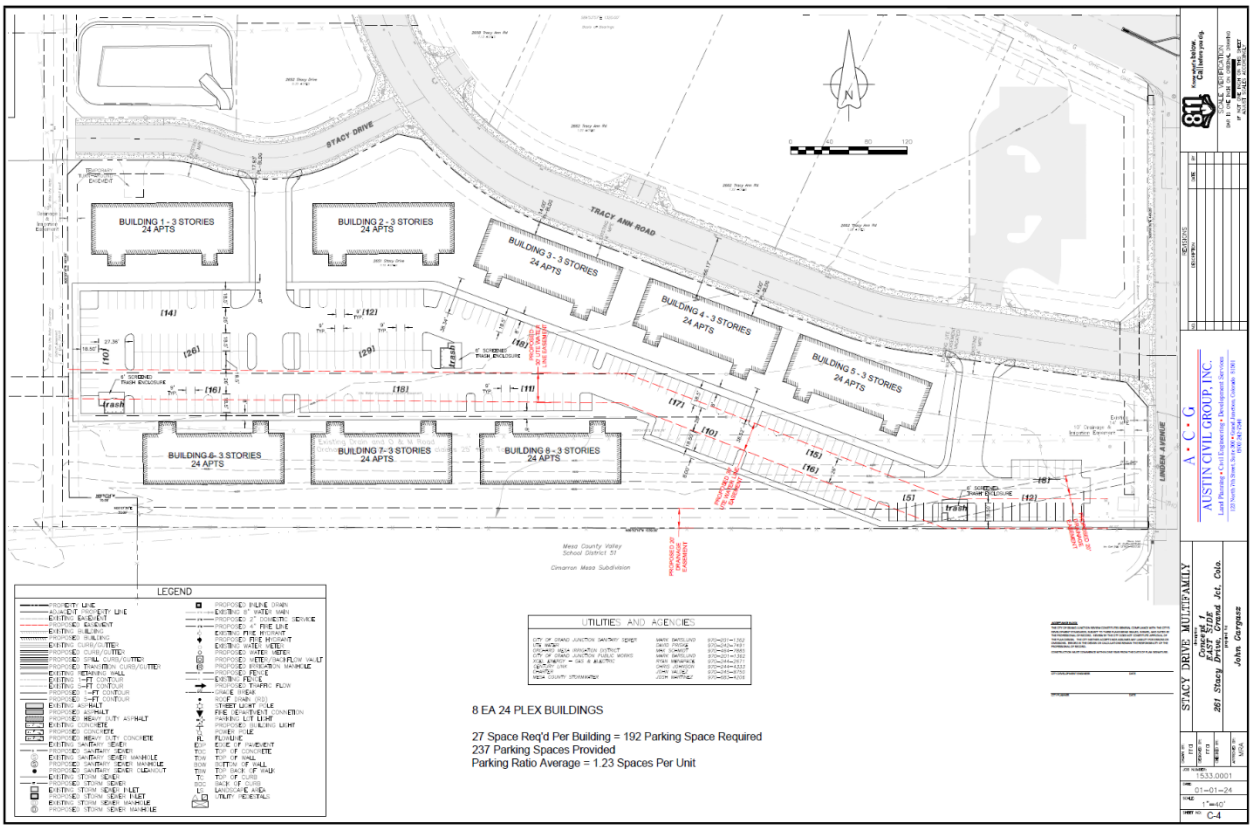
Founder & Managing Partner
Aspire Residential

Appendix

Conceptual Site Plan



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From: Weesner - DOLA, Ashley <ashley.weesner@state.co.us>
Sent: Friday, August 23, 2024 2:01 PM
To: Ashley Chambers <ashleyc@gjcity.org>
Cc: DiFalco - DOLA, Robyn <robyn.difalco@state.co.us>; connor.everson@state.co.us; Terry Barnard <tbarnard@chfainfo.com>
Subject: Re: Couple of Questions

⚠️ **EXTERNAL SENDER** ⚠️

Only open links and attachments from known senders. DO NOT provide sensitive information.

Good afternoon Ashley!

Nice to hear from you and Robyn is correct in that the Prop123 funds for Equity can be counted toward your commitment per statute stating the following:

FOR THE PURPOSE OF CALCULATING WHETHER A LOCAL GOVERNMENT OR
TRIBAL GOVERNMENT HAS MET THE REQUIREMENTS OF SUBSECTION (1) OF
THIS SECTION, ALL UNITS FUNDED THROUGH THE PROGRAMS CREATED IN
SECTION 29-32-104 (1)(b), (1)(c)(I), (1)(c)(II), AND (1)(C)(III) ARE COUNTED
TOWARDS THE LOCAL GOVERNMENT'S OR TRIBAL GOVERNMENT'S GROWTH
REQUIREMENT.

Then here it is further referenced:

(b) An affordable housing equity program to be administered by the administrator. The program shall make equity investments in low- and middle-income multi-family rental developments. The program shall also make equity investments in existing projects which include multi-family rental units for the purpose of ensuring that said projects remain affordable. The average designated imputed income by household size for projects funded by the program must not exceed 90% of the area median income as established by the United States Department of Housing and Urban Development and published by the department or a statewide political subdivision or authority on housing, and regulated units in the project must have a gross rent limit that does not exceed thirty percent of the imputed income limitation applicable to the units.

Colo. Rev. Stat. § 29-32-104

Hope this is helpful and please let me know if you have any other questions I can help clarify.

Thanks,

Ashley Weesner
Proposition 123 Program Manager

C 303.549.9382

1313 Sherman St. Room 500, Denver, CO 80203

ashley.weesner@state.co.us I www.colorado.gov/dola

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned e-mail account may be subject to public disclosure.

On Fri, Aug 23, 2024 at 1:25 PM Ashley Chambers <ashleyc@gjcity.org> wrote:

Thank you, Robyn—I appreciate the quick response.

Ashley or Terry, please confirm if the unit consideration is accurate, I'm working on a draft response for my City Council. I want to ensure the information is correct, as it may influence City funding and participation in the project.

Thanks again,

Ashley Chambers, MPA

Housing Manager

City of Grand Junction

250 N. 5th Street

O: 970-256-4081

gjcity.org | EngageGJ

From: DiFalco - DOLA, Robyn <robyn.difalco@state.co.us>
Sent: Friday, August 23, 2024 1:06 PM
To: Ashley Chambers <ashleyc@gjcity.org>
Cc: connor.everson@state.co.us; Ashley Weesner - DOLA <ashley.weesner@state.co.us>; Terry Barnard <tbarnard@chfainfo.com>
Subject: Re: Couple of Questions

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Hi Ashley,

I've included a couple folks on this response who can help answer your questions:

- Terry Barnard with CHFA is a good contact on the Equity Program
- Ashley Weesner is DOLA's new Prop 123 Program Manager and a good contact on Prop 123 compliance-type questions.

And I believe the answer to your first question is that if rental units are funded through Prop 123 Equity funding, yes, they will count towards your local government commitment, even if they are above 60% AMI. **Terry or Ashley**, feel free to amend my answer or provide better explanation.

Robyn DiFalco

Local Planning Capacity Grant Program Manager (Prop 123)

Community Development Office

Division of Local Government, DOLA

She/Her/Ella*

COLORADO
Department of Local Affairs
Division of Local Government

P 720.682.5202

1313 Sherman Street, Room 521, Denver, CO 80203

robyn.difalco@state.co.us | www.dola.colorado.gov

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Members of City Council

FROM: Andrea Phillips, Interim City Manager

Tamra Allen, Community Development Director

DATE: September 30, 2024

SUBJECT: Aspire Residential LLC - Liberty Apartments Funding Request Follow-Up Information

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21 Continental Blvd
Merrimack, NH 03054

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Andrea Phillips
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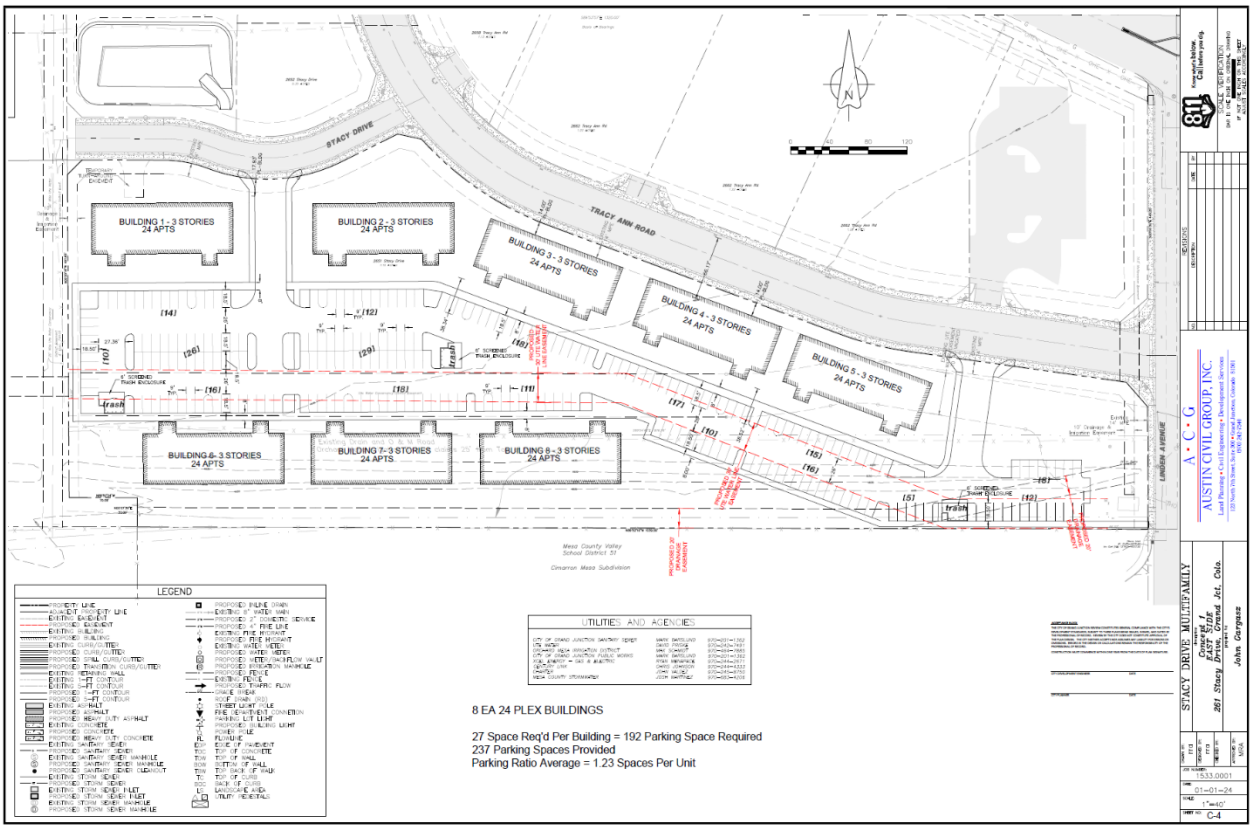

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Mr. Gargasz's real estate experience includes development, infrastructure and construction of single-family homes, as well as multifamily and SFH distressed asset acquisition and as a limited partner in various multifamily projects. Since 2022, Mr Gargasz has researched cost effective, net zero, sustainable building design and operations to develop the Aspire Residential business model. Mr. Gargasz holds a B.S. in Mechanical Engineering from the University of Colorado Boulder (CU), completed 1 year of Environmental Engineering graduate studies at CU and completed the MIT Sloan School Greater Boston Executive Program. He resides in the Boston area with his wife Laura. They are the parents of two grown children. Mr Gargasz supports various charitable causes and served as a past chair of the Entrepreneurs Foundation of New Hampshire (non-profit) and currently serves on the STEM Advisory Committee at The Derryfield School.

Real Estate Track Record

- Marion Creek Partners. Mr Gargasz led a small fund to acquire 50 homes in the Kissimmee, Florida area in 2009-2010. The homes were managed as rentals for a number of years and then sold off.
- Winter Garden Realty. In 2010, Mr Gargasz led the acquisition of a 64-unit apartment complex in Winter Garden Florida as managing member. He managed the stabilization, renovation and rebranding of the property as Garden City Apartments. He continues to manage the property via Gargasz Property Management (GPM).
- Lilac Garden (Dover, NH), Oakgate (Gainesville, FL), The Henry (Lakeland, FL). Mr Gargasz has been/continues to be a limited partner in these value-add multifamily projects.
- Since 2013, Mr Gargasz had developed and built semi-custom homes in Southern NH including Skyview Estates (63 homes) and Eagles Nest Estates (75 units). He is currently permitting a 26 unit duplex project in Hudson NH with that is intended to be Net Zero Ready and full Net Zero homes.
- Mr Gargasz led the repositioning and lease up of 21 Continental Boulevard a 110k sq ft commercial office/R&D space in Merrimack NH.

About Aspire

Aspire Residential is a real estate investment company committed to sustainability and affordability while ensuring profitability for our investors. Through a vertical integration approach, we develop, build, own, and operate attainable, net-zero, sustainable, healthy, and resilient multifamily communities in suburban United States. At Aspire Residential, we firmly believe that real estate investment is a long-term endeavor, and it creates enduring value for both our investors and community residents.

Aspire Strategy

Aspire believes it can address this challenge with the following approach:

- Long term ownership to justify longer duration ROI which in turn allows for more aligned tenant/owner incentives
- Building a 'Model T but in any color' multifamily product to minimize project to project incremental expenses (engineering, architecture, construction management, property management)
- To a reasonable extent, purchase materials direct including HVAC, appliance, flooring, cabinets and fixtures to eliminate distribution channel and subcontractor mark up.
- In certain geographies, partner with general contractors to defer the fee into the limited partner ownership structure
- Intelligently integrating business systems end to end to optimize design, construction and cost of ownership
- Include utilities in the rent to generate incremental margin
- Use proven materials and software in our buildings – fast follower approach

- Leveraging federal, state and local incentives and grants to offset the higher CAPEX associated with net-zero construction
- Replicating this model across geographies to achieve benefits of scale through local partnerships

John Gargasz
Founder & Managing Partner
Aspire Residential LLC
21 Continental Blvd
Merrimack, NH 03054

July 15, 2024

Andrea Phillips
Interim City Manager
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Memo: Request for City of Grand Junction's contribution to Liberty Apartments project

Dear Andrea,

This memo addresses revision to our proposal for the Liberty Apartments development project at 2651 Stacy Drive. Given the time frame constraints and the complexity of a LIHTC project, we have shifted our focus to a middle-income housing project. With at least twenty percent of the total 192 units rent-restricted at 80% AMI, we are providing residents about $300 per unit per month lower rent compared to market, and a 30-year long-term affordability.

Project Background

The project contains three-story net-zero garden apartments at a premium location in Grand Junction.
The 7.11-acre site is on the south side of Stacy Drive and Tracy Ann Road where they intersect with Palmer Street in the Orchard Mesa section of the City of Grand Junction, Colorado. The site has easy access to neighborhood schools, a City Market grocery store and pharmacy, and downtown Grand Junction and a local bus route that connects to other bus system routes throughout the Grand Valley.

The first 72-unit phase will have 54 one-bedroom/one-bath units and 18 two-bedroom/two-bath units as well as an exterior playground and BBQ/picnic area. The complex will eventually consist of 8 three-story buildings of 24 units each.

In terms of the building specs, each floor of each building will have 6 one-bedroom units and 2 two-bedroom units, with the two-bedroom units being the end units on each floor. The first floor is ADA compliant, ensuring accessibility for all residents. Constructed to meet ASHRAE 90.1 standards, it aligns with Passive House principles for energy efficiency. The roof is equipped with solar panels to achieve Net Zero energy status.

Proposal History Recap

The rezoning to R24 got approved by the City of Grand Junction in March 2024.The initial proposal suggested utilizing 4% LIHTC with QCT incentives, with all units at or below 60% AMI. However, this faced challenges due to a tight timeframe and the expiration of QCT status, which is necessary for 4% LIHTC underwriting. Consequently, we have shifted our focus to a middle-income project serving 80% to 120% AMI tenants. If the current multi-family rental project proves infeasible then the property will likely need to be rezoned for a commercial project or a residential For Sale project as market rate rental projects have been infeasible to develop since Q1 of 2023 due to increased interest and construction costs. With commercial development or residential development at reduced density the impact fee receipts will be substantially lower.

Aspire Residential's Middle-Income Commitment

Aspire proposes twenty percent (38 units) of the 192 units will be rent restricted at 80% AMI with recorded covenants, providing tenants with a substantial rent reduction of approximately $300 per unit per month compared to current market rental rates. Moreover, all units are bound by rent restrictions set at or below 120% of the AMI, ensuring accessibility to a wider range of residents. We pledge to maintain this affordability for the long term, with a 30-year commitment.

Ask for City's Contribution

Despite fully utilizing all available capital sources, we still require the city's contribution to make the project financially viable for equity investors while maintaining debt covenants. We kindly ask the following support to close the financing gap:

- $715,000 Land Contribution
- $625,248 Impact Fee Waiver ($234,468 for phase I and $390,780 for phase II, spreadsheet attached)
- $382,938 towards piping and relocation of the Drainage Ditch that is owned by the City of Grand Junction

The total contribution is $1,723,186 or $45,347 per 80% AMI unit. It consists of about 3% of the overall development budget. Aside from the request above, there is a very substantial $947,200 Ute Water tap fee that has NOT been included in the request.

Proposed Timeline

August 2024 – City's intention of support
December 2024 – Site review and approval
March 2025 – Phase I gap financing and grants secured
April 2025 – Phase I all financing source secured
May 2025 – Final permit received, phase I construction starts
June 2026 – Phase I all 72 units put in service
January 2027 – Phase II construction starts
April 2028 – Phase II all 120 units put in service

Notional Capital Partners

In response to the current market conditions, the project intends to leverage statewide concessionary debt to address the funding gap. Prospective subordinate debt sources include the Transformational Housing Loan Fund (THLF) from Colorado Department of Local Affairs (DOLA), and the Colorado Clean Energy Fund (CCEF).
Regarding the equity investors, MSquared, a New York-based female-led real estate impact fund focusing on middle-income housing, has expressed strong interest in Aspire's net-zero, workforce housing projects. Additionally,

the founder and managing partner of Aspire Residential, John Gargasz, plans to participate in a portion of the equity stack to demonstrate our commitment.

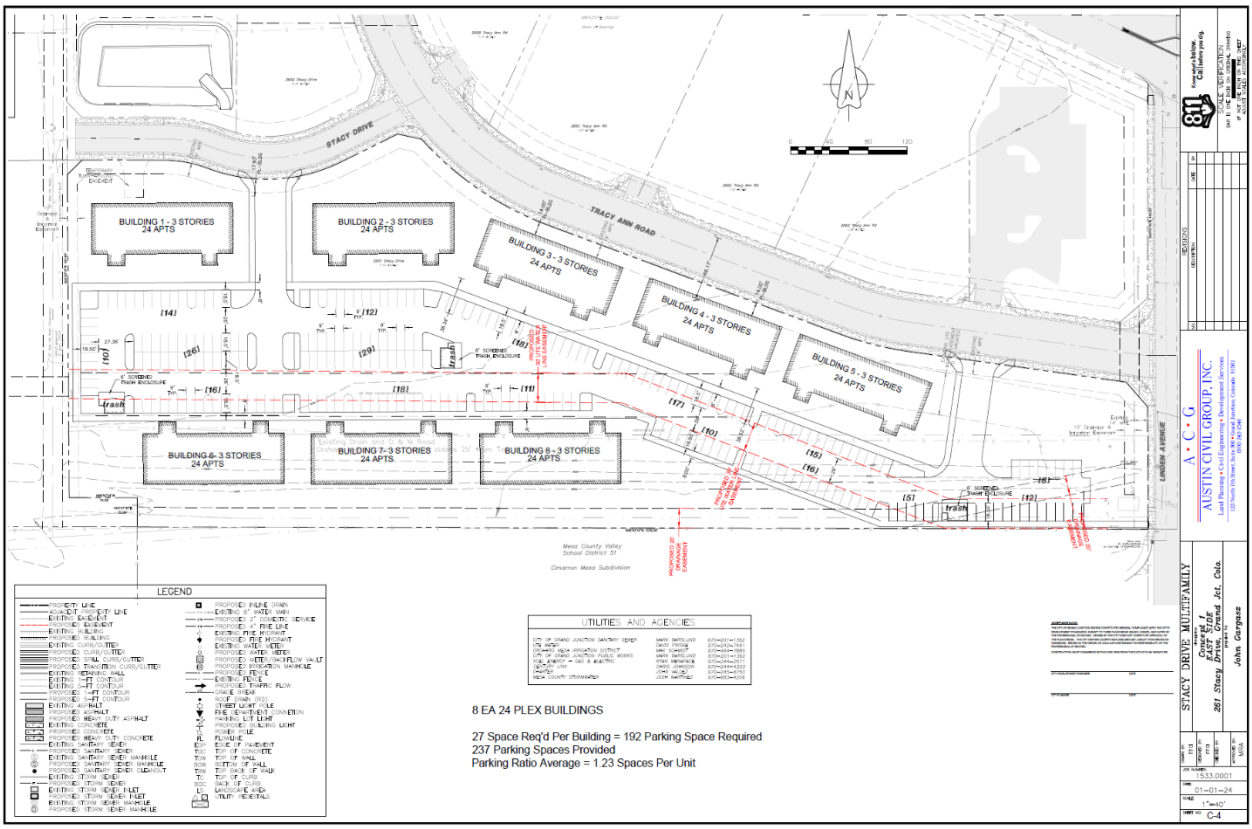
We are confident that with the city's support, we can pioneer an exemplary net-zero project for Grand Junction. This endeavor will play a vital role in mitigating the prevailing housing shortage, offering residents with high-quality, affordable, and energy-efficient housing. Thank you!

Regards,

John Gargasz
Founder & Managing Partner
Aspire Residential

Appendix

Conceptual Site Plan



Impact Fees Spreadsheet*

	No. of units	Fire ($530/unit)	Police ($227/unit)	Park & Recreation ($962/unit)	Traffic w/ 50% off ($3075/unit*0.5)	Phase total
Phase I	72	38,160	16,344	69,264	110,700	234,468
Phase II	120	63,600	27,240	115,440	184,500	390,780
Total	192	101,760	43,584	184,704	295,200	**625,248**

*Based on fee rate 2024, City of Grand Junction

Ute Tap Fee Spreadsheet*

	No. of units	No. of buildings	Tap Fee ($8000/unit for the first unit of each building, then $4800/unit)
Phase I	72	3	355,200
Phase II	120	5	592,000
Total	192	8	**947,200**

*Based on the quote from Ute Water Conservancy District, Grand Junction

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE AUTHORIZING AND CONFIRMING A DEVELOPMENT AGREEMENT BY AND AMONG ASPIRE RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, ("ASPIRE") AND THE CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPAL CORPORATION ("CITY") FOR THE PROPERTY LOCATED AT 2651 STACY DRIVE,GRAND JUNCTION, COLORADO AND RATIFYING AND APROVING ALL ACTIONS HERETOFORE TAKEN IN CONNECTION THEREWITH

RECITALS:

Aspire is contracted to purchase the real property commonly known and addressed as 2651 Stacy Drive, Grand Junction, Colorado, ("Property") which is more particularly described in the Development Agreement attached hereto and incorporated by this reference as if fully set forth ("Agreement"). The Property is currently vacant and will benefit from development. The City Council has duly deliberated, and based on those deliberations has agreed to contribute funding in the total sum of $885,531 to the project for the purposes as defined and described in the Agreement ("Project").

By and with the City's *Housing Strategy*, the City Council has established the need to provide incentives for Affordable Housing, as defined by the City. The Project proposes to provide 72-units of Affordable and workforce housing to the community. This Ordinance, together with the Agreement and the development that will result, will serve a public purpose, promote the health, safety, prosperity, security, and general welfare of the inhabitants of the City.

In accordance with the Agreement, Aspire intends to develop the Property as a multi-family residential development, featuring at least 72-units. The Project is consistent with the *Comprehensive Plan*, furthers the City's affordable housing goals and will further the City's Proposition 123 commitment by delivering affordable housing units to the community. Therefore, the City Council finds that the Project, and the Agreement by which certain funds are conditionally committed to it, are consistent with the reasonable needs, plans and policies of the City in general, and in particular the City Council finds and determines that the proposed use and conditional grant of funding will serve to advance the critical need for housing in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO THAT:

1. The foregoing Recitals are incorporated and adopted, and in accordance with and pursuant to this Ordinance, the City Council of the City of Grand Junction hereby authorizes and confirms the development agreement ("Agreement") by and among Aspire Residential, LLC, a Colorado Limited Liability Company, ("Aspire") or its successors and assigns as permitted in accordance with the Agreement, and the City of Grand Junction ("City"), for the development of the

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property located at 2651 Stacy Drive, Grand Junction, Colorado ("Property") all as defined and described in the Agreement.

2. The terms of the Agreement, include but are not limited to the City conditionally funding the Project in an amount not to exceed $885,531 in accordance with the terms defined in the Agreement.

3. In accordance with and pursuant to this Ordinance, the City Council of the City of Grand Junction, Colorado confirms and authorizes the Agreement and any and all actions consistent with and to be taken subsequent to the adoption of this Ordinance, by the officers, employees and agents of the City, if/when such action(s) is(are) pursuant to law and the Agreement, and the findings made therein, and any applicable City Plan(s), ordinance(s), resolution(s), or other document(s), all of which shall be substantially construed to effect the intent and purposes of the Agreement and this Ordinance.

4. If any part or provision of this Ordinance or the application thereof to any person or circumstance(s) is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

5. The City Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the lawful objectives sought to be obtained.

INTRODUCED ON FIRST READING, PASSED for publication in pamphlet form and setting a hearing for April 2, 2025, this 19th day of March 2025.

HEARD, PASSED and ADOPTED ON SECOND READING and ordered published in pamphlet form this ___ day of April 2025.

_____
Abram Herman
President of the Council

_____
Selestina Sandoval
City Clerk

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