



GREATER RIFLE IMPROVEMENT TEAM (GRIT) ADVISORY BOARD WORKSHOP AND REGULAR MEETING AGENDA



April 14, 2026
12:00 PM
202 Railroad Avenue, Rifle, CO 81650

The Board may act on any of the following agenda items as presented or modified before the meeting, and items necessary or convenient to effectuate the agenda items.

12:00 PM - Regular Meeting

- 1. Call to Order**
- 2. Roll Call**
- 3. Visitor Introductions**
- 4. Consent Agenda**
- 5. Presentation**
- 6. Regular Agenda**
 - 6.a.** SE Group Discussion regarding GRIT and the Comprehensive Plan
 - 6.b.** Discussion regarding Strategic Planning (recap)
 - 6.c.** Discussion regarding Sign Board/Community Calendar on Railroad Ave
 - 6.d.** Discussion and possible action regarding GRIT Facade Grant Program
- 7. Administrative Reports**
 - 7.a.** CD Director Update - April 2026
- 8. Adjournment**

The order and times of agenda items listed above are approximate and intended as a guideline for the Board

The GRIT Advisory Board has two grant cycles. The grant cycle and deadlines to submit an application are:

January Cycle – Application Deadline: December 31st = Funding: February

June Cycle – Application Deadline: May 31st = Funding: July

ACCESSIBILITY STATEMENT

The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call Main Street Manager Kim Burner at 970-665-6496 or email our ADA Team at ADATeam@rifleco.org. Please allow 48 hours for your requests to be met.

La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciones, interpretaciones, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame a la Main Street Manager Kim Burner al 970-665-6496 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.



Agenda Item #6.a.

Agenda Item Name:

SE Group Discussion regarding GRIT and the Comprehensive Plan

Presenter:

Zach Higgins, Community Development Director

Item Description:

Discussion with SE Group regarding the Comprehensive Plan Reconfirmation. Particular focus on Rifle Comprehensive Plan Sections 3.3 Economic Development and 4.1 Downtown Rifle Neighborhood.

Recommended Action:

N/A

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

GRIT is talked about extensively in the Economic Development section of the Comprehensive Plan. The GRIT Board should discuss this section and ensure the methods and goals are still in alignment.

GRIT as a Main Street Board and focused on downtown should also consider the section dedicated to the Downtown Rifle Neighborhood. There are a number of projects and visions called out that have either been completed, have been shelved, or have evolved into different projects.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Community Development Director

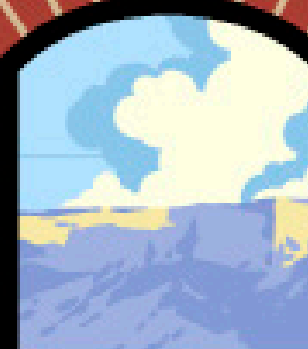
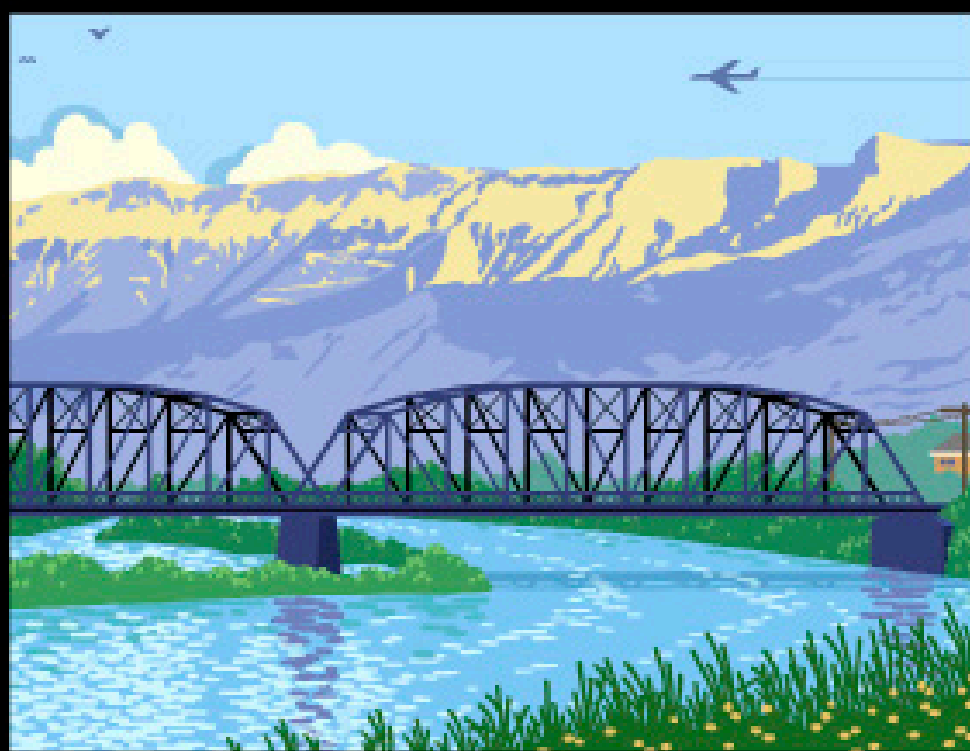
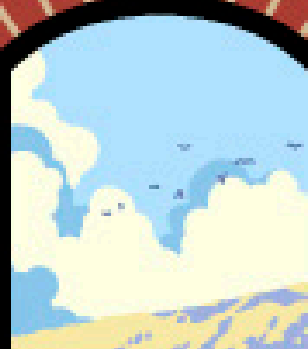
Attachments:

1. Rifle Comprehensive Plan 2019 Update -Planning Commission Final Version

COMPREHENSIVE · PLAN

CITY OF RIFLE, COLORADO

★ ESTABLISHED 1905 ★



PLANNING & DEVELOPMENT DEPARTMENT

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ACKNOWLEDGEMENTS

CITY OF RIFLE

City Council

Barb Clifton, Mayor
Teresa Hamilton, Mayor Pro-Tem
Joe Elliot
Ed Green
Brian Condie
Sean Strode
Joe Carpenter

Planning Commission

Dustin Marantino, Chair
Mark Caldwell, Vice Chair
Dustin Marantino
Helen Rogers
Sharon Pettinger
Rick Steffen
Karen Roberts
Lee Damuth
Treonna Villasenor

City Staff

Scott Hahn, City Manager

Nathan Lindquist, Planning Director
Brian Rusche, Planner II

Saved for Comprehensive Plan adoption resolution

1.1 EXECUTIVE SUMMARY

The City of Rifle Planning Commission created the following vision statement for the Comprehensive Plan:

In 2040 Rifle seeks to be a community with a high quality of life, efficient infrastructure, and affordability for its residents.

The purpose of the 2019 Comprehensive Plan Update is to set a direction that implements this vision. The interaction between Rifle's neighborhoods, buildings, streets, businesses, and public spaces has a major affect on how people in Rifle live, work, and play.

This 2019 Comprehensive Plan update accommodates the next 5,000 residents of Rifle, for a total population of 15,000 over the next twenty years. It uses a 3% growth rate that matches the historic average of Rifle. This is lower than the growth envisioned by the 2009 Comprehensive Plan, which planned for a population of 25,000. Rifle has experienced many booms and busts over its history, which makes it difficult to predict the pace of growth.

Regardless of growth rates, the Comprehensive Plan seeks to create the kind of community that Rifle's residents desire.

This Comprehensive Plan update recognizes that some developments that were anticipated during boom times are unlikely to occur due to the cost of providing infrastructure to those areas. In order to

ensure that growth is a benefit to the community, the Comprehensive Plan utilizes a "Smart Growth" approach that encourages development on infill properties instead of sprawl on the fringes of the community.

A critical direction of the 2019 Comprehensive Plan is to direct growth toward areas with cost-effective infrastructure and services.

The benefit of this approach is a high quality-of-life without the burden of unnecessary water, sewer, and street infrastructure. This approach seeks to revitalize the core areas of Rifle and create vibrant neighborhoods without overburdening taxpayers.

The 2019 Comprehensive Plan sets a direction towards its vision through the following Chapters:

- Chapter 2 discusses the **Growth Principles** that guide the community. These include a Tiered System that directs growth towards infill on existing infrastructure; locates housing in high quality of life neighborhoods; and suggests policy tools the City can use to proactively guide growth.
- Chapter 3 discusses elements of **infrastructure and a high quality of life**. This includes transportation, utilities, economic development, walkability, parks, schools, and open space.
- Chapter 4 discusses priority issues in each of

Rifle's neighborhoods. This includes streets, trails, sidewalks, housing types, entertainment, amenities, housing, and business opportunities for the benefit of Rifle's citizens.

Chapter 5 describes future **Land Use Designations** that set the future character of Rifle and guide development proposals.

1.2 SUMMARY OF RIFLE'S KEY CHALLENGES AND OPPORTUNITIES

1. The challenge of maintaining Rifle's infrastructure and ensuring that growth "pays its own way".

Like many communities on the Western Slope, Rifle faces funding challenges with streets and utility maintenance. By encouraging "infill development" on existing infrastructure Rifle can ensure that growth is a good proposition for taxpayers, not an unfunded liability.

To encourage infill development, the Comprehensive Plan sets a **Tiered System of Growth**. Tier 1 areas can accommodate at least an additional 5,000 people to Rifle's population. Tier 1 areas include Graham Mesa, Prefontaine Mesa, the Railroad Avenue area, Downtown, the Colorado River area, and South Rifle. Areas where infrastructure is unaffordable (such as North Rifle areas like RimRock and Bryce's Valley) are in Tier 2 or 3.

The Comprehensive Plan recommends that the City create an application process for Tier 2 areas to become Tier 1. The City may require applicants to complete a Fiscal Impact Analysis before the City considers development.

The City should proactively encourage Tier 1 areas to develop to encourage revitalization of core areas and ensure an adequate supply of workforce housing. The City should continue its policies that encourage a wide range of housing types and affordability programs.

2. The challenge of future traffic congestion on Railroad Avenue and the Gateway.

The Comprehensive Plan summarizes the City's efforts to ensure that the street network can accommodate increased traffic volumes over time. Railroad Avenue has limited capacity, and the current Gateway configuration will fail when traffic volumes reach an increase of 25% above 2009 levels. Over the years Rifle has undertaken several efforts to address traffic congestion, including:

- a. The **2009 Gateway Master Plan (with a 2014 update)** that sets a new street configuration for the Gateway area that can accommodate increased traffic volumes.
- b. The **2003 Transportation Master Plan** recommends new street connections that disperse traffic throughout Rifle's street network. Some of its recommendations are out of date, however. An update should incorporate the goals of the Comprehensive Plan.
- c. This Comprehensive Plan recommends that the City should **encourage new housing development to occur in areas that would cause less congestion on Railroad Avenue**. This includes Prefontaine Mesa (north and south of Rifle High School), an area that has access to the Hwy 13 bypass. Downtown Rifle, surrounding core neighborhoods, South Rifle, and the Colorado River area can also accommodate growth without adding traffic to Railroad Avenue. Infill housing in these areas also encourages people to reach destinations by walking or biking rather than automobiles.

3. Key opportunities to improve Rifle's neighborhoods and provide a high quality of life for Rifle's residents.

The Comprehensive Plan identifies many opportunities. Three of the most promising are:

a. The Gateway and the Colorado River. The primary entrance to Rifle has great potential for beautification, businesses, residential, recreation, and entertainment. Improvements may include historic bridge lighting and rehabilitation, new trails along the Colorado River, welcome signage, beautification of the I-70 area, the relocation of the Park n Ride on the north side of the railroad tracks, the redevelopment of the current Park n Ride property, construction of the North I-70 Roundabout, commercial/residential mixed-use development, the Gateway Roundabout, and amenities along the Colorado River.

b. The Railroad Avenue corridor. Railroad Avenue is Rifle's most important street, from the downtown to the Hwy 13 Bypass. Small improvements to Railroad Avenue's buildings, sidewalks, landscaping, and side streets can encourage investment in the local business community and revitalization of historic residential areas.

c. North Rifle improvements. Many of North Rifle's neighborhoods were developed during boom times and lack quality infrastructure and sidewalks. The Comprehensive Plan recommends the City work with CDOT to allow a stoplight at the Hwy 13 and 30th Street intersection, and build sidewalks on the west side of Highway 13. The City should also encourage the revitalization of the commercial area between Hwy 13 and Whiteriver Avenue.

1.3 WHAT IS A COMPREHENSIVE PLAN?

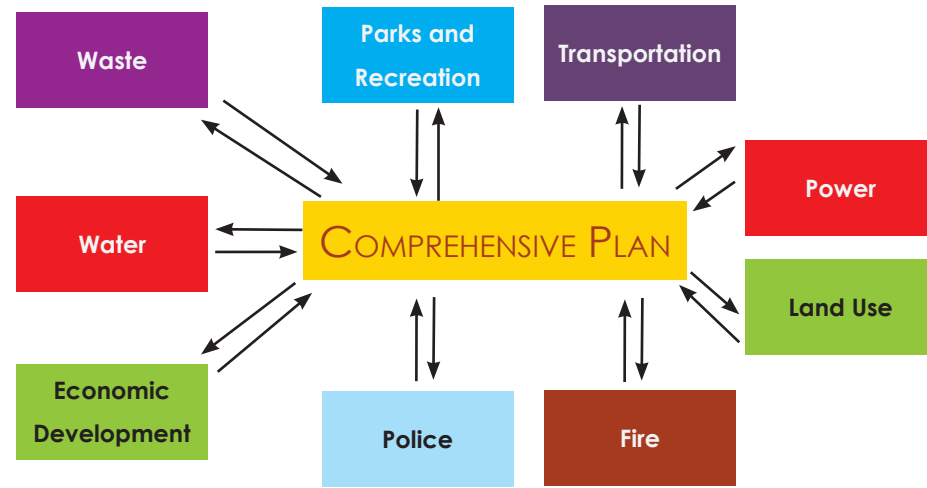
Every week, City elected officials, appointed officials, and staff make a variety of decisions concerning the “built environment” including roads, utilities, parks, budgets, housing, and commercial developments. Individually, the decisions may not seem related. However, the cumulative effect of such decisions has a significant impact on the community.

The purpose of a Comprehensive Plan is to provide big-picture direction so that each individual decision moves the community closer to its vision. Comprehensive planning protects public health, safety and welfare, and safeguards property rights and values. It provides predictability, promotes economic development, and preserves quality of life.

The Comprehensive Plan answers questions like:

- How can the City's infrastructure support housing and community needs while remaining affordable for taxpayers?
- What areas of Rifle should be developed, and what areas should be left alone?
- How can new development be designed so that it promotes a high quality of life for the community?
- How can Rifle's transportation system be designed for vehicles, pedestrians, and bicycles?

The Comprehensive Plan is a long-range document looking 20 years into the future. Some elements of the Comprehensive Plan may seem unrealistic at



first, but consider the change that has taken place in the last 20 years. With effective visioning and action steps, significant progress towards Rifle's goals can be made over time.

USING THE COMPREHENSIVE PLAN

The City of Rifle Zoning Code requires that the Comprehensive Plan be followed when considering new subdivisions, annexations, Conditional Use Permits, or other land use cases. However, If circumstances have changed, or a Comprehensive Plan land use designation was not well thought out for an individual property, Planning Commission or City Council may modify the Comprehensive Plan when making a decision about an individual development proposal. The reasoning behind modifying the Comprehensive Plan should be clearly stated in the development approvals. However, larger variations from the intent of the Comprehensive Plan and the direction provided by the public should not be made without a wider public process.

UPDATING THE COMPREHENSIVE PLAN

The Comprehensive Plan should be reviewed every two years by Planning Commission and updated at least every five years. Minor updates to specific areas can occur as needed. Major amendments to the Comprehensive Plan should follow the same procedures as this update. The Plan was created through a comprehensive analysis with public input, so major amendments should occur the same way.

1.4 HOW WAS THE COMPREHENSIVE PLAN DEVELOPED?

Rifle's previous Comprehensive Plan was adopted in 2009. Its major principles have not changed. They inform this 2019 Comprehensive Plan Update and are included in Chapter 2. The outcomes of the plan have changed, however, due to changes in Rifle's circumstances.

The process for the 2019 Comprehensive Plan Update was as follows:

JANUARY 2016: Staff held a kick-off workshop with Planning Commission and City Council. The outcome of the discussion supported beginning the Comp Plan update process.

SPRING 2016: Staff created an inventory of developable properties. 1,500 housing units were identified as already-planned infill development on existing infrastructure.

JULY 2016: A Public workshop with Smart Growth America was held to discuss the benefits of smart growth and its implications for Rifle. The strong majority of public input was supportive of encouraging infill development and discouraging fringe development.

JANUARY 2017: Staff worked with Planning Commission on the goals and criteria that would guide the Comprehensive Plan update.

MARCH 2017: Planning Staff gathered input from other key City Staff (Public Works, Utilities, Parks,

etc) on potential policy implications.

MAY 2017: With facilitation assistance from the Department of Local Affairs (DOLA) a Public Workshop was held to obtain input from the community. 50 community members attended. The audience supported the proposed direction to direct future development on existing infrastructure and the creation of walkable neighborhoods with a high quality of life.

The audience answered several survey questions that guide the development of this Comprehensive Plan (see page 9).

SPRING 2019: Further refinement of the final plan document with Planning Commission and City Council.

?? 2020: Final presentation of the Comprehensive Plan document.

COMPREHENSIVE PLAN SURVEY - MAY 2017 PUBLIC WORKSHOP

Approximately 50 members of the public attended a May 2017 public workshop moderated by Elyse Ackerman of the State of Colorado Department of Local Affairs. Attendees were given maps of Rifle and walked through several scenarios of development. The following survey questions were polled during the workshop. Planning Commission, City Staff, and City Council used the public direction represented by these results to shape this Comprehensive Plan update.

1. How important is it for new housing in Rifle to be located within walking distance (5-10 minute walk) of parks, schools, trails, and other destinations?

- Very important, should be highly prioritized. 43%
- Important, but one of several priorities. 43%
- If it works out, great, but don't prioritize. 15%
- Not important to me. 0%

2. For major streets in town that are north of the river, what should be the City's major focus for improvements?

- Wide sidewalks in good repair 38%
- Well-maintained buildings and properties (code enforcement) 30%
- Street trees and landscaping 18%
- New buildings closer to the street with quality architecture 10%
- Attractive properties is a private issue, not a City priority. Focus on the condition of the asphalt roadway. 2%

3. For neighborhoods in Rifle, what would be the best investment in quality of life?

- Trails for all users and an open space network. 49%
- Sidewalk repair and completing missing gaps. 34%
- Mini-grants to improve building facades, landscaping, or public spaces on major streets. 7%
- These kinds of projects do not have a big enough impact on developing the community, focus instead on bringing in businesses and/or major infrastructure. 7%

4. For multi-family housing (apartments, condos, townhomes, duplexes, tiny homes, ADUs), would you prefer them to be located:

- Encourage in the core areas, but also allow more to be dispersed throughout community. 49%
- Mostly in the core area. Allow small amounts in other areas near schools and parks. 41%
- Disperse throughout community based on developer preference. 7%
- Only in core areas. 2%

5. How proactive should the City and community partners be in encouraging affordable housing?

- Yes, not direct investment, but make it easier for developers to build affordable housing with incentives and zoning relaxation. 40%
- Create more housing by making it easier to revitalize aging parts of town through an increase in density. 33%

6. How proactive should the City be in improving transition areas?

- Yes, continue current pace, slowly but surely 49%
- Yes, strongly proactive 44%
- No, it is costly and disrupts existing property owners. 8%

7. Choose the project that would most spur economic development in Rifle:

- Build sidewalks, trails, and an open space network. 22%
- Reduce fees on all new residential and commercial development . 22%
- Build the North I-70 Roundabout. 18%
- Improve Downtown Gateway area. 20%
- Improve Railroad Avenue through downtown and towards City Market area, encourage investment in surrounding neighborhoods. 9%
- Expand Broadband access 9%
- None, only focus on maintaining existing streets and utilities. 0%

In discussions with Planning Commission after the Public Workshop, the consensus of Planning Commission was that the Railroad Avenue corridor should be a top priority of future economic development and beautification efforts.

RIFLE DEMOGRAPHICS

Population: The estimated population (2017) of Rifle is 9,465.

Age: The most dominant age group in Rifle is persons of age 0 to 9 (nearly 20% of total population). The median age of Rifle residents is 31.2 years of age, which is lower than Garfield County as a whole (36.2 years of age).

Household Size: The persons per household in Rifle is 3.11 persons

Education: nearly 85% of Rifle residents over 25 years in age are high school graduates; however less than 20% have obtained a bachelor's or graduate degree.

Minority Populations: The Hispanic population constitutes 24.3% of the local population (2017).

Median Income: Rifle's median household income is \$61,696 (2016 estimate). 14.8% of Rifle's residents are below the poverty line (more than the State of Colorado at 11.5%).

Housing: 53.3% of Rifle's homes are owner occupied. The median value of owner-occupied homes is \$221,600, significantly less than Garfield County as a whole (\$323,800). However, 10.5% of owners and 13.4% of renters are paying 50% or more of their income on housing.

Working / Commuting Characteristics: In 2015, the number of residents who live and work in Rifle was 1,183, while 3,147 residents of Rifle reported working elsewhere – the largest number of these work in other parts of Garfield County (1,593).

CHAPTER 2: GROWTH PRINCIPLES

PRINCIPLE 2.1: PREVENT LEAP-FROG DEVELOPMENT PATTERNS THROUGH A TIERED GROWTH SYSTEM

Development shall only be allowed in areas that can be served by public infrastructure in a cost-effective manner. Therefore, Rifle's **Tiered Growth System** will encourage infill development and discourage leap-frog development on the fringes of the community. This preserves open spaces and agricultural lands that are not currently suitable for urban development.

To accomplish this, Rifle will implement the Tiered Growth System. Growth will be strongly favored in **Tier 1** areas. **Tier 2** areas will not be preferred for development, and will only be considered if identified issues can be resolved. **Tier 3** areas will not be considered for growth in the City of Rifle within the timeframe of this Comprehensive Plan update.

PRINCIPLE 2.2: GROWTH PAYS ITS OWN WAY

New development in Rifle must "pay its own way" by constructing necessary infrastructure and paying impact fees. The infrastructure life-cycle cost of new development should not place a financial burden on the City's taxpayers.

A key aspect of this principle is that a development must build infrastructure through the entirety of the project so that the next adjacent property, if in Tier 1, may reach the infrastructure.

2017 SMART GROWTH AMERICA STUDY

In 2017 the City of Rifle commissioned Smart Growth America to study the fiscal benefits of a Tiered Growth System that follows the principle of "Smart Growth". The study found that development on infill properties instead of sprawling development could reduce the fiscal burden of infrastructure by up to 45%.

Fiscal Analysis

The SGA team conducted a scenario planning fiscal analysis of potential land use, densities, and costs to build, operate, and maintain various municipal services in Rifle. These services included roads, sidewalks, sewer, and water. The costs of these projects came directly from the City of Rifle.

The growth scenarios were based on population estimates from the Colorado State demographer's office, which anticipates an increase of 5,150 additional residents by 2036, a 2.1% growth rate per year. Scenarios were devised that would model what it would cost to build, finance, and maintain the infrastructure needed to accommodate the predicted growth in Rifle.

The 4 scenarios were :

- Baseline: Existing Avg. Density in Rifle **1.4 households / acre**
- Alt. A: Double Existing Density **2.6 households per acre**
- Alt B: Densest Areas of Rifle Today **4 houses per acre**
- Alt C: 50% population growth as Alt B, 50% infill at 10% of Alt B costs

	Baseline	Alt A	Alt B	Alt C
Capital Costs – 20 years	133,905,286	92,023,133	72,685,475	39,977,011
Amortized Costs (20 years at 2.2% rate)	166,962,267	114,740,734	90,629,220	49,846,071
Maintenance Costs – 20 years	6,695,264	4,601,157	3,634,274	1,998,851
Total Costs – 20 year	173,657,531	119,341,891	94,263,494	51,844,922
Cost per year (additional costs imposed by new development)	8,682,877 (+20% to budget)	5,967,095 (+14% to budget)	4,713,175 (+11% to budget)	2,592,246 (+6.1% to budget)
Total 20-year Savings	-	54,315,640	79,394,037	121,812,609
Savings per year	-	2,715,782	3,969,702	6,090,630

RIFLE TIERED GROWTH SYSTEM

See *Neighborhood Maps* for a more detailed image of parcel lines and tier designations.

KEY

Tier 1 area



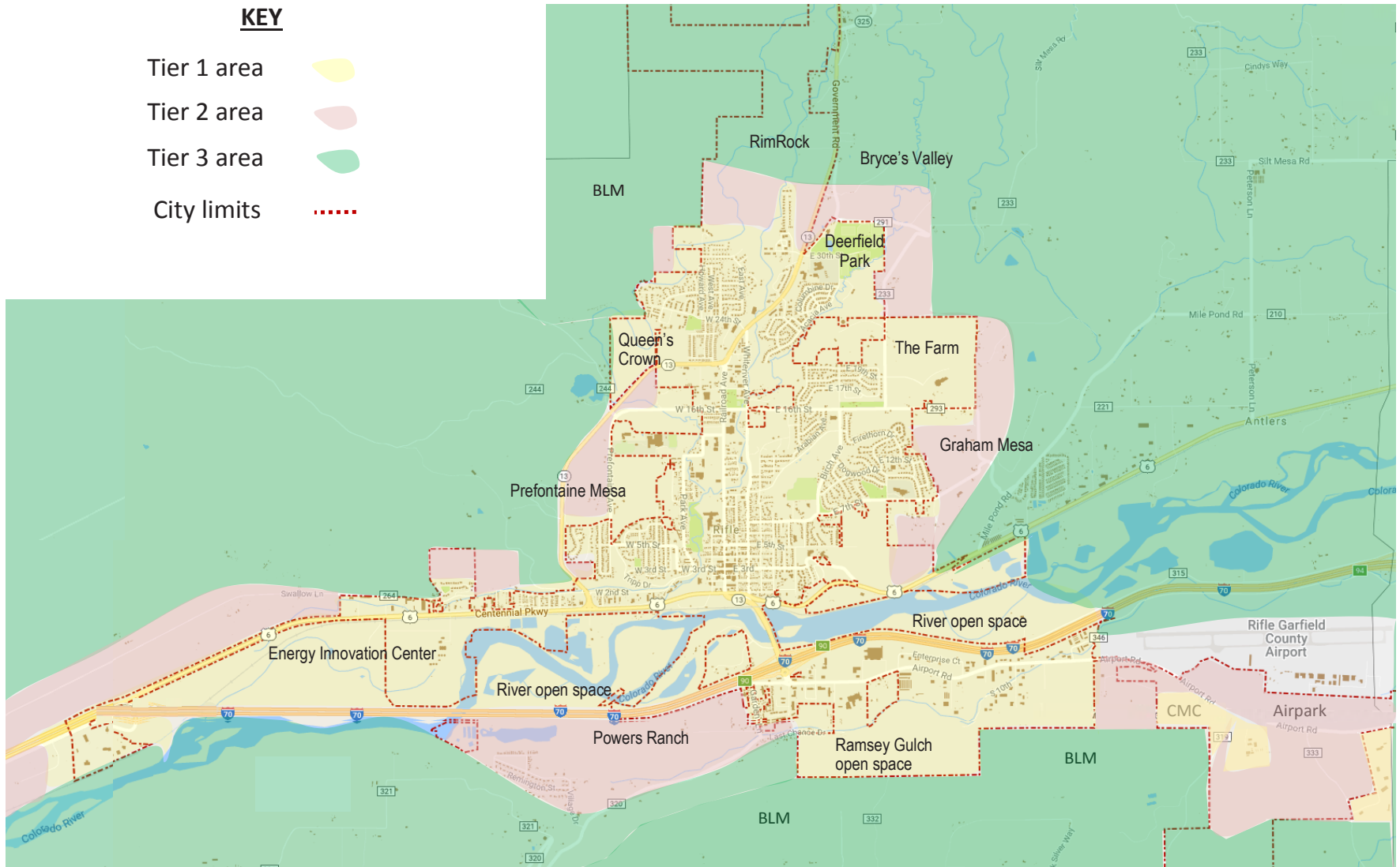
Tier 2 area



Tier 3 area



City limits



TIER 1: PRIORITY GROWTH AREA

Tier 1 growth areas are sufficient to accept expected growth within the twenty-year timeframe of this Comprehensive Plan. This includes 1,500 - 2,000 residential units, over 100 acres of commercial property, and 700 - 900 acres of industrial property.

The Tier 1 boundary was created by considering the following criteria:

1. The area is either annexed or eligible for annexation.
2. The area is directly adjacent to existing neighborhoods and has adequate pedestrian and vehicular access.
3. The area is served by existing infrastructure (water, sewer, streets). Additional infrastructure can realistically be obtained and funded, including utilities and multiple vehicular access routes.
4. The area has proximity to schools, parks, civic destinations, and businesses (1/4 mile walkshed).
5. The development is of a size, shape, and pattern conducive to high quality neighborhood development.

Within Tier 1, the City of Rifle policy is that impact fees on development will be assessed. Developers are responsible for constructing infrastructure to be owned and maintained by the City. However the City also recognizes that in some cases assistance with infrastructure within Tier 1 can prevent the long-term impacts of development within Tier 2, where land has the advantage of being less expensive.

TIER 2: SECONDARY GROWTH AREA

The Tier 2 Growth Area represents properties that have significant challenges towards meeting the Tier 1 criteria. Tier 2 property may require major infrastructure improvements or extensions that may be unaffordable to construct or maintain over time. Tier 2 areas may lack aspects of high quality of life neighborhoods, or other specific criteria listed for Tier 1. The challenges of specific Tier 2 areas are discussed in Chapter 4: Neighborhood Plans.

In many cases, Tier 2 properties may be able to solve the issues that led to a Tier 2 designation and move into Tier 1. In other cases, resolving the issues may not be feasible within the twenty-year timeframe of this Comprehensive Plan. Each Tier 2 property should be considered on a case-by-case basis.

TIER CHANGE APPLICATION PROCESS

A property may request a change from Tier 2 to Tier 1. If deemed relevant by staff, the City may require that the applicant submit a Fiscal Analysis. A Fiscal Analysis application may be required to be reviewed and approved by Planning Commission and Council before an annexation or subdivision application may be submitted. The Rifle Municipal Code should be updated to create this process. Any analysis should take into account Chapter 4 (Neighborhood Plans and Priorities) that describes infrastructure needs associated with specific areas. The applicant must also demonstrate that the principles of a high-quality of life neighborhood can be met.

Another way Tier 2 properties may move into Tier 1 is through a rezoning that aligns the permitted uses

with infrastructure realities and the direction of the Comprehensive Plan.

TIER 3: RURAL PRESERVATION RESERVE

The Tier 3 Rural Preservation Reserve represents a tertiary ring of land that should not be annexed by the City, and should be preserved for agricultural or other uses typically associated with Garfield County zoning for the foreseeable future. Any development that may occur should utilize low-density clustered growth options that allows for long-term future city development.

POLICIES FOR UNINCORPORATED AREAS

ANNEXATION POLICIES

The City will only annex properties that are in Tier 1. The annexation must provide substantial benefits to the community (e.g., desirable housing, water rights, new employment opportunities, or commercial properties with positive sales tax implications).

Even within Tier 1, there is no guarantee that the annexation request will be approved by the City.

TIER 1 POTENTIAL DEVELOPMENT SITES

Within Tier 1 areas, an estimated 1,000 - 1,500 units can be developed on properties that have already been planned for development. An additional 500-1,000 units could be built on vacant properties on land that is suitable for development (but has not yet been planned).



Infrastructure extensions. The City has codified a policy for water service in unincorporated areas. This policy should be updated to encourage water service on already existing mains in unincorporated areas. The new water plant has a large capacity and new revenues will help offset loan payments.

However, no new mains should be constructed outside of City limits without careful consideration. Other than water, the City is unlikely to consider services outside of the city boundary.

Sphere of Influence. The State of Colorado allows municipalities to set a 3-mile “Sphere of Influence” outside of City Limits. Rifle’s Sphere of Influence is shown on the map from the Garfield County Comprehensive Plan. Within this area Rifle may coordinate with Garfield County or other jurisdictions to accomplish City goals regarding land use and development.

Urban Growth Area. Another important concept in municipal-county land use coordination is the “Urban Growth Area”. The Urban Growth Area is smaller than the Sphere of Influence, and is composed of areas envisioned by the community for annexation and development to a municipal neighborhood standard. The Rifle Comprehensive Plan sets the Urban Growth Area as Tiers 1 and 2 in the Tiered Growth System. Rifle considers Tier 3 areas to be more appropriate for County-style land use patterns, thus it is outside the Urban Growth Area.

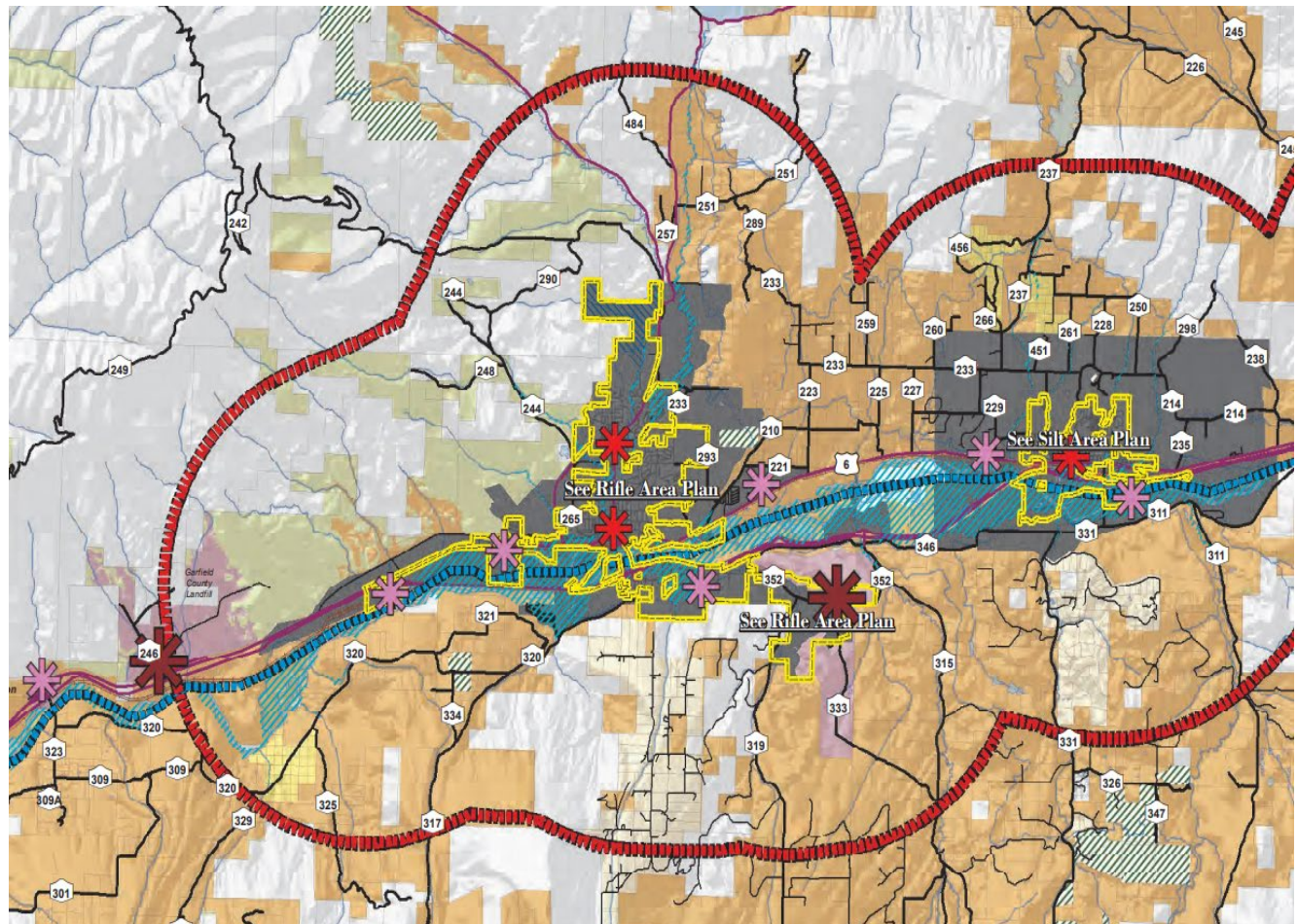
IGA with Garfield County. In 2007 Rifle entered into an intergovernmental agreement (IGA) with Garfield County regarding joint planning and review. The IGA has fostered an environment of trust and mutual respect and forms the foundation of the strong work-

ing relationship the City maintains with the County. The County’s practice has been to consult the City’s Comprehensive Plan and recommendations in reviewing land use applications within the City’s Area of Influence. This ensures that patterns of development in the County accommodate the future

growth of Rifle.

There are many specific instances where City-County coordination is important. One instance is the common practice in counties of subdividing larger tracts into 2 acre lots. Following the IGA with Garfield County, the City has the right to review and com-

Garfield County Comprehensive Plan - Sphere of Influence Map. The red line shows the 3-mile Sphere of Influence of both Rifle and Silt. Some overlap exists.



ment on these applications within the City's Sphere of Influence. For properties within Tiers 1 and 2, the City would not recommend that this kind of subdivision occur. In Tier 3, a review on a case by case basis is appropriate. In locations where this type of subdivision would not negatively impact the future plans of the City, the City may not object to such a subdivision. In locations where such a subdivision would negatively affect the growth of the City or place undue strain on City infrastructure or services, Rifle may request that the County work with the City to mitigate negative impacts.

Another case that shows the need for City-County coordination is the need for new streets that connect Prefontaine Mesa to the Highway 13 Bypass, as called for by the CDOT Hwy 13 Bypass Access Control Plan. Right-of-way for these streets would need to be obtained from properties that are currently under County jurisdiction. Thus, when reviewing a land use application on these properties Rifle would request that the County consider the need for future streets in this area, as well as the need for higher-density neighborhoods that are annexed into the City of Rifle in order to pay for these streets.

Additionally, the County's agricultural/industrial zone is often utilized for unsanctioned equipment storage. While the City supports the energy development industry, the appearance of these facilities has a negative impact on this entrance to the City. To help improve the City's image, the City encourages that these uses be relocated or screened from public views.

PRINCIPLE 2.3: CREATE HIGH QUALITY OF LIFE NEIGHBORHOODS

Within the Tier 1 area, a key principle of the Comprehensive Plan is to create neighborhoods with a high quality of life. The Comprehensive Plan identifies the following elements as important to fostering a high quality of life for Rifle's citizens.

A. ENHANCE THE VITALITY AND UNIQUENESS OF RIFLE

The vitality and uniqueness of Rifle can be enhanced by honoring iconic features of the community such as the downtown, the locally-owned restaurants and retail stores, trails, the Colorado River, and the preservation of Rifle's agricultural heritage.

B. CONNECTIVITY

Connectivity between developments and streets unifies the community. Coordination between adjacent developments should create neighborhoods that feel connected to one another. Developments should integrate streets, trails, utility, drainage and open space easements. A grid network of streets disperses traffic, prevents congestion, and reduces trip distance by providing more direct routes.

C. COMPLETE STREETS AND WALKABILITY

Streets must accommodate necessary traffic levels, but they must also respect pedestrians, bikers, and foster a pleasant living environment. Wide sidewalks, an interconnected trail network, alley-loaded garages, and, shared parking can improve the walkability of streets. Neighborhoods should be designed so that homes face streets. The visual interest of the streetscape can be enhanced through patios, out-

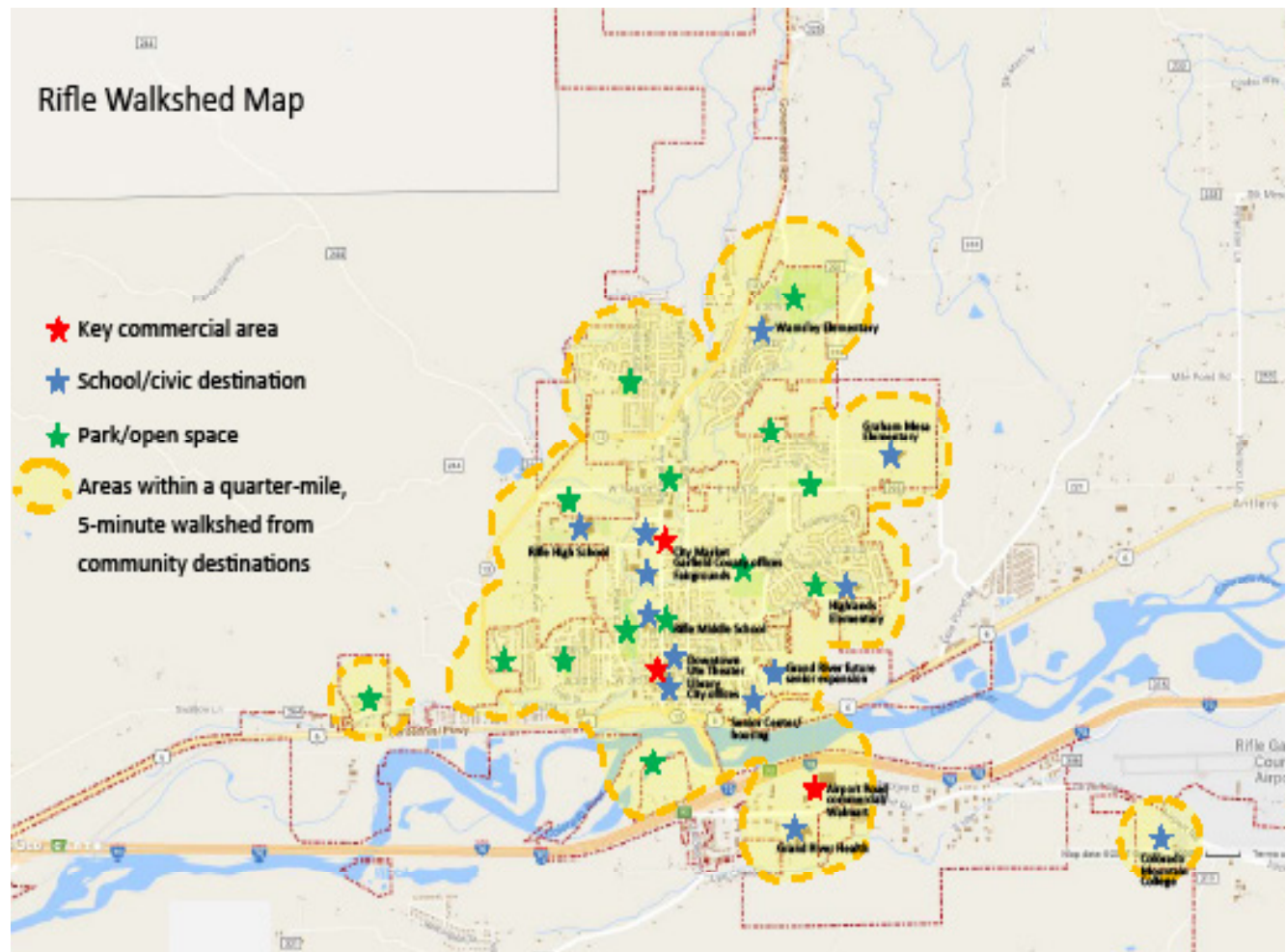
door dining, landscaping, and art.

D. A MIX OF USES

Each neighborhood should include one or more destinations such as a park, school, civic, open

space, or commercial use within a 5-minute walk (1/4 mile). Destinations within a walkable distance may include tot-lots, community gardens, grocery stores, or preserved agricultural land. See the Walkability Map. The location of destinations in the community were analyzed as part of determining

Based on responses in the public workshop survey, the Comprehensive Plan recommends that neighborhoods include community destinations within a 5 minute "walkshed" distance.



E. HOUSING AFFORDABILITY

Housing should be provided in a range of types and price points to accommodate all of Rifle's population. In particular, "missing middle" housing that includes townhomes, duplexes, and small single family homes should be a focus. The City's zoning standards and incentive policies should focus on encouraging affordability of housing. The City currently allows ADUs as a by-right use in residential zoning districts, and this should be preserved. Manufactured homes and mobile home parks that are constructed and managed in a quality manner should be incorporated as a viable affordable housing strategy where appropriate in the community.

F. DENSITY WHERE APPROPRIATE

Density helps create walkable neighborhoods, provides a built-in clientele for businesses, provides housing choice and affordability, expand transportation choices, and improves the efficiency of public infrastructure and services. The Downtown will be the most preferred neighborhood for higher densities. Through density the City can encourage housing choices that allow residents to remain in their community as their life stages change; single, married, raising children, "empty nesters", and retirees.

G. PARKING

Parking needs must be accommodated, but large parking lots should avoid fronting a street. Parking should be provided on the sides and behind buildings. Mixed-use developments can reduce parking needs through shared parking arrangements.

H. ARCHITECTURE

Buildings should be broken-up architecturally to avoid large box-like structures. The use of a variety of architectural techniques, windows, colors and materials can accomplish this. Residential streets should be faced with windows, balconies, doors, and porches, allowing residents to watch over their neighborhoods. This provides "eyes on the street" at all hours to promote safety. Residential neighborhoods should maintain a variety of home types to avoid a cookie-cutter feel. The Downtown Zoning Code successfully implements these principles. However, other commercial zones may need updated architectural standards to promote these principles.

I. LANDSCAPING.

Proper use and placement of trees mitigate heat-island effects associated with parking lots and streets. Landscaping can be integrated with stormwater detention. Landscaping should utilize xeric planting methods and low-water use plants.

J. LAND USE TRANSITIONS

Rifle promotes appropriate transitions from one land use to another. The transition may involve different densities (apartment buildings to single-family homes), different uses (commercial to residential), or different intensities (noisy industrial area to quiet office space). For each land use transition, appropriate distances, fences, and other buffering techniques should be employed.

For density transitions, a gradual step-down from denser development to low-density development should occur across neighborhoods. For the City as a whole, the densest development should occur in



Figure 1: Successful mixed-use centers provide comfortable outdoor spaces for the pedestrian and community interaction.

the downtown. The neighborhoods around downtown should generally have the next most dense development, and so on.

PRINCIPLE 2.4: STRATEGIC INVESTMENT TO ACHIEVE COMMUNITY GOALS

A strategic approach that prioritizes investments is critical for Rifle to achieve its goals.

The City has many policy tools that can ensure growth makes efficient use of infrastructure and creates a high quality of life in Rifle's neighborhoods. These include:

- **Fee structures and incentives** that encourage the types of development needed in desirable locations.
- **Zoning Codes and Public Works standards** that encourage desirable types of growth while remaining flexible for the private sector. Some zoning code sections may need updating, such as reviewing the land use table for commercial uses to ensure that appropriate transitions occur. The City should examine Public Works standards for development standards that are more affordable to construct and maintain.
- **Strategic infrastructure investment** to encourage development in priority areas, or for purposes of economic development. Chapters 3 and 4 discuss many specific infrastructure investments in Rifle.
- **Economic development efforts** to seek out partners for specific projects.

The City of Rifle's investment in infrastructure totals hundreds of millions of dollars. Proper planning can ensure the growth of Rifle makes the best use of this investment.

RIFLE INFRASTRUCTURE DATA			
TYPE	TOTAL AMOUNT IN CITY SYSTEM	COST TO BUILD PER UNIT	TOTAL VALUE OF ASSET
Waterline	73 miles	\$100/linear foot	\$38,544,000
Sewerline	53 miles	\$80/linear foot	\$16,051,200
Storm sewer	9 miles	\$60/linear foot	\$2,851,200
Streets (not including sidewalks)	11,000,000 Sq Ft	\$30/square foot	\$33,000,000
Bridges	9	\$3,000,000 per bridge	\$33,000,000
Gravel Alleys	—	\$2/square yard	—
Sidewalk	—	\$36/square yard	—

CHAPTER 3: INFRASTRUCTURE AND QUALITY OF LIFE

This Chapter describes important aspects of infrastructure and quality of life including: Transportation, Water and Wastewater Utilities, Economic Development, Parks and Open Space, Schools, and Public Lands.

3.1: TRANSPORTATION

A. TRANSPORTATION MASTER PLAN

The **2003 Rifle Transportation Master Plan** identified the future needs of Rifle's transportation system.

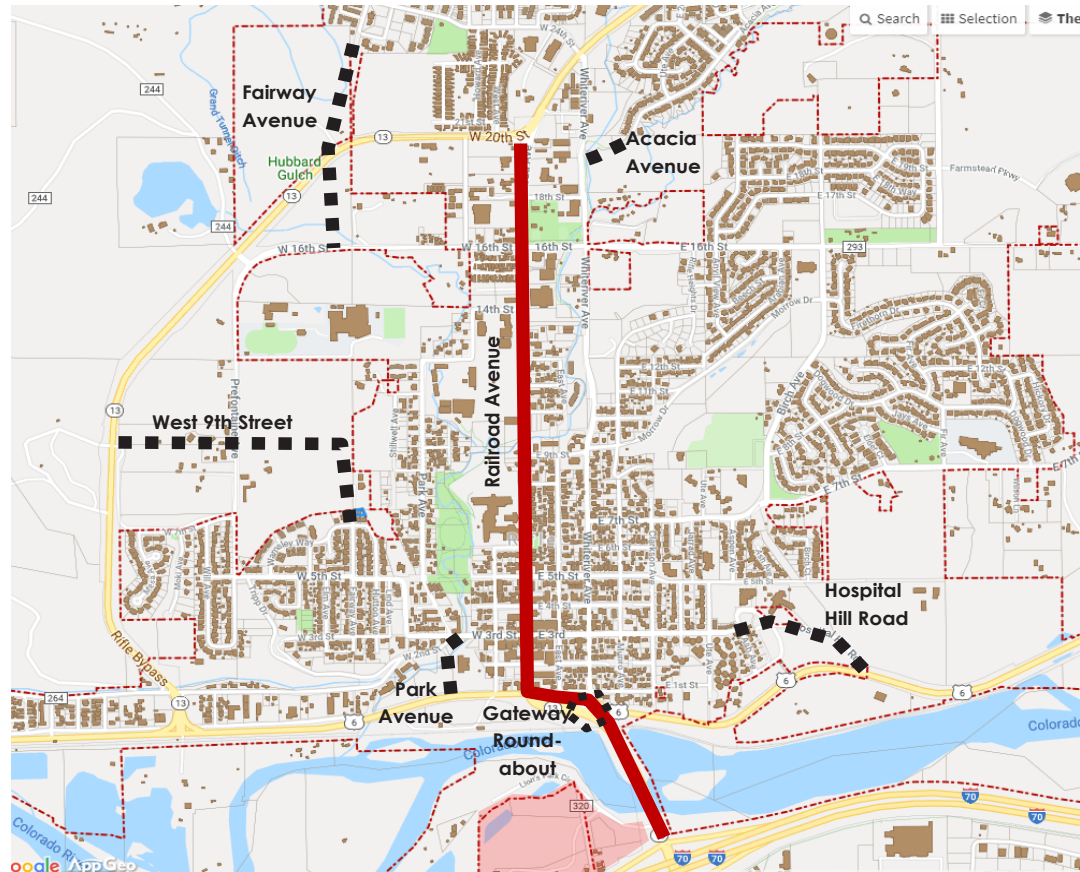
Since the Master Transportation Plan was developed in, 2003 several developments have occurred that affect Rifle's ability to implement its recommendations. These factors include:

- ✎ Construction costs have escalated rapidly as availability of funds from outside sources has diminished.
- ✎ Maintenance of existing infrastructure is likely to require additional resources, reducing resources available for new infrastructure.
- ✎ A more compact land use pattern is expected.

Due to these factors, the Comprehensive Plan recommends that some roads anticipated by the Transportation Master Plan not be constructed. These include:

1. The East Bypass from County Road 291 to State Highway 6. This route was intended to provide an

Recommended Street Connections in the Transportation Master Plan



alternative from Graham Mesa to Highway 6 and the I-70 Exit 87 at Mamm Creek. However, no ROW exists, the topography is challenging, and a bridge over the Colorado River would be cost prohibitive.

2. The Graham Mesa connections to the East Bypass is infeasible due to the same reasons listed above.

3. The Birch Avenue extension to Highway 6. Topography and past development approvals make this route infeasible. The need has been mitigated by improvements to Hospital Hill Road.

RECOMMENDATIONS FOR TRANSPORTATION

1. Alternate Routes to Railroad Avenue. One of Rifle's major challenges is that the topography funnels much traffic to one crossing of the Colorado River and I-70 at the Rifle Gateway/Exit 90. Only two major north-south routes exist through the City: Railroad Avenue and Whiteriver Avenue. The Hwy 13 bypass is another alternative route to Railroad Avenue, but is not convenient to most residential areas. Thus a key recommendation of the Transportation Master Plan is the construction of alternative routes to prevent congestion on Railroad Avenue and the Gateway. The Transportation Master Plan recommends several projects that provide street network connectivity and alternatives to Railroad Avenue (see map on Page 20):

- Acacia Avenue connection to Whiteriver Avenue
- Fairway Avenue connection to Hwy 13 Bypass
- West Ninth Street - Prefontaine Avenue connection to Hwy 13 Bypass
- Hospital Hill Road improvements

2. Encourage development to locate in Tier 1 areas of Rifle such as Prefontaine Mesa, Downtown Rifle, the Colorado River development area, Park Avenue, and Whiteriver Avenue (see map). Growth in these areas add minimal vehicular stress to congested areas of the City. Unlike North Rifle and Graham Mesa, development here has the ability to utilize routes other than Railroad Avenue.

3. Encourage growth in areas with pedestrian, bicycle and transit infrastructure. Development in downtown Rifle and surrounding neighborhoods will have proximity to transit stops and is in easy walking distance to community destinations. Trail and sidewalk connections and improvements to transit stops and service can provide alternatives to vehicular travel.

4. Complete new traffic modeling. To gain a better understanding of the transportation impacts of future growth areas, Rifle should update traffic counts and models.

- Gateway Roundabout and Master Plan (see page 22)
- Park Avenue connection to Centennial Parkway

B. GATEWAY IMPROVEMENTS

NORTH I-70 ROUNDABOUT

The North I-70 Roundabout has been planned since the early 2000s. It would improve safety and traffic flow at the intersection of the I-70 Exit 90 on/off ramps, Highway 13, and Lions Park Circle. The roundabout is necessary for the development of the Colorado River area (see the Colorado River Neighborhood Plan). In 2015 the City of Rifle completed final design of the roundabout through Colorado River Engineering and received an A-line break approval from CDOT. The high project cost of \$5 million prevented construction, but the design remains valid. The City should work with the CDOT Region 3 STIP list to obtain funding for eventual construction. In ad-

dition to the roundabout, the City has developed concept drawings for improvements to the Colorado River bridge area so that the link between the I-70 and Downtown Rifle presents a positive image of the City (see downtown neighborhood section).

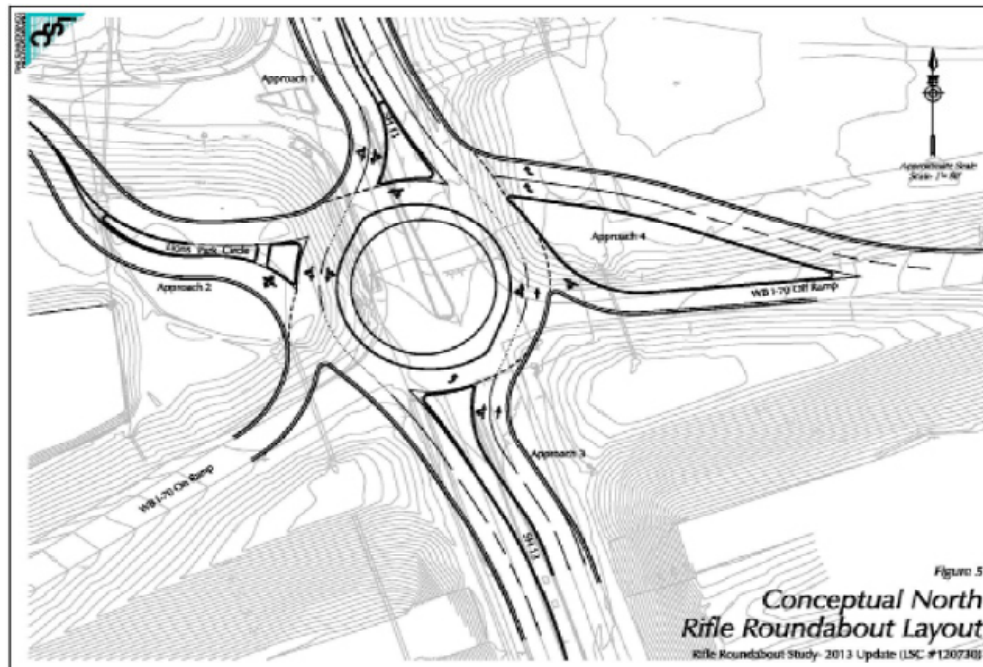
GATEWAY MASTER PLAN

In 2009, the City of Rifle engaged PBS&J in a Conceptual Alternatives Study for the Gateway area (the intersection of former Highway 13, Highway 6, and Whiteriver Avenue. See maps on next page). It has long been recognized that the current street configuration would eventually fail to handle traffic flows, and in its current state, makes for an unattractive entrance to the community.

The study estimated that the Gateway area would experience traffic failure at a 25% increase over 2009 traffic volumes. In 2009, the Colorado River Bridge had 19,950 VPD and Railroad Avenue had 12,600 VPD. A 25% increase in traffic meant system failure would be experienced at 26,720 VPD on the Colorado River Bridge and 16,876 VPD on Railroad Avenue. The study's 3.3% annual traffic growth rate resulted in anticipated failure in 2018. To date, VPD has not increased at the level anticipated.

The study evaluated multiple alternatives. The study selected a Preferred Alternative for the Gateway street network. It involved a roundabout at the north end of the Colorado River Bridge and a one-way couplet for Centennial Parkway/Hwy 6 (see map next page). This option was chosen because it:

- Encourages truck traffic to use the Hwy 13 bypass instead of Railroad Avenue
- Maximizes the amount of developable land in the Gateway area and continued the downtown block system and Main Street-style development south of Centennial Parkway.
- Encourages pedestrian, bicycle, and transit mobility.
- Provides options for multiple north-south streets, (Whiteriver Avenue, East Avenue, West Avenue, and Park Avenue), instead of focusing traffic only on Railroad Avenue.
- Provides an attractive entry feature to the community.
- Provides workable methods of stormwater drainage and business access.



The project's estimated cost was \$11 million in 2010.

2014 MODIFICATION TO GATEWAY PLAN

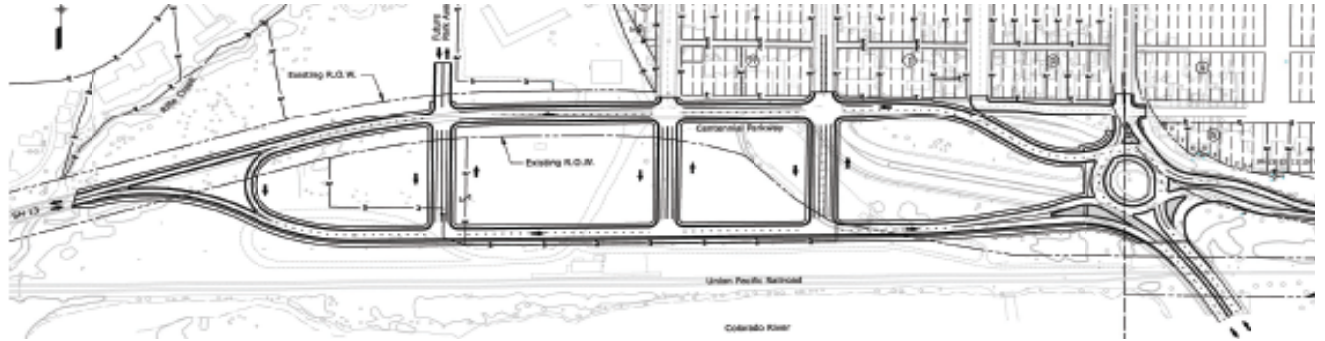
In 2014, the City of Rifle undertook a Downtown Strategic Plan. This process resulted in the devolution of the Gateway area from CDOT to the City of Rifle. With control over the Gateway street network, the City decided to make a modification to the 2009 Gateway Preferred Alternative: removal of the one-way couplet (see map at left).

Preserving Centennial Parkway as a two-way street preserved the system's ability to handle increased traffic capacity while decreasing project costs, lowering the City's maintenance obligations, and creating a more attractive environment for businesses and pedestrians.

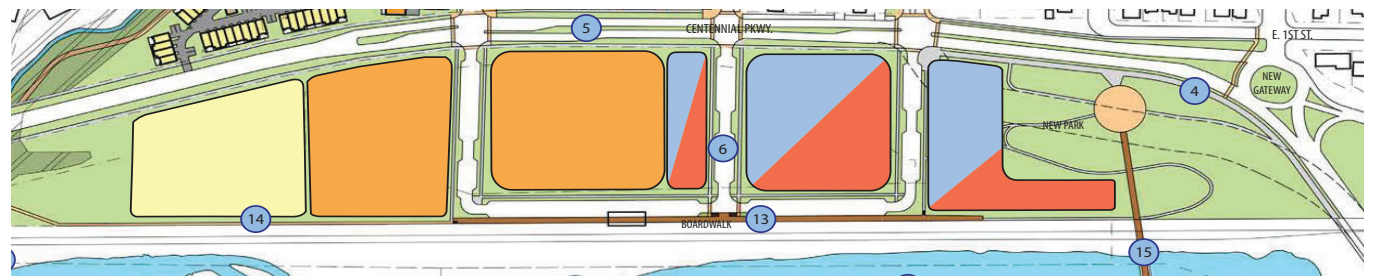
Further traffic modeling, engineering and design should occur well in advance of the need for implementation of the Gateway Master Plan.

Consideration should also be given to traffic calming on residential collector streets. The Gateway Plan could have an impact on Whiteriver Avenue and, to a lesser extent, Park Avenue that may need to be addressed.

2009 Gateway Study: Preferred Alternative with One-Way Couplet



2014 Downtown Strategic Plan: Removal of One-Way couplet, change to two-way Centennial Parkway



C. 2009 CDOT ACCESS CONTROL PLAN

In 2009 the City of Rifle and CDOT jointly adopted an Access Control Plan for Highway 13. The plan ensures that safe access is available from North Rifle and West Rifle to Highway 13. In many cases it calls for major modifications of the existing street network. The Comprehensive Plan uses the Access Control Plan's recommendations as the foundations for future development in North Rifle, the Prefontaine Mesa neighborhood near the Bypass, and West Rifle. See Chapter 4 for specifics on these neighborhoods.

One area where the Highway 13 Access Control Plan should be revisited is between 21st Street and 30th Street in North Rifle. The City seeks the revitalization of this area and infrastructure that serves this purpose. The high traffic volumes projected by the Access Control Plan (40,000 VPD) are unlikely to occur because the development of RimRock/Bryce's Valley is no longer anticipated. Those developments account for 60% of projected traffic volume on this part of Hwy 13. Thus, two Access Control Plan's recommendations should be reconsidered

1. Provide a signalized intersection at 30th Street instead of 33rd Street. There is no longer a need for a signalized intersection at 33rd Street because RimRock/Bryce's Valley development is not anticipated. A signalized intersection at 30th Street is important to pedestrian safety and Rifle's quality of life. Residential areas with multi-family development cross Highway 13 at 30th Street to reach Wamsley Elementary and Deerfield Park. 30th Street can also serve vehicular traffic to Tier 2 areas of RimRock and Bryce's Valley, where some development is possible within existing water pressure zones. It appears that

adequate spacing exists between the 24th Street and 30th Street intersections to allow for both intersections to be signalized.

Revise the Access Control Plan to allow Highway 13 access from 21st Street. The current plan states that development along 21st Street requires the closure of 21st Street. This negatively affects the City's desire to revitalize the 21st Street area with commercial/residential uses instead of industrial uses. With lower traffic volumes anticipated on Hwy 13, a three-quarter access to 21st Street may be feasible.

CDOT Access Control Plan Recommended Streets



E. TRANSIT PLANNING

In 2011 the City of Rifle worked with the Roaring Fork Transit Authority to complete a study on a Circulator Bus System that would run a loop within Rifle. The results showed that the costs of this bus would likely make the project unfeasible within the short to medium term.

With the 2014 Downtown Strategic Plan, the City examined the possibility of Bus Rapid Transit extending from the Roaring Fork Valley to the Rifle area. While this is something that RFTA has showed interest in due to the high growth of the Rifle area, a BRT system would likely require a new funding source such as a dedicated tax.

D. PEDESTRIAN AND BICYCLE PLAN

The following sidewalk and trail projects include priorities identified by City Staff, Planning Commission, the Parks and Recreation Advisory Board, and members of the public. It updates the previous Pedestrian and Bicycle Plan to remove completed projects and include new priorities.

1. Middle Kingdom Trails. At the end of Howard Avenue a trail can reach BLM Hubbard Mesa area via a City-owned public access, which was created with the Bluffs Townhomes Plat. An access trail for hiking and biking only should be built through City property. In addition, the Middle Kingdom area should be moved outside of the BLM's Hubbard Mesa OHV area. Its proximity to City neighborhoods make it appropriate for defined hiking and biking trails, but not OHV use. This change in BLM designation would allow trails in the Middle Kingdom area to be formalized.

2. Government Creek Trail. A portion of the existing single-track trail is in City-owned open space near the Rifle Creek Apartments. The City should seek additional easements to connect the Government Creek Trail to the Knollridge neighborhood and to Willow Ranch.

3. Highway 13 Crosswalk and Stoplight. The Current CDOT Access Control Plan puts a stoplight at the future 33rd Street, not at 30th Street where existing residences, parks, and schools create a need for a pedestrian crossing of Highway 13. With RimRock development not anticipated, this should be rethought.

4. Highway 13 sidewalk. A sidewalk on the west side of Hwy 13 would allow Willow Ranch and Rifle Creek Apartment residents to reach the 24th Street stoplight to cross safely.

5. Fravert Trail. The Annexation Agreement with Queen's Crown allows recreational uses to occur on the property prior to development. The Fravert Trail would connect the Knollridge neighborhood with Fravert Reservoir. It would follow the future Fairway Ave Right Of Way, cross Queen's Crown, and then cross a small piece of Forest Service/BLM



Rifle Bicycle and Pedestrian Plan



property to reach the County Road at Fravert Reservoir.

6. Raynard Connector. The easement is in place in the North Pasture subdivision to connect the Raynard Ditch Trail to 16th Street.

7. Graham Mesa Avenue Trail/Sidewalk. A sidewalk or wider shoulder on Graham Mesa Avenue would provide better access to the north end of the Raynard Ditch Trail. Additionally, the City owns Right-of-Way for a future street that connects Graham Mesa Avenue to the Creekside Estates development at the bottom of the hill. Signage should alert pedestrians that this is a public access.

8. Grand Tunnel Trail. This trail should be created on the edge of Prefontaine Avenue if and when the Gentry property, which is currently agricultural, is developed.

9. Rifle Creek Trail. One easement is needed from a residential property owner to complete the missing section from 9th Street to 11th Street. The City owns the remaining land within the Rifle Creek floodplain, and has engineered drawings by Colorado River Engineering.

10. Highland East Subdivision connectors. The Highland East subdivision included trail easements through the neighborhood that have never been constructed.

11. 5th Street sidewalk. The existing situation where Fravert Avenue turns into 5th Street is unsafe. The sidewalk ends and pedestrians must cross the street at a blind corner. A new sidewalk would remedy the situation.

12. Park Avenue Sidewalk. The block between 3rd Street and 4th Street has a missing sidewalk gap on the east side of the street.

13. Cottonwood Trail. One easement through private property would be needed to bring a trail from Cottonwood Mobile Home Park to the Highlands Trails on City-property. This would allow Cottonwood residents to safely walk to destinations in Rifle and avoid Highway 6.

14. The Pioneer Ditch Trail. The City may have full control of this ditch at some point in the future making it possible to use as a trail. However, pedestrian access easements would need to be obtained from all property owners the ditch crosses. A sidewalk would be difficult to add to West 2nd Street so this trail may serve as a useful connection.

15. Centennial Parkway sidewalk. A sidewalk on the south side of Centennial Parkway would serve as a connection to the Rifle Creek Trail which crosses under the Centennial Parkway bridge. As it enters the Gateway area the sidewalk can be widened to include a bike path as it crosses the Colorado River.

16. Colorado River Trail extensions. The City may have an opportunity to work with the landowners west of the CDOT Rest Area to continue the trail along the river.

17. Ramsey Gulch Trails. The City owns this 110 acre property that includes a floodplain and steep slopes. A loop trail of at least 3 miles is possible in this scenic natural area. The trailhead would be at the end of Last Chance Drive behind Grand River Health. Trails could extend south on County Road 332 through

Ramsey Gulch and BLM land. CR 332 has not been maintained for many years. It is no longer usable for vehicles but would make an excellent trail for hiking and mountain biking. From the Ramsey Gulch trails, a trail connection could be extended east to reach Colorado Mountain College and the Garfield County Airport. This trail would use either BLM land at the base of the mesa, or follow the south side of Airport Road on land owned by Garfield County.

18. Airpark Trails (not on main map)

The Rifle Airpark property is south of Garfield County Airpark. While most of the property is intended for industrial use, it also contains mountainous topography that has been identified as excellent for trails and open space. A trail connection could be made from Colorado Mountain College to the Airpark Trails, completing a South Rifle trail system. The Airpark PUD includes the following trail map:



3.2 WATER & WASTEWATER UTILITIES

The City of Rifle operates water and wastewater utility systems. Recently, major upgrades have been made to treatment facilities, water tanks, and major transmission lines.

Moving forward, the City of Rifle's goal is to recoup the community's investment in the system by adding new revenue from development. The taxpayers will benefit if new development can be built in areas that are already served by the system, rather than on additional infrastructure that must be maintained at public cost.

Thus, the location of existing utility infrastructure is an important consideration to the Tiered Growth System. The areas served by the Utility Map closely conforms to Tier 1 growth areas. Areas outside of existing water pressure zones are in Tier 2 or 3.

The City of Rifle intends to update its water model which should provide more detailed information about what areas can be served with existing water infrastructure.

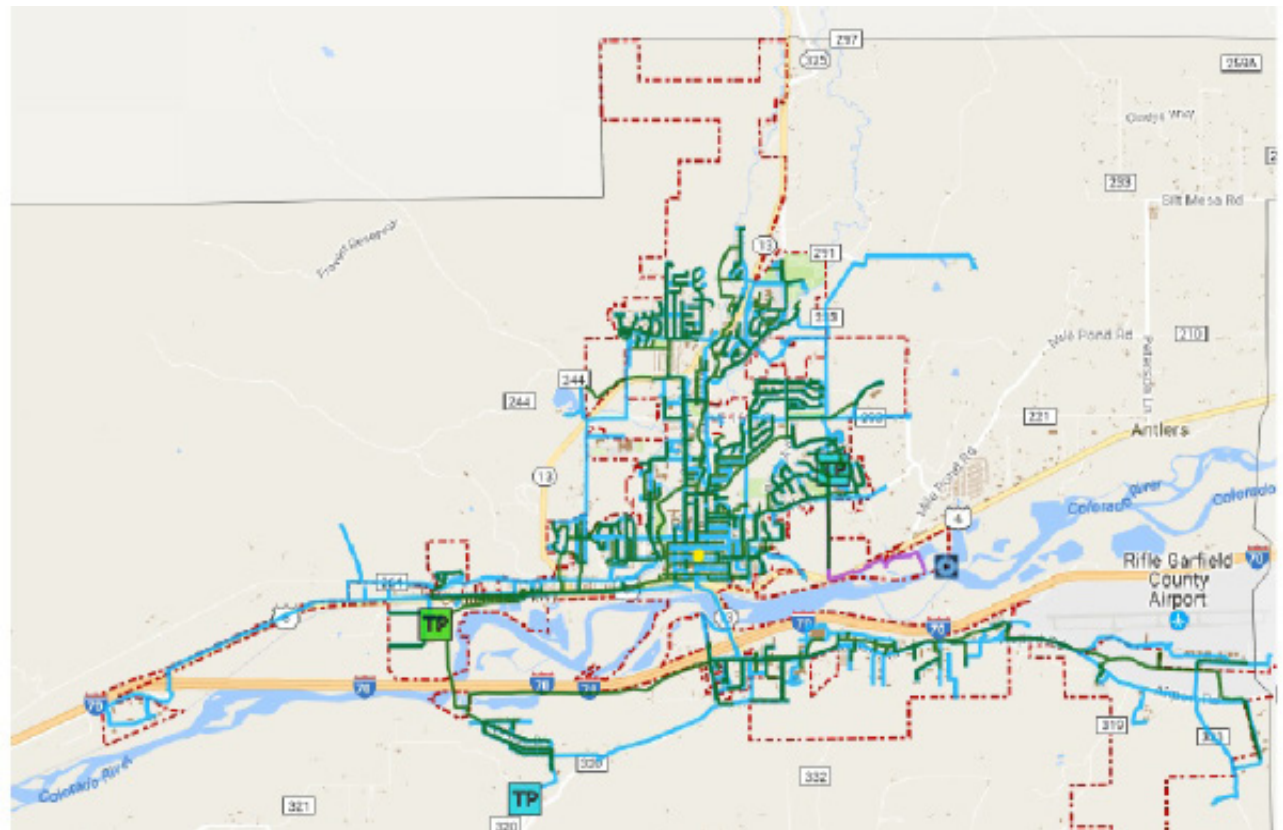
Utility issues of note include:

- Usage at the Airport Water Tank is low. Additional development in the Airpark would be beneficial. A redundant tank is needed in this location so that the existing tank can be serviced.
- RimRock and Bryce's Valley cannot be served in existing water pressure zones and would require new water tanks. The City of Rifle's policy is to not acquire new water tanks.

- the Northeast Water Tank may need increased capacity to serve growth in the Graham Mesa area.
- The City's "tap fee" policies should be studied and modified if necessary to ensure that it accurately accounts for water-wise types of development.
- Areas around Prefontaine Mesa should be re-

viewed for potential sewer basins and trunk lines. Development in this area is desirable but lacks sewer service.

City of Rifle Utility System Map showing water (blue) and wastewater (green)



3.3 ECONOMIC DEVELOPMENT

A. REGIONAL CENTER

Rifle is situated at the center of the Middle Colorado River Valley region, with a trade area (see map below) of 31,000 people from Parachute to New Castle to Meeker, according to a 2013 Market Study that was completed for the Downtown Strategic Plan. The study estimated that 39 percent of sales in Rifle are from Rifle residents, while 61 percent represent sales inflow from outside the City. This demonstrates Rifle's position as a burgeoning regional center between the more established regional centers of Glenwood Springs and Grand Junction. Future growth in the Middle Colorado River Valley will continue to enhance Rifle's status as a regional center for retail, services, and entertainment.

B. ATTRACTING PRIMARY JOBS

Rifle's main industries are health care, government, and the oil and gas industry. The boom and bust nature of the oil and gas industry has led Rifle to seek other more stable industries. The City and the Rifle Regional Economic Development Corporation (RREDC) have pursued many industries over the years, from marble processing to green home builders, to opportunities surrounding the Garfield County Airport. The attempt to attract new industry has clarified the structural challenges Rifle faces. These include high land and living costs, a small labor pool, and competition for labor from the oil and gas industry and nearby resort areas.

GOAL: Rifle will continue to pursue primary jobs particularly around the Airport and seek ways to mitigate the challenges to industry attraction.

Energy Innovation Center. In 2005 City Council adopted the Rifle Economic Opportunities Assessment, which included a vision for development of the Energy Innovation Center concept—a 160 acre, city-owned renewable energy industrial park. While the renewable energy industry has not shown the vitality anticipated, street and utility infrastructure are in place and pad sites are ready to be developed. One benefit of Rifle's association with renewal energy has been a large influx of community solar gardens. One utility executive stated that Rifle likely has the most solar per capita in the nation.

GOAL: The City should continue to consider other job-producing facilities at the City-owned Energy Innovation Center through public/private partnerships.



C. COMMERCIAL OPPORTUNITIES

As Rifle grows, further big-box commercial is anticipated. However, anecdotal statements from national retailers points towards the need for Rifle's region to potentially grow another 30% (a regional population close to 50,000) to attract major sporting good retailers, or big box home improvement stores.

Therefore, it is important for Rifle to plan for these uses over the long-term. Rifle has a limited number of suitable locations for big box commercial. These include the Colorado River area near I-70 Exit 90, and parcels around Walmart. Other properties such as Powers Ranch are in Tier 2 development areas due to infrastructure needs.

GOAL: Rifle should ensure that at least one of these areas are reserved for regional commercial opportunities when they arise. The most likely will be the Colorado River area once a roundabout has been constructed.

D. LOCAL BUSINESS DEVELOPMENT THROUGH COMMUNITY PARTNERSHIPS

Rifle has generally followed the principle that 20% of economic development efforts should go towards attracting new business, and 80% of efforts should go towards local business development.

To that end, the City has created the **Greater Rifle Improvement Team (GRIT)**. GRIT is a partnership between the City of Rifle, the Chamber of Commerce, the Rifle Regional EDC, and other entities involved in

economic development.

The purpose of GRIT is to create a more vibrant entrepreneurial environment through quality of life improvements.

To accomplish this, GRIT follows the four pillars of the Main Street Program on a City-wide basis. These are 1) marketing and events, 2) design, beautification, and capital improvements, 3) economic vitality; and, 4) organization.

1) Promotions and Events.

- GRIT will promote the Rifle region's brand (currently, Real Western Adventure) and Rifle's attractions to build the reputation and identity of Rifle.
- GRIT will promote signature events in Rifle, as well as more locally-focused community events.
- GRIT will support the Ute Theater as a unique attraction in Downtown Rifle.

2) Design, Beautification, and Capital Improvements.

GRIT will build amenities that support quality of life and business development. Focus areas include:

- The Colorado River area for recreational amenities
- Beautification of gateways and key corridors such as 3rd Street, Railroad Avenue, Centennial Parkway, and Airport Road.
- Trails and sidewalks, both within town and on public lands.

3) Economic Vitality.

- GRIT will provide business support and networking services to help local businesses grow and thrive.
- GRIT will strategically seek to attract new businesses.
- the City of Rifle will improve processes and codes to support business development.

4) Organization

- GRIT will provide the resources and structure for groups to work together, including volunteer management and funding.
- GRIT will maintain and update a 5-year Strategic Plan that provides specifics to the four pillars of the program.

3.4 PARKS & OPEN SPACE

A. PARKS

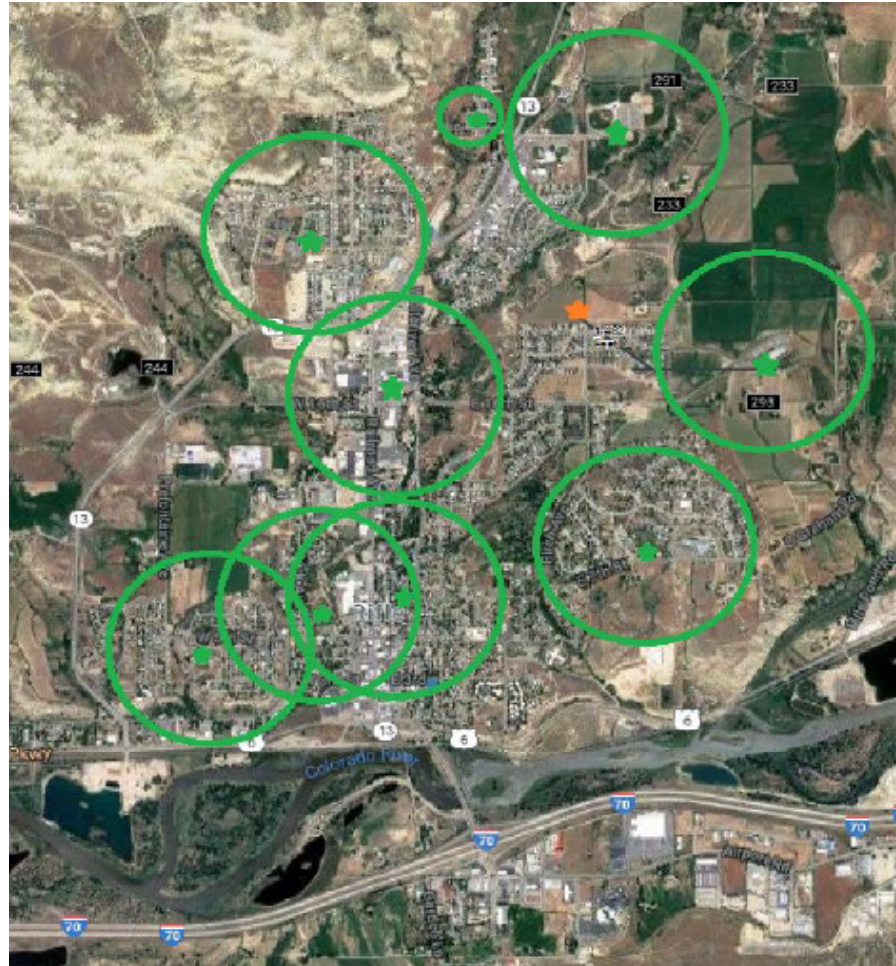
The City of Rifle has dedicated 1% sales tax to parks and recreation. The City boasts an excellent network of neighborhood and regional parks. As a general rule, residences should be within 1/4 mile (walking distance) of a park. Using that measure, the map to the right shows the location of parks in Rifle with a 1/4 mile radius around them. This map identifies park gaps in:

- the North Pasture/Promontory neighborhood, where a park site is ready to be developed.
- South Rifle (no park site chosen). South Rifle does not currently have a large residential population. If the area south of Airport Road continues to develop, a park may be required here and should be considered during annexation and subdivision processes.

B. OPEN SPACE

Preserving key areas for recreation, agriculture, and wildlife is important to the character of the community. Key opportunities include:

1. **The Colorado River** provide great opportunities for canoeing, kayaking, fishing, and wildlife viewing. Plans are discussed in the Colorado River Neighborhood Plan section.
2. **Open Space within City Limits.** Morrow Draw, Highland Trails, the Airport Trails, and Ramsey Gulch are key areas for preserving open space.
3. **Agricultural lands.** The Rifle Creek Valley, Clough Ranch and Tybar Ranch are in Tier 3. Powers Ranch is in Tier 2. These Tier Designations should preserve these areas as agricultural for some time.



3.5 SCHOOLS

A. SCHOOL LOCATIONS AND MUNICIPAL PLANNING

A key principle of Rifle is the creation of high quality of life neighborhoods with schools that are walkable and bikable for children and adults. Because finding land suitable for school sites is difficult, the City of Rifle seeks to proactively plan with the Re-2 School District and Colorado Mountain College to ensure future school sites are available in areas that serve as accessible community destinations.

The boom and bust cycle of growth has made planning for school facilities difficult. Between 2001 and 2007 enrollment grew by 17 percent. Overcrowding forced construction of Graham Mesa Elementary School in the "The Farm" development. With the onset of the recession, there has been excess capacity in facilities. Following national trends, the school age population in Rifle may not grow as fast as anticipated due to smaller family sizes within the Millennial generation.

If that were to occur, the City's recommendation is that the facility be replaced with more appropriate urban residential land uses and a small "urban", i.e. two-story, elementary school. It is possible that the Middle School would move into the High School, which would then seek another location. The City should be proactive to assist Re2 in identifying a High School location within Tier 1 areas. The previous Comprehensive Plan identified a High School site in the RimRock subdivision. As RimRock is no longer anticipated to occur, this location would not be able to be served by infrastructure.

B. RIFLE MIDDLE SCHOOL AND RIFLE HIGH SCHOOL

Esma Lewis Middle School is currently situated in Downtown Rifle. If population growth occurs, it is possible that the Middle School could eventually exceed capacity. One option anticipates the Esma Lewis Middle School transition out of Downtown Rifle.

3.6 PUBLIC LANDS

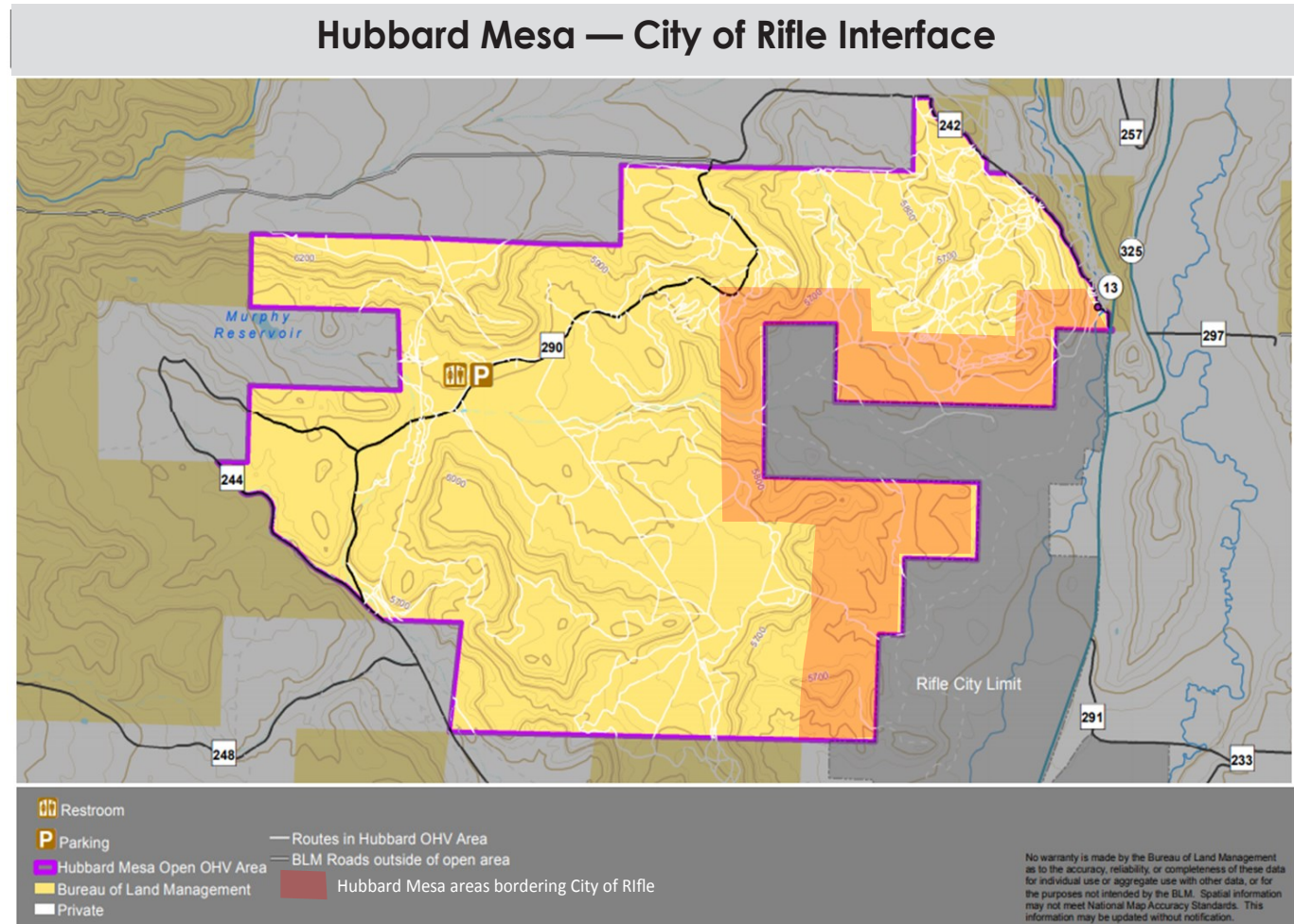
The bulk of the federally owned lands that surround Rifle are managed by the Bureau of Land Management (BLM). There are also significant areas owned by the State of Colorado and the Forest Service. Rifle residents have a recreational interest in several areas of public lands, including:

Roan Plateau. The Roan Plateau is utilized by hunters, ATVers, hikers, and mountain bikers. Recreational access to land traditionally used for hunting has recently been limited by oil and gas development on both public and private land.

Rifle Arch. The BLM areas around the Rifle Arch have been identified by BLM and DOW as having excellent potential for new non-motorized hiking and biking trails.

The Hubbard Mesa OHV Area is a popular ATVer, shooting, dirt biking, mountain biking, and hiking area. Trash dumping and shooting safety are issues at Hubbard Mesa. As recreational use increases over time, the City of Rifle has requested that the BLM improve safety so that all users can continue to enjoy the area without injury

The map shows Hubbard Mesa areas that border the City of Rifle. The City of Rifle believes that BLM should manage these areas differently than the OHV area is managed so that City neighborhoods are not disrupted by trash dumping and recreational conflicts. This area also includes the Middle Kingdom trail area that has not been historically used by OHVs. Due to the cliff faces on the eastern edge



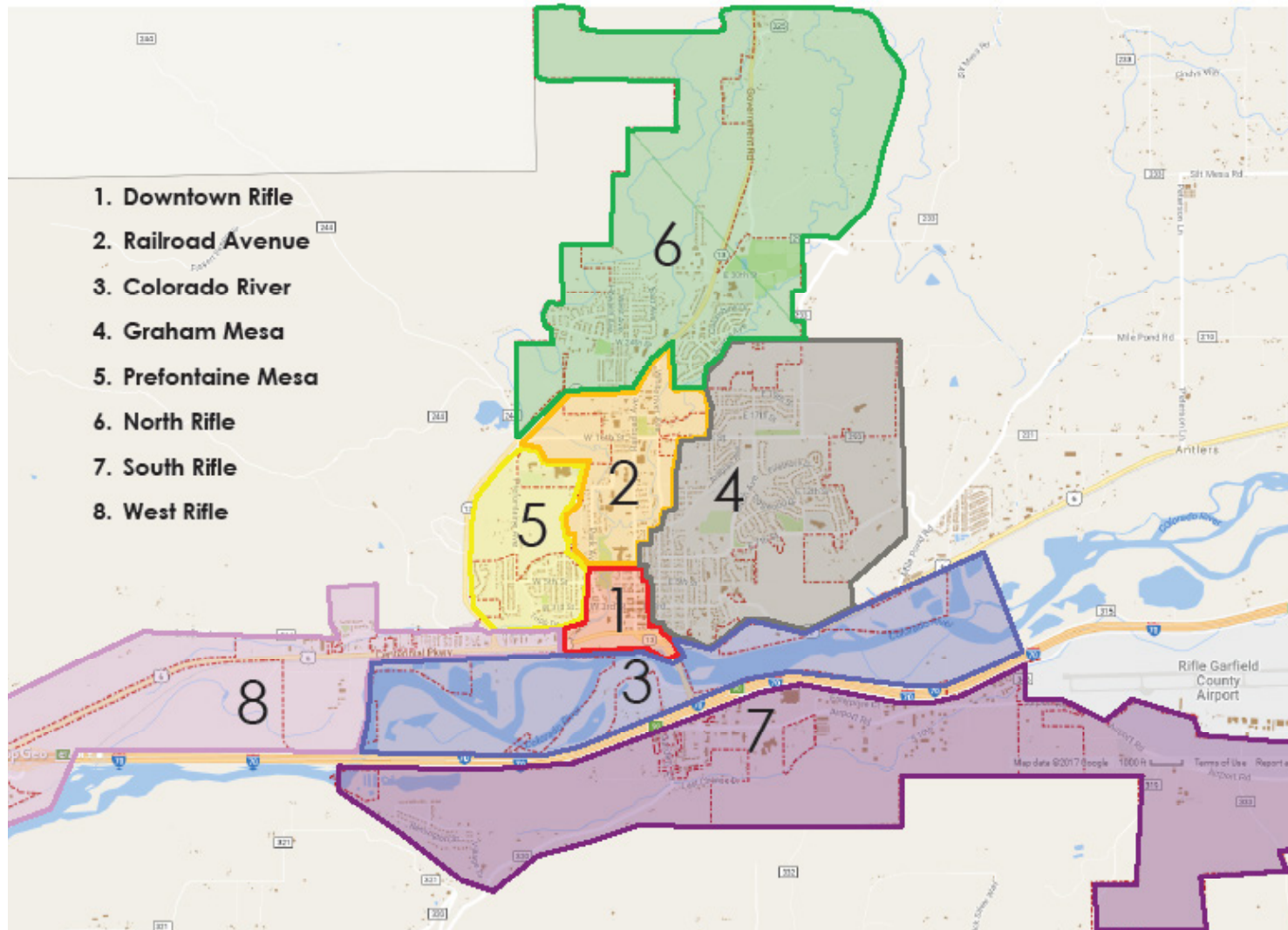
of Hubbard Mesa, the area's only public access is owned by the City of Rifle at the end of Howard Avenue. It has excellent potential for low-impact recreation use.

South Rifle. BLM areas near Ramsey Gulch and Colorado Mountain College on the slopes of Grass

Mesa have potential for a South Rifle trail system that connects to the Airpark open space trails.

CHAPTER 4: NEIGHBORHOODS

This section of the Comprehensive Plan provides guidance on issues in each neighborhood. It describes the specific initiatives, projects, infrastructure needs, and redevelopment opportunities that will guide the City's future actions.



4.1 DOWNTOWN RIFLE

The planning framework for a successful downtown is in place. Downtown Rifle is envisioned as a walkable, mixed-use center for entertainment and commercial opportunities. The Future Land Use map designates the downtown as “High Density Residential” and “Neighborhood Commercial”. The number of large

vacant parcels directly next to the historic downtown is an opportunity for new multi-family units. In recent years Rifle has adopted the 2009 Downtown Master Plan; the 2012 Downtown Zoning Code; the 2014 Downtown TOD Strategic Plan; and the 2015 Devolution of Hwy 6 & 24 from CDOT. The City received \$5.6 million from CDOT for improvements and maintenance of Centennial Parkway.

AREA PRIORITIES

Downtown Rifle is of critical importance for strategic investment. Gateway transportation improvements are critical for traffic circulation between I-70 and residential areas, as well as encouraging development on Downtown “Opportunity Sites”. The Urban Renewal Authority will sunset after twenty years in 2027, unless it is renewed. This encourages action in the near term.

The 2014 Downtown Action Plan (see map) listed capital improvements for the Downtown/Gateway area. The top Priority Projects are in green. Each is discussed here:

A. Improvements to Bridge over Colorado River (not on map). the City has developed concept drawings for improvements to the main Colorado River bridge so that the link between the I-70 and Downtown Rifle presents a positive image of the City (see image next page).

B. Rifle Gateway Roundabout (#4). The Rifle Gateway Roundabout is the preferred solution to the difficult intersection at Whiteriver Avenue and Centennial Parkway/Hwy 6 & 24. As Rifle grows, traffic levels will require a new street configuration. See the Transportation section for more discussion of this topic. While full implementation may take several years, the Gateway Roundabout concept has been adopted so that initial phases can proceed. With CDOT having “devolved” ownership of this area to the City of Rifle, the City can plan for this option without direct CDOT involvement.

C. Gateway Street Network and Park n Ride Reloca-



tion (#6). The City's plan is to extend the downtown block system south of Centennial Parkway to the "Rifle Depot" property. The Park n Ride is planned to be moved to the north side of the railroad tracks. This will allow the current park n ride site at the corner of Railroad Avenue and Centennial Parkway to be redeveloped. The bus stop will remain at its current location on Centennial Parkway. This project is anticipated to be developed in the short-term. See the conceptual plan below.

D. Centennial Parkway Street Improvements (#5). Centennial Parkway will be improved to downtown standards using Devolution funding. The Rifle Creek

Bridge on State Highway 6 must be replaced. A separate pedestrian bridge will be less expensive than a widened deck and new girders for the vehicular bridge. The City has completed conceptual design of Centennial Parkway from the bridge to the Railroad Avenue intersection. Also, the Right-of-Way for Centennial Parkway is much wider than needed. With the devolution of the ROW to City ownership, the City may consider vacating the extra ROW for development use.

E. Park Avenue Extension (#1) and Rifle Creek Trail Extension (#11) are important improvements in conjunction with development of the Martin Property.

The Park Avenue Extension is an important traffic link that will relieve congestion on Railroad Avenue. Conceptual plans for the Park Avenue extension have been completed by Colorado River Engineering.

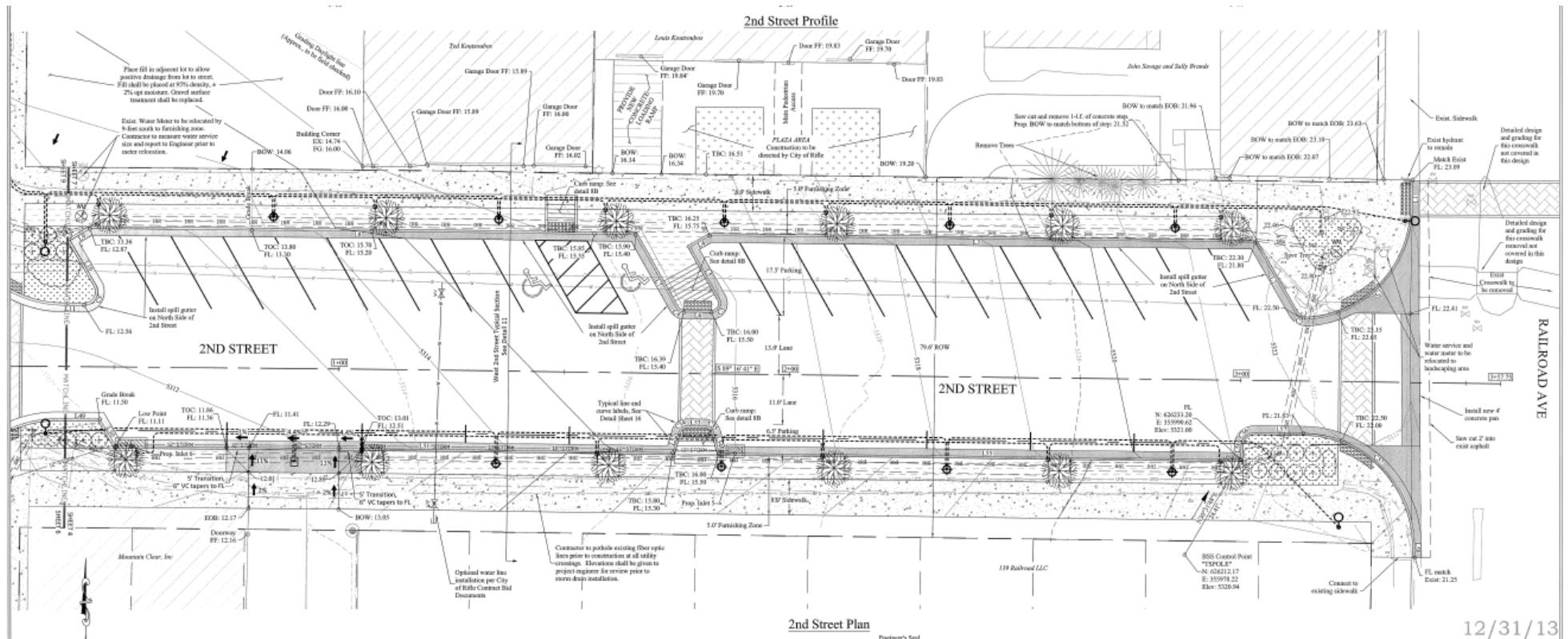
F. Core Pedestrian Network (#3). Reconstruction of **3rd Street and Railroad Avenue** in the historic areas of the downtown can add outdoor dining and other placemaking opportunities. The intersection of 3rd Street and Railroad Avenue is a top priority for reconstruction. Note that the "Transit Center" concept mentioned on the Action Plan Map has been moved to the existing bus stop location on Centennial Parkway.

Conceptual Plan of future Park n Ride and Gateway development



Before and after pictures of the Gateway Corridor adjacent to the bridge over the Colorado River

G. 2nd Street Plan and Reconstruction (#2). 2nd Street between West Avenue and Railroad Avenue has great potential for revitalization and development. The City has final engineered drawings of this block of 2nd Street, completed by Colorado River Engineering. This plan, showed below, is recommended to be approved as the City of Rifle Street Plan for 2nd Street. Some modifications may occur to align the streetscape with specific opportunities for outdoor dining and vitality. Curb cuts on 2nd Street should not be permitted unless they serve a purpose that fits the City's vision for 2nd Street as discussed in the Downtown Master Plan.



4.2 RAILROAD AVENUE AREA

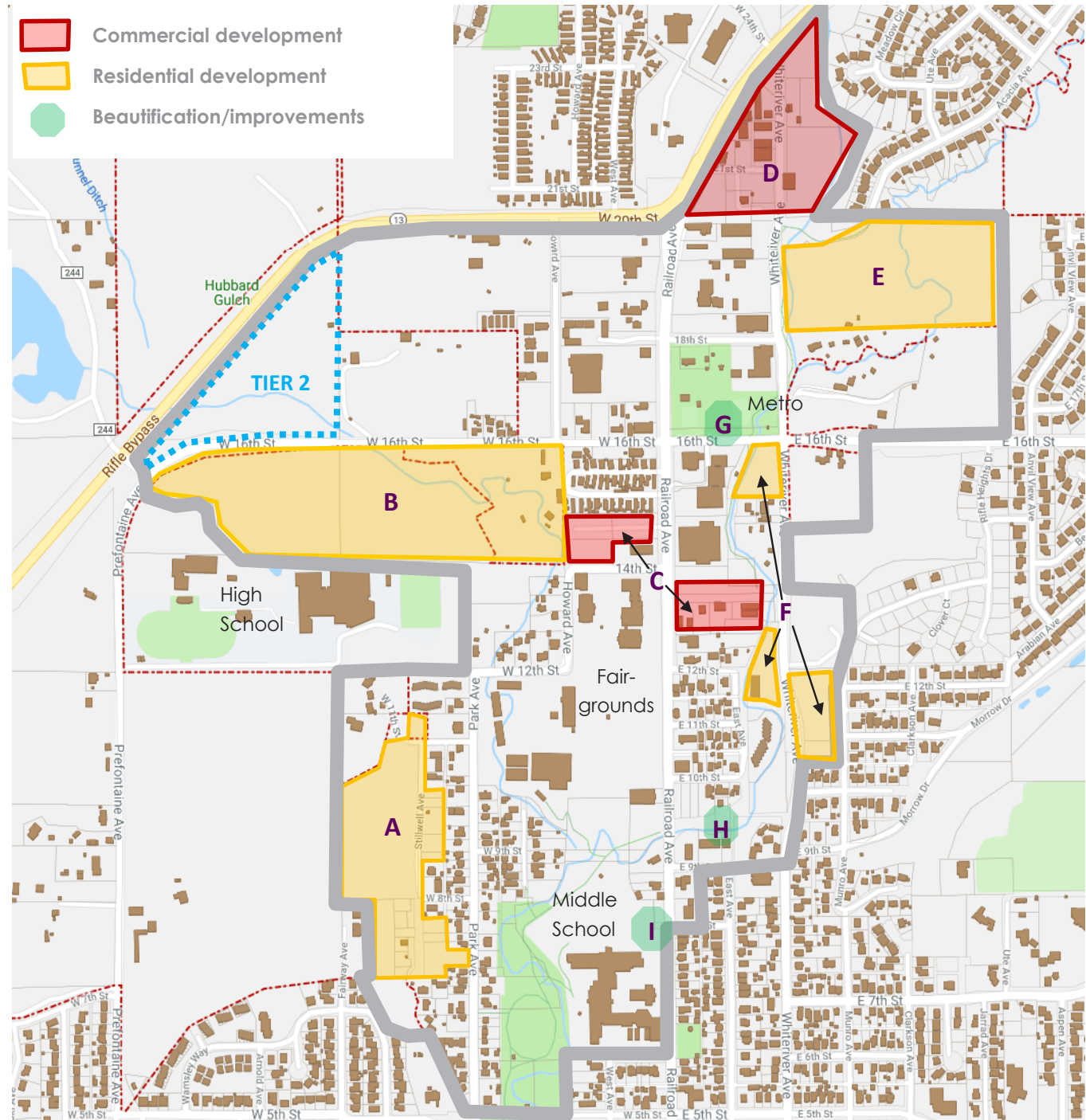
OVERVIEW

The Railroad Avenue area is north of the downtown and south of Hwy 13. It includes Park Avenue and Whiteriver Avenue. The area is a central artery of the local business community and has historic residential areas as well as significant development opportunities. The Future Land Use Map shows areas of “High Density Residential” and “Moderate Density Residential”, along with “Community Commercial”. It is walkable to destinations like schools, downtown, major parks, City Market, and County services. Encouraging growth in this area is key to the goals of the Comprehensive Plan to build neighborhoods near existing infrastructure and services. The beautification and revitalization of Railroad Avenue is important to present a positive image of the City.

AREA PRIORITIES

This area is a high priority for investment. Priorities are identified on the Map and described below.

A. Stillwell Avenue area. The City allowed the area to be subdivided in the 1950s without construction of streets and water mains. The lots are now under separate ownership and likely undevelopable unless the City completes the infrastructure. Creating new housing in this area would revitalize the Park Avenue neighborhood. Garfield County owns the largest parcel in the area and does not intend to use all of the property. A partnership could be contemplated where the City completes the infrastructure in exchange for affordable housing requirements on both Garfield County property and private property.



B. Animal Shelter/Whitcombe properties. The Animal Shelter obtained the property south of 16th Street, annexed it into the City, and is interested in selling it for residential development. It lacks a sewer main in 16th Street which is still a County Road and needs to be improved to City standards. It has high potential for neighborhood development and is close to Rifle High School, businesses, parks, and services.

On the north side of 16th Street, part of the Brown property (triangle shape adjacent to Hwy 13) is in Tier 2 due to CDOT Access Control requirements to build a Fairway Avenue Extension that connects the Hwy 13 Bypass to 16th Street. This also involves the closure of the current access of Prefontaine Ave to the bypass. See the Transportation section for more information.

C Former Kum and Go Property (Domino's) and 14th Street Marketplace. These are prime commercial redevelopment opportunities adjacent to City Market. The former Kum and Go property is in need of curb, gutter, and sidewalk along Railroad Avenue. The parking lot, which is used to access City Market, is in need of repaving. Overall circulation of these adjoining commercial sites should be improved. The lighting in the City Market parking lot should be retrofitted with downcast lights to meet City codes. Three parcels remain in the 14th Street Marketplace development that are suitable for commercial uses.

D. Whiteriver Avenue/Hwy 13 Light Industrial Area.

This area is in need of beautification and infrastructure as it transitions from light industrial use to commercial and residential uses that are more aligned

with the surrounding neighborhood. The Comprehensive Plan recommends a rezoning from Light Industrial to Community Service. The intersection of 21st Street and Highway 13 is slated for closure in the CDOT Access Control Plan. However, without the development and resulting vehicular traffic from RimRock and Bryce's Valley, the traffic volume of Hwy 13 may no longer create the need to close 21st Street. A three quarter movement intersection may be more appropriate and friendly to businesses.

The northern end of this area has storage and tow yards that are incompatible with the City's goal to improve the entrances to the community. The yards were permitted under Conditional Use Permits that have an expiration date. In 2016, the City updated the zoning code to limit outdoor storage near major streets, including Whiteriver Avenue and the Hwy 13 Bypass. This makes a renewal of these CUPs for storage yards incompatible with the zoning code as well as the Comprehensive Plan.

E. Two Creeks. This is a large development of 177 units very close to parks, trails, businesses, and ser-

vices. It would require the continuation of Acacia Avenue to Whiteriver Avenue. This is an important street connection for traffic circulation.

F. Whiteriver Avenue residential projects. From north to south, these developments are Lancewood Plaza, Creekside Townhomes, and Scalzo Ranch. Each are small developments that would provide excellent infill housing walkable to community destinations.

G. Metro Park Bus Stop and streetscape. RFTA receives high ridership at this bus stop, which should continue to increase in the future. The bus stop area of Metro Park is in poor condition, including the shelter itself and the surrounding landscaping.

H. Rifle Creek Trail Connection. This is the last segment of the Rifle Creek Trail needed to complete the full 3-mile-long trail. One easement from a private property owner is still needed, and should be a top priority for the City to obtain.

I. Rifle Middle School gravel lot. The Railroad Av-

Concert at the Garfield County Fair



venue frontage could be beautified with landscaping or art with an educational feature.

4.3 COLORADO RIVER CORRIDOR

The Colorado River is one of Rifle's defining features. The river is an amenity for visitors and a unifying feature for residents. Several opportunities exist in this area, including:

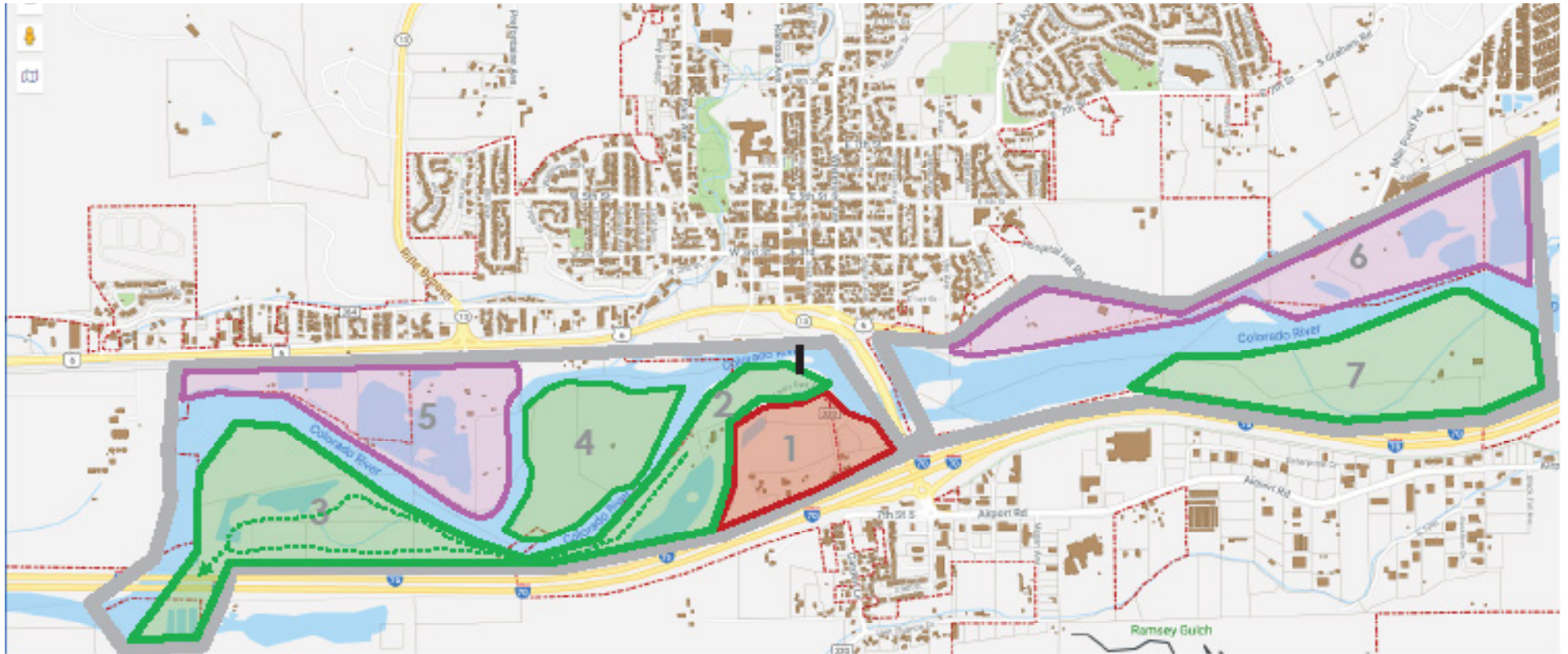
1. Colorado River Development Area. The City must ensure this key opportunity reaches its full potential to incorporate development, the river and

recreational opportunities. It is the only developable area in Rifle that has unencumbered riverfront access and I-70 visibility. It is one of the few areas large enough to accommodate future big box retail. The City should require master planning of the area as part of its annexation. The Future Land Use Map designates it as "High Density Residential" and "Regional Commercial". Industrial uses will not be considered.

Any major development will require The North I-70 Roundabout at the intersection of the I-70 Exit 90

north on/off ramps. Lions Park Circle will join into the roundabout. (see the the Transportation Section). The roundabout also beautifies the main entrance to Rifle.

2. River Recreation and CDOT Rest Area. This area provides river-based amenities to the community. The City has constructed a new boat ramp here. The CR 320 Bridge is on the National Historic Register. It can be rehabilitated and utilized as an amenity. The City lost the access easement over the UP railroad tracks in the 1980s, so a more creative crossing



would be needed. The Downtown Strategic Plan studied the feasibility of a “bridge to the bridge” but determined it to be difficult, unsightly, and expensive. Other options may include turning it into a pier, or accessing it from the Hwy 13 bridge so that a crossing of the Union Pacific Railroad tracks can be avoided.

3. Colorado River Trail and natural area. Rifle will encourage the construction of a multi-use trail that will stretch the length of the Colorado River, following the LOVA Trail concept. Easements and property acquisition should begin now in order to allow future construction. The area shown on the map is most feasible for a Phase 1 of the Colorado River Trail.

4. Paradise Island. The island in the river could be purchased and utilized as an extension of the riparian open space network.

5. Gravel mining area. North of the Colorado River is an existing gravel and stone mining operation. The City-owned decommissioned sewer lagoon property could be sold or traded for other more desirable properties.

6. Municipal Utilities and Facilities. The existing Rifle water intake is located South of State Highway 6, as well as the City's O & M facility.

7. Gravel Mine Reclamation area. The **East Gateway Subarea Plan** was put in place to protect the visual impact of the area from gravel mining. When gravel mines cease operation the landowners should be approached for public open space and trail easements. The County has implemented **gravel pit operation and reclamation standards**.

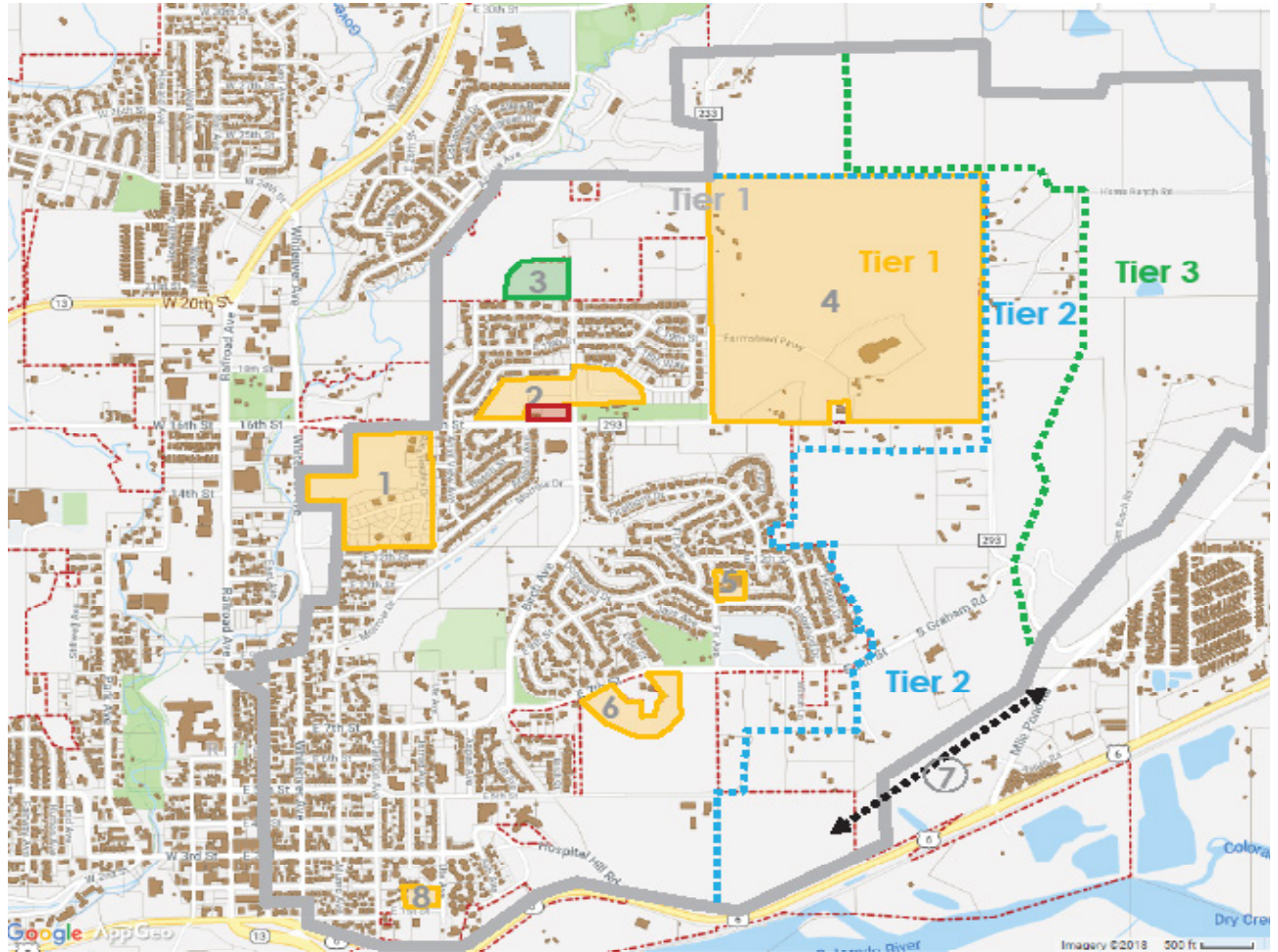
Colorado River and Historic Bridge



4.4 GRAHAM MESA

Graham Mesa is expected to see significant new residential development within its Tier 1 areas. Unlike other neighborhoods, Graham Mesa lacks alternate routes to the Gateway and development here may eventually contribute to more congestion on Railroad Avenue. For that reason, more Tier 1 areas are designated “Suburban Residential” rather than “Moderate Residential” on the Future Land Use Map. Opportunities in the neighborhood include:

- 1. Rifle Heights.** 81 units with a mix of single and multi-family are planned here.
- 2. North Pasture/Promontory.** The area has some vacant parcels left to be developed. The area at the corner of 16th Street and Birch Avenue is planned for neighborhood commercial uses.
- 3. North Pasture Park.** The City owns land for a park here. This neighborhood is one of the few that lacks a park within a 5-10 minute walk and has been identified as a priority by City Council.
- 4. The Farm.** The Farm is a 160-acre parcel that was planned during the mid-2000s. The change in the growth trajectory of Rifle may significantly change the plans that were created. An elementary school within the development is already built. A high-pressure natural gas line cuts across the property from the northwest corner to the southeast corner of the property. This may create an obstacle to full development of the property.
- 5. Old water plant property.** The City owns this property and may seek to redevelop it.



property intended for additional senior housing and assisted living.

Tybar Ranch (not on map) on the extreme northeast edge of Rifle, is currently composed of rangeland and located in **Tier 3**. The City has obtained a 40-year conservation easement on this land that allows 40 rural home sites in exchange for temporary preservation of a significant amount of ranch land.

WATER PLANT AREA MASTER PLAN

The City-owned properties around the water plant have been master planned. The following describes appropriate uses for each area of the properties. The Highland Trail system has already been constructed in the open space portions.

Area 1 is relatively flat and has access from 7th Street. It could be developed with residential uses or reserved for parks or cemetery space. It may have potential for workforce housing.

Area 2 is composed of gullies and steep slopes. It is excellent terrain for trails but not usable otherwise.

Area 5 is also composed of steep slopes and gullies. It is appropriate for trails and open space. A trail can connect Area 2 and 5 without interfering with Utility plans.

Area 3 and Area 4 are reserved for Utility and Resource Pit functions. A future expansion of the water plant would be located on the northern part of Area 3 with access from 7th Street.

Area 6 is flat and has access from Hwy 6. However, groundwater issues and CDOT access permitting may make any developable use difficult.



4.5 PREFONTAINE MESA

The **Prefontaine Mesa** neighborhood is a mix of single-family and multi-family homes. It is separated from downtown by steep hillsides. Rifle High School is at the north end of the neighborhood. Development in this area can utilize the Hwy 13 Bypass which may avoid adding congestion to Railroad Avenue and the Gateway. Much of the developable property lacks sewer service, however. Public-private partnerships in infrastructure may repay itself through better traffic flows throughout the City. Because of the infrastructure needs and opportunities for high quality neighborhoods, the area is designated "Moderate Density Residential" to ensure that development includes enough density to provide housing opportunities and pay for infrastructure.

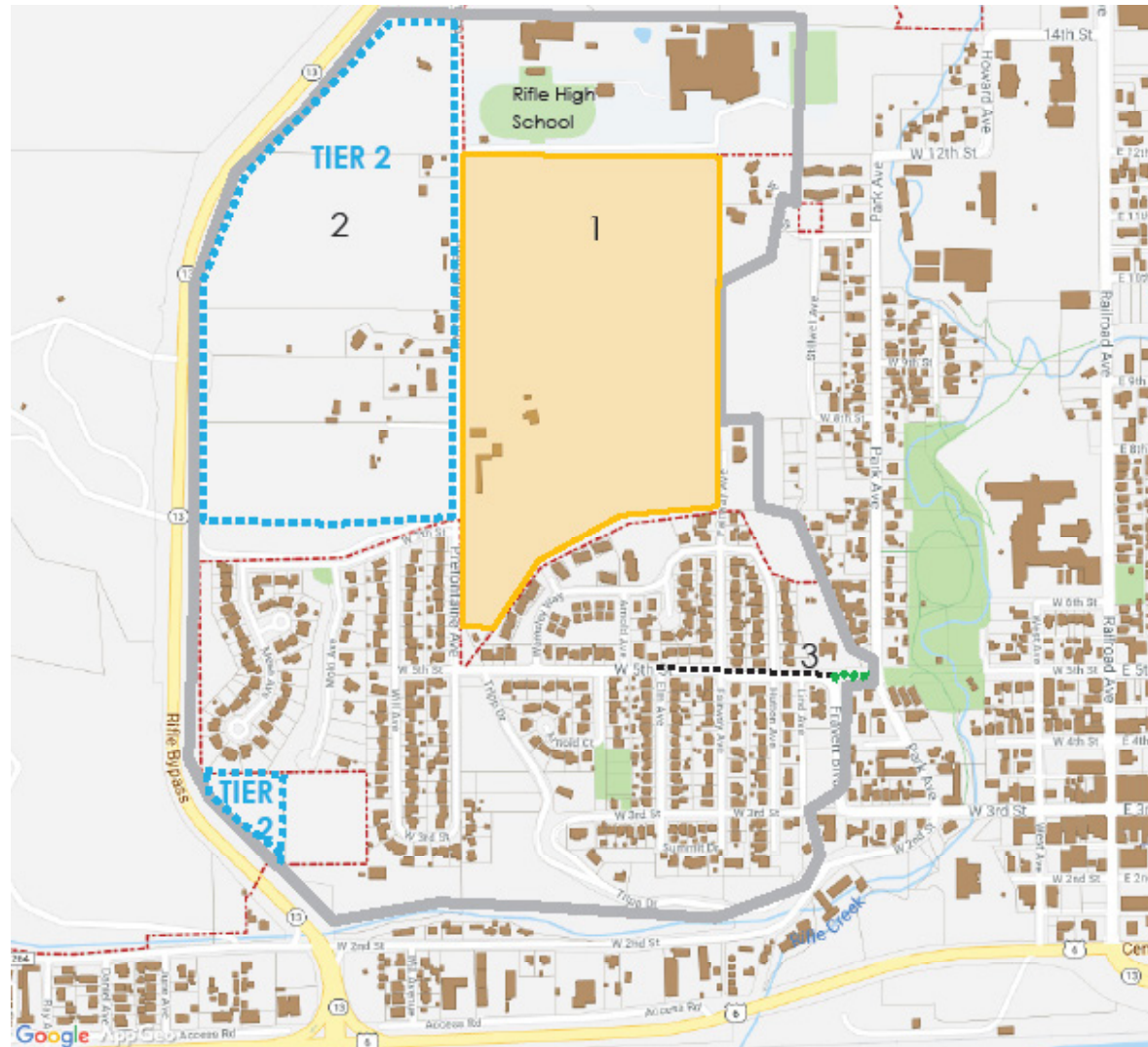
1. The Gentry property south of Rifle High School could be an infill development if the property owner were to decide to transition from agricultural use. The development would need to include land for a neighborhood park and a trail along the Grand Tunnel Ditch along the eastern edge of the Mesa. The "West 9th Street" connection to the Highway 13 Bypass (see transportation section) should be contemplated at the time of Gentry property development. Connections to the street grid at Fairway Avenue and Wamsley Way should be incorporated.

2. Tier 2 property. The properties west of Prefontaine Avenue are in Tier 2 and range in size between 5 and 20 acres. With no sewer service in Prefontaine Avenue, it is not anticipated that development of these parcels is likely in the near future. However, this area is important because a connection to the Hwy

13 Bypass through these properties is required by the CDOT Access Control Plan. Any development proposal in this area, whether in the County or in conjunction with an annexation proposal to the City, should include planning of a connection to the Hwy 13 Bypass.

3. 5th Street sidewalk and trail to Centennial Park.

An unsafe situation exists at the top of 5th Street where a lack of sidewalk occurs near a blind curve. Another pedestrian improvement to be investigated is a switchbacking trail down the vacant 5th Street ROW to reach Centennial Park.



2a. Hwy 13 sidewalk. A sidewalk on the west side of Hwy 13 from 26th Street to 24th Street would allow pedestrians to reach a signalized crossing. Better signage and a paved sidewalk should connect Coal Mine Avenue to the Willow Ranch development on existing City-owned right of way.

2b. 30th Street signalized intersection. There is a need for a safe pedestrian crossing of Highway 13 at 30th Street to provide safe access to Wamsley Elementary and Deerfield Park for the residents of Coal Mine Avenue and the Rifle Creek Apartments. Currently the CDOT Hwy 13 Access Control Plan envisions a signalized intersection at 33rd Street, not 30th Street. Since this Comprehensive Plan recognizes that the development of RimRock is unlikely to occur, the 33rd Street intersection is not anticipated to be needed. The Comprehensive Plan recommends that the City work with CDOT to modify the Highway 13 Access Plan to allow a signalized intersection at 30th Street instead of 33rd Street.

3. Queens Crown. Queen's Crown has been zoned Light Industrial, with a small area of residential on the east side of the property. Noise from the adjacent gun range makes any other use unlikely. The parcels fronting Hwy 13 have restrictions on storage yards. The annexation agreement allows for public recreational use in the time before development occurs. The City's Bike-Ped plan shows a trail through the property to connect Fairway Avenue with Fravert Reservoir and Hubbard Mesa. The access from Highway 13 has been constructed so the property is ready to develop. The CDOT Access Control Plan shows a new access to Hubbard Mesa through

Queen's Crown.

4. Creekside Estates. This development has many unbuilt units. The location is near parks and schools and much infrastructure has already been constructed.

5. Tier 2 and 3 Areas: RimRock and Bryce's Valley. North Rifle also includes the Tier 2 and 3 areas of RimRock and Bryce's Valley. Bryce's Valley was the developer's name for the Purkey-Biscuit ranches. During the 2000s boom period, Master Plans were developed for both projects. However, the evaluation of infrastructure needed to serve the developments made clear that development would likely be financially unfeasible during the next twenty years. This has led to a Tier 2 or Tier 3 designation. Infrastructure needs include:

Water: The Tier 3 areas of RimRock and Bryce's Valley are outside of the existing water pressure zones. Development would require a new water tank, which the City does not desire to own. For the Tier 2 areas in the southern parts of RimRock (RimRock Filing 1) and Bryce's Valley, along with the Black Lion property, it is possible that development may be able to be served by the City's existing water tanks. Water modeling would need to be completed as part of a Fiscal Analysis to request redesignation from Tier 2 to Tier 1.

Streets: The City has adopted the Hwy 13 CDOT Access Control Plan. RimRock and Bryce's Valley are required to implement expensive transportation improvements (stoplights, intersections, alternative street networks). The purpose is to accommodate high traffic levels (especially truck traffic) on State

Highway 13. The plan limits access to State Highway 13 to intersections at 24th Street, 26th Street, 30th Street, 33rd Street, 36th Street, and 41st Street.

RimRock Filing 1 (the Tier 2 area of Rimrock) would require a street connection from the end of East Avenue to 33rd Street and Coalmine Avenue. Evaluation of a Highway 13 intersection at 33rd Street or 30th Street signalization would be required for consideration of a Tier designation change from Tier 2 to Tier 1.

The southern part of Bryce's Valley would require improvement of CR 291 and connection to the 33rd Street/Hwy 13 intersection, or an alternate route to reach 30th Street.

Recommended land use for Tier 3 areas: Bryce's Valley has not been annexed to the City. Its Tier 3 areas are currently in agricultural use and should continue as such under Garfield County jurisdiction.

RimRock Tier 3 areas (RimRock Filings 2 and 3) are annexed. This area has been designated as "Rural Residential" on the Future Land Use Map. It may be appropriate for County-style large-lot subdivisions, agriculture, solar fields, or campgrounds with recreational uses that can develop without access to municipal utilities. In addition, the area is close to Hubbard Mesa BLM recreation area. A non-motorized trail system could incorporate parts of RimRock with the Middle Kingdom area of Hubbard Mesa. RimRock Filings 2 and 3 should be rezoned out of its current LDR and MDR zoning to Developing Resources. Over time, a new PUD zone could be created that reflects County-style development for areas that lacks municipal infrastructure.

4.7 SOUTH RIFLE

South Rifle is south of the interstate and the Colorado River. It is the City's regional business and services center.

1. Rifle Retail Ventures property. The Rifle Retail Ventures property, west of Walmart, is a key vacant commercial opportunity and must be master-planned to ensure full use of the property.

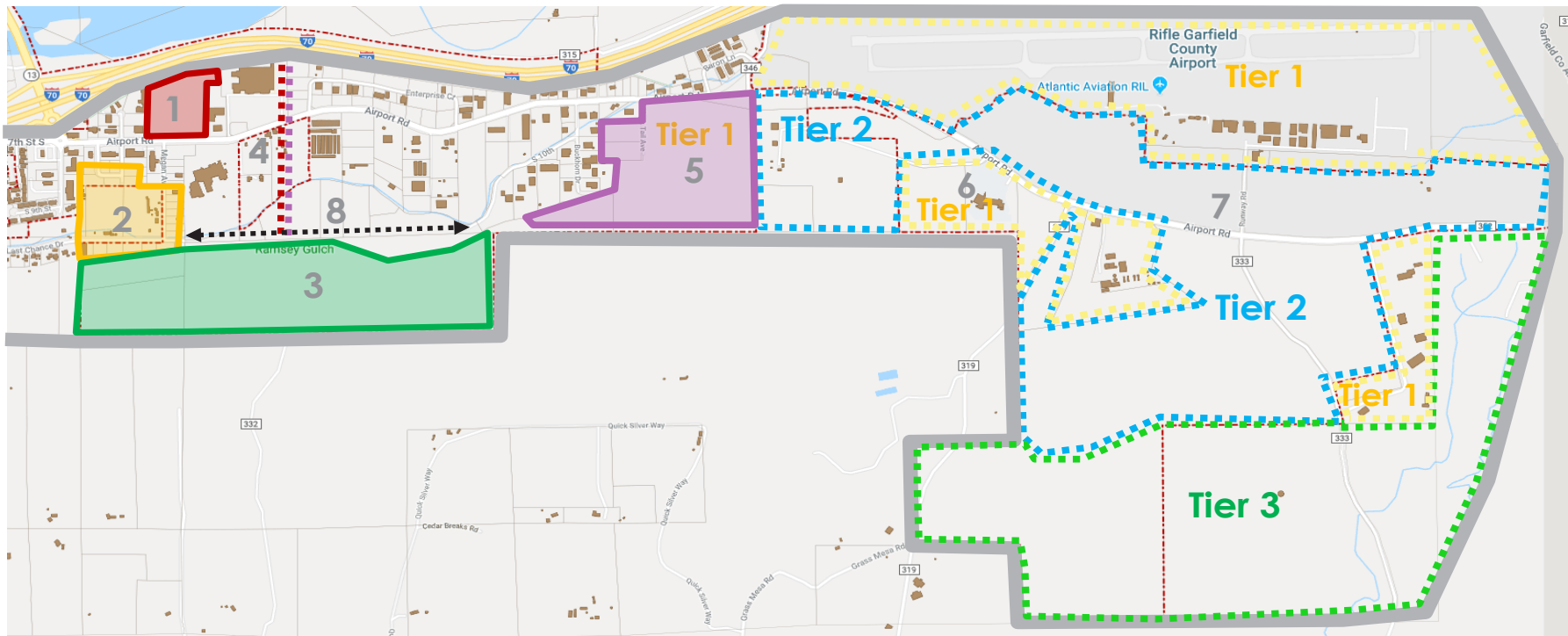
2. Undeveloped areas south of Airport Road. This area west of Grand River Health has several vacant developable parcels on both annexed and unannexed property. The best use for the area is difficult to predict. The area does not directly front on

Airport Road, so commercial development may be unlikely due to a lack of visibility. Industrial or light industrial uses should not be permitted due to the proximity to Grand River Health and other commercial/residential areas. By process of elimination, acceptable uses may include residential, office, business, or other commercial uses that are compatible in a mixed-use setting. The Future Land Use Map designates the area as "High Density Residential" and "Neighborhood Commercial". The intent is to allow for apartment buildings and ensure that any commercial use would be compatible with nearby residential use. If significant new residential development were to be proposed, a public park should be designated as one does not exist currently in South

Rifle. Another potential use for the area may be affordable housing in the form of manufactured housing or mobile homes parks that are constructed and managed to a high standard of quality.

3. Ramsey Gulch Natural Area. This area is owned by the City of Rifle and may be available for trails in an attractive natural setting. A Ramsey Gulch flood channel has been master planned to direct flows along the same line that marks the "Commercial/Light Industrial Boundary" (see map). This flood channel should be constructed as each property develops.

4. Commercial/Light Industrial boundary. This line demarcates the end of the commercial/residential



area of Airport Road, and the beginning of the light industrial area of Airport Road. West of the line, light industrial or industrial uses should not be permitted. East of the line, the Light Industrial nature of Airport Road should be maintained and residential uses should not be permitted. Furthermore, the heavy truck traffic and predominance of gas and oil service companies make the area unappealing as a living environment.

5. Continental Rifle property. This property is zoned Light Industrial PUD with the only currently permitted use “resource extraction/gravel pit”. The annexation agreement requires master planning and finalization of the zoning before other uses may occur.

6. Colorado Mountain College. A Colorado Mountain College campus is located adjacent to the airport. The City’s position has been that residential or customer-oriented commercial uses are inappropriate in this location due to the surrounding industrial land uses. The City would assist CMC with future expansion in the core areas of Rifle.

7. Rifle Airpark and Garfield County Airport. The Rifle-Garfield County Regional Airport has potential to attract job-producing industries. It has facilities to accommodate commercial flights, but does not currently offer passenger service. It is, however, home to the forest fire fighting service (multiple jurisdictions) and a new drone testing facility, both of which could create spin-off industries that would be a perfect fit for this area.

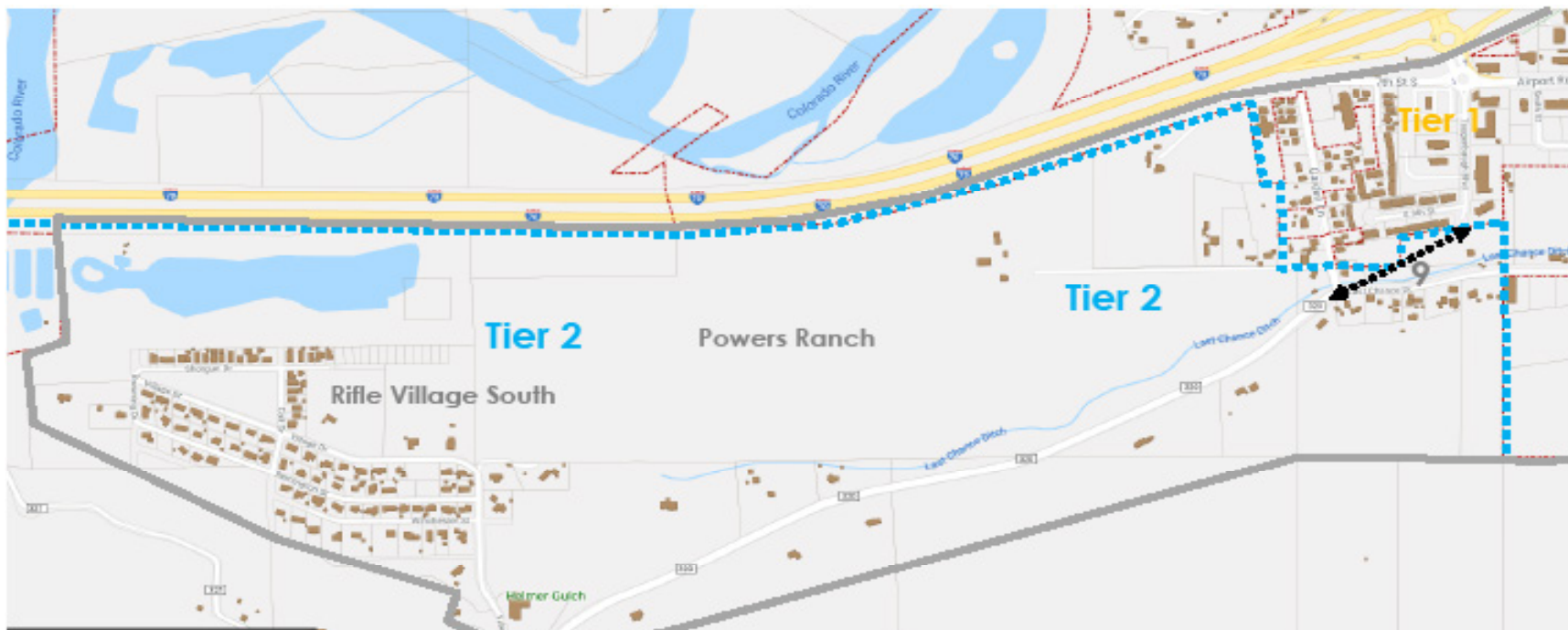
The **Rifle Airpark** property is south of the Airport and includes over 700 acres. The Airpark was annexed

and master planned in 2007 and the PUD includes a mix of industrial, commercial, airport-related and governmental land uses that is guided by a tightly controlled set of development standards. If the market cannot accommodate uses at this level, it may be appropriate to reset the standards for some areas of the PUD to a level more similar to the City’s light industrial zoning standards while maintaining standards around Colorado Mountain College and the entrance to the Airport as referenced in the Airpark PUD zoning map. The Airpark is designated as Tier 2 due to the need for infrastructure extensions, water tank redundancy, and designation of responsibility for future road maintenance. These issues are solvable with effective coordination between the property owner, Garfield County, and the City of Rifle. The property also includes an area of mesas that would make an excellent open space preserve with recreational trails.

8. Last Chance Drive Extension. A key street connection is the continuance of South 10th Street to the west, where it connects to Last Chance Drive. This would create an alternative east-west route that would relieve congestion on Airport Road.

9. Taughenbaugh Boulevard, Powers Ranch, and Rifle Village South. Powers Ranch is a large piece of unannexed agricultural land south of Interstate 70. The visibility of Powers Ranch from Interstate 70 offers the potential for future commercial and office development. The Taughenbaugh Boulevard connection to Powers Ranch is required for any development. The expense of infrastructure extensions make this a Tier 2 area. Other large commercial areas near Walmart or the Colorado River development area can develop without large expansions of infrastructure.

Rifle Village South is an unincorporated development. After its metro district failed the City of Rifle was legally required to provide the subdivision with utilities.



4.8 WEST RIFLE

West Rifle includes State Highway 6 and a large industrial land base. The area also includes an "Institutional Control Boundary" that is shown on the City's zoning map. The intent is to prevent the use of well water in the areas that have contamination from the UMTRA site. Other notable elements include:

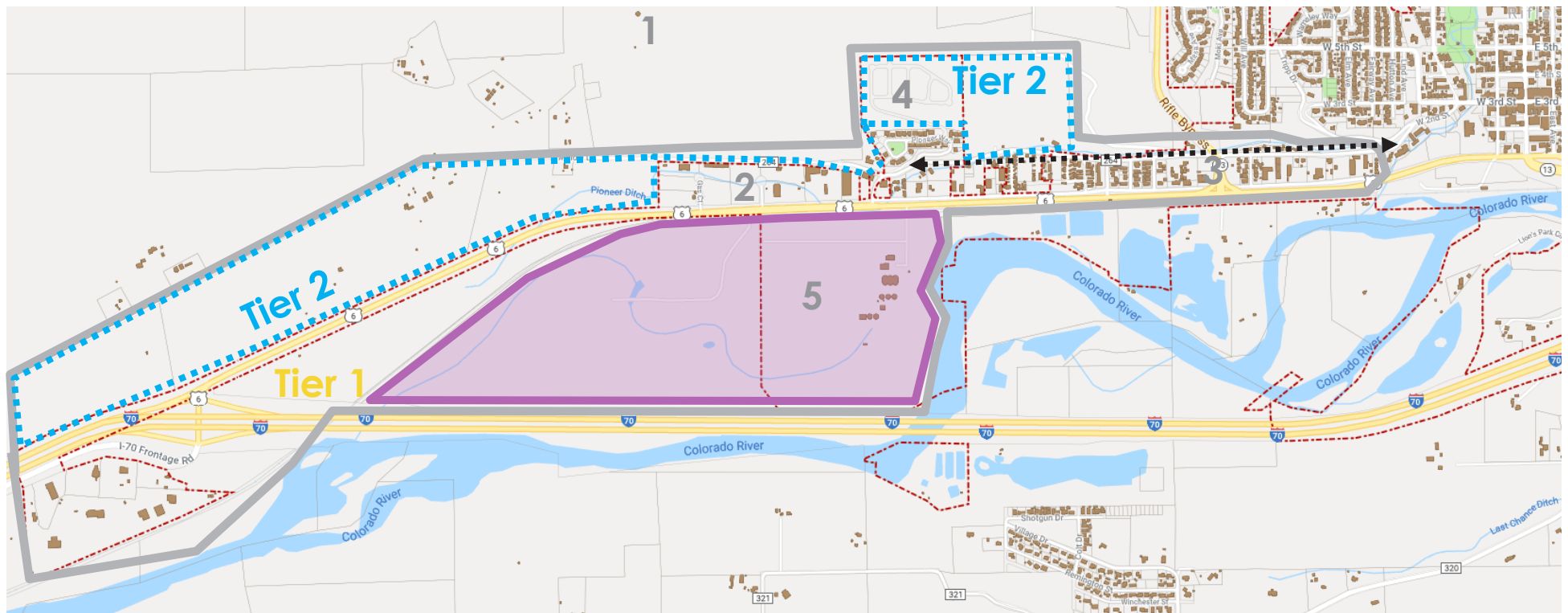
1. **The West Rifle Water Tank** is located within the Clough property.
2. **Light Industrial areas.** The West Rifle Industrial area around Gas Court and Oil Court should remain light industrial in character. However sewer service is

not in place, and it may be cost-prohibitive to install sewer west of the wastewater plant because of grade issues. This may limit development further to the west of Oil and Gas Court.

3. Old Hwy 6 & 24 neighborhood and pedestrian access. The State Highway 6 & 24 neighborhood includes a mix of older residential uses (including RV Parks and mobile home parks), commercial, and light industrial uses along the Access Road of State Highway 6 / 24. This mixed-use pattern makes transitioning to any one land use challenging. The Future Land Use Map designates these areas for "Neighborhood Commercial" uses that are compat-

ible with nearby residences. Light industrial activities that include heavy equipment, high truck traffic, and large outdoor storage yards should not be permitted near residential areas, but are appropriate towards the western end of the area (near the "Action Shop" business).

Pedestrian access is lacking between Downtown Rifle and West Rifle (see black arrow on map). Adding sidewalks to West 2nd Street is one option. Another option might be using the Pioneer Ditch ROW, although no public access easements are in place and would have to be acquired from several property owners. A third option would be a sidewalk along the



Access Road.

4. Pioneer Mesa Phase 2. Pioneer Mesa Phase 2 is within Tier 2. Although Pioneer Mesa Phase 1 has been developed, Phase 2 has not been completed. In 2008 the developer installed some infrastructure without City approval. The access to Phase 2 is cut into a steep hillside and the road must allow safe access and direct drainage away from Phase 1 homes. The CDOT Access Control Plan also recommends a redesigned intersection of Hwy 6 and County Road 264 that involves acquiring new Right of Way. A lower impact development pattern or non-residential uses may be appropriate given these constraints, the City's concern for future maintenance responsibilities, and the isolation of the property from community services.

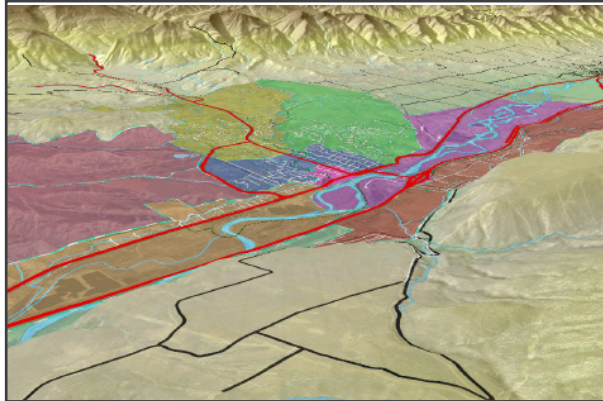
5. Uranium Mill Tailings (UMTRA) Site, Energy Innovation Center, and City Wastewater Facility. This property is the former location of a Uranium Processing Plant. The Department of Energy cleaned up the site and transferred ownership of the eastern half of the property to the City of Rifle. The western half of the property is owned by UMETCO (Dow Chemical) and available for industrial use, although groundwater contamination issues must be monitored during construction.

The City's property has infrastructure installed and ready to locate job-producing enterprises. The Department of Energy has covenants on the property requiring permanent ownership by the City of Rifle. The City is able to enter long-term leases with other entities. See the Economic Development section for more information on the "Energy Innovation Center".

The topic of radiation contamination is an important concern, both on the UMTRA site and in the wider Rifle

area. During the operation of the processing plant from the 1950s to the 1970s, tailing piles with high levels of radioactivity were used as fill material by the community. The Department of Energy made a "sweep" of the community in the 1990s to remove radioactive materials from residential and commercial properties. This removed much of the hazard, but the Colorado Department of Health and Environment (CDPHE) maintains an active program to assist property owners with testing and removal of contaminated soils. The City of Rifle has required Radiation Hazard Reports to be conducted with all annexations since the early 1990s. This reduces the risk of contamination in the newer subdivisions of Rifle.

CHAPTER 5: LAND USE DESIGNATIONS AND FUTURE LAND USE MAP



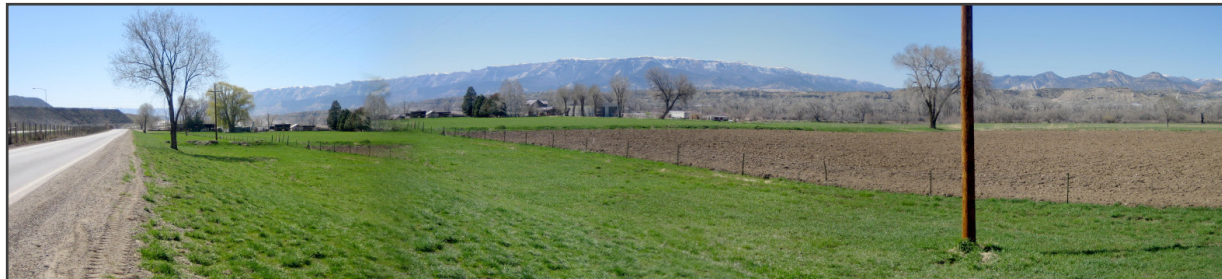
The Future Land Use Map and Designations are a reminder of the community's vision for itself. The Future Land Use is different than zoning. While zoning represents the current regulations that are in place, the Future Land Use Map expresses the future vision for a property or neighborhood. The Future Land Use Map should be consulted whenever a land use action is proposed for a property, in particular, during annexations, subdivisions, and zoning actions.

Two Future Land Use Maps have been created: one map for commercial uses, and one map for residential uses. Some properties have a designation in both the commercial and the residential map. This means the property is appropriate for both types of uses.



The residential map only shows designations for areas that are expected to see change in the future. It does not show a designation for many of Rifle's stable residential neighborhoods that have already been built out. For these areas, the existing zoning should be followed.

Some areas in Tier 2 and Tier 3 are not shown with Future Land Use designations. If the City were to contemplate annexation or development of these areas, a master plan would be needed to identify a vision for the land uses.



5.1 RESIDENTIAL LAND USES

High Density Residential

Density: 12-30 du/acre

Housing Types: Apartment and condo buildings; townhomes; duplexes; and in some cases small homes/patio homes with less than 3,000 square foot lots.

Location Criteria: Areas that are walkable to services and core areas of the community such as Downtown Rifle; the Colorado River Development Area; areas in South Rifle that are south of Airport Road and west of Grand River Health; areas east and west of Railroad Avenue.

Zoning: High Density Residential is desirable in some, but not all, areas zoned the following: Central Business District (CBD); Medium Density Residential Redeveloping (MDR-X); Medium Density Residential (MDR)



Moderate Density Residential

Density: 7-15 du/acre

Housing Types: Townhomes (in some cases); duplexes; small homes/patio homes on small lots; average single-family lots (approximately 8,000 square feet).

Location Criteria: Areas with at least moderate access to services; areas that need major infrastructure improvements that require enough density to fund the infrastructure; areas where streets and infrastructure can accommodate medium densities.

Zoning: Medium Density Residential Redeveloping (MDR-X); Medium Density Residential (MDR); Low-Density Residential (LDR)



RESIDENTIAL LAND USES

Suburban Residential

Density: 0.5 to 6 du/acre

Housing types: Average single-family lots (approximately 6,000 - 10,000 square feet); large single-family lots up to half an acre.

Locational Criteria: Areas that are not adjacent to collector streets or community services; areas where higher density may lead to impacts such as traffic congestion or overburdened infrastructure.

Zoning: Low Density Residential (LDR); Estate Zoning



Rural Residential

Density: 1 du per acre and below

Housing Types: very large lot single-family homes and ranchettes. Clustering is encouraged in order to provide flexibility for future land uses.

Locational Criteria: Areas that have been annexed into the City of Rifle but are unlikely to receive water and/or sewer service within the planning horizon. Areas that are more appropriate for County-style rural/agricultural development on well and/or septic systems.

Zoning: An applicable zoning district does not currently exist. Developing Resources is the closest, but is not a complete match for this intended use.



5.2 COMMERCIAL LAND USES

Neighborhood Commercial (NC)

Neighborhood Commercial areas are designated for commercial uses that are compatible within close proximity to residential uses in a walkable environment. Uses may include, but are not limited to: office, retail, restaurants, and many types of personal services. Neighborhood Commercial does not allow commercial uses that would negatively impact nearby residential uses. This may include, but is not limited to: auto-body shops, mini-storage, outdoor storage, gas stations, or warehouses. Impacts such as noise, odors, or visual unattractiveness are not permitted. A walkable urban design is important. Parking lots should not front streets but be located at the side or rear of buildings. Large parking lots, and the commercial use types that are at a scale large enough to require them, are likely to be inappropriate.

Locations: Downtown Rifle; areas in South Rifle south of Airport Road and west of Grand River Health; West Rifle areas between Hwy 6 and West 2nd Street.

Zoning: Central Business District (CBD); Tourist Commercial (TC)



Community Commercial (CC)

Community Commercial uses operate at a larger scale than those in Neighborhood Commercial. They locate near arterial or collector streets and serve the entire community. Their design is more accessible to vehicles. Uses may include grocery stores, auto-parts stores, shopping centers, offices and personal services. In many areas designated Community Commercial, allowance for commercial uses with a higher level of impacts, including auto-body shops, mini-storage, limited outdoor storage, gas stations, or warehouses, is appropriate. However, these uses may not be appropriate in all Community Commercial areas, especially those that are adjacent to residential areas. To ensure high-impact uses are located in appropriate areas, they should be listed as a Conditional Use in the Community Service (CS) zone district.

Locations: Railroad Avenue corridor; Airport Road

Zoning: Community Service (CS)

Regional Commercial (RC)

Regional Commercial uses are at a large enough scale to attract customers from the wider region. Big Box stores and shopping centers are appropriate. Sites for Regional Commercial are likely to require visibility from the interstate or arterial streets. Only a few locations in Rifle have the potential for these types of uses.

Locations: Airport Road; Colorado River Development Area.

Zoning: Community Service (CS)

EMPLOYMENT LAND USES

Light Industrial (LI)

The Light Industrial land use provides locations for uses including indoor fabrication, contractor shops, design centers, research and development offices and institutions, and oil and gas industry support services. The Light Industrial land use designation will not permit heavy industrial uses. Design and performance standard will limit the visual impact of Light Industrial uses especially along major road corridors such as **Airport Road**.

Restaurants, hotels, common household goods, personal service, and medical offices are only allowed in certain PUD areas within Light Industrial, such as Rifle Business Park. In general, they are not appropriate in those areas. Gas stations and truck stops shall be permitted in light industrial.

Location: the eastern side of Airport Road; West Rifle; Queen's Crown

Zoning: Light Industrial

Industrial (IND)

Density: n/a

The Industrial land use is intended to provide a location for employment opportunities such as manufacturing, warehousing and distributing, oil and gas production facilities; indoor and outdoor storage and a wide range of commercial and industrial operations. These uses tend to have the highest impacts such as noise, odors, and unsightly visuals. Industrial land uses should only be allowed in areas with appropriate distances from commercial or residential uses

Locations: South of the West Rifle interchange; South of Airport Road in the Airpark.

Zoning: Industrial

Future Land Use Map

Commercial and Industrial Uses

■ Neighborhood Commercial

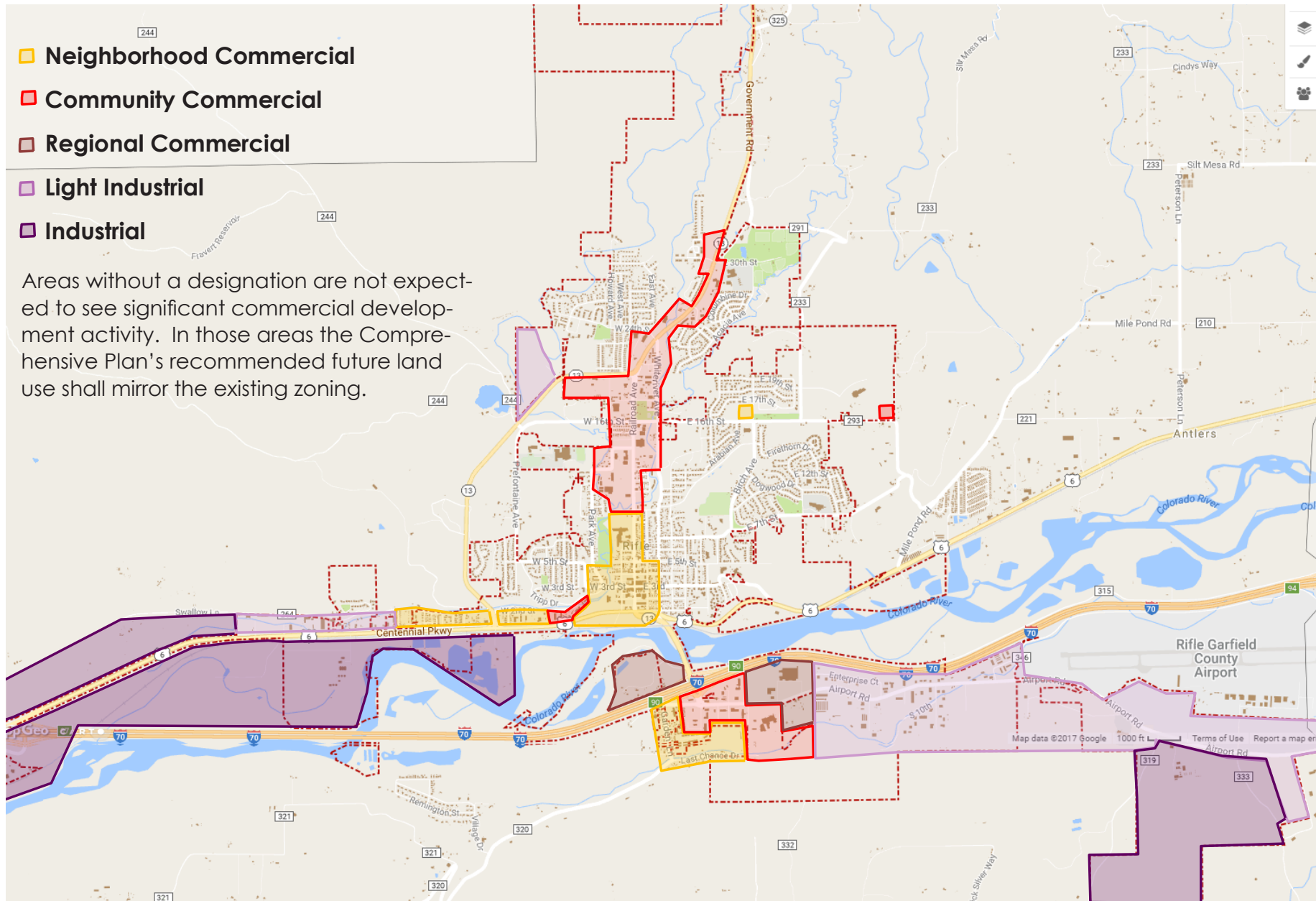
■ Community Commercial

■ Regional Commercial

■ Light Industrial

■ Industrial

Areas without a designation are not expected to see significant commercial development activity. In those areas the Comprehensive Plan's recommended future land use shall mirror the existing zoning.

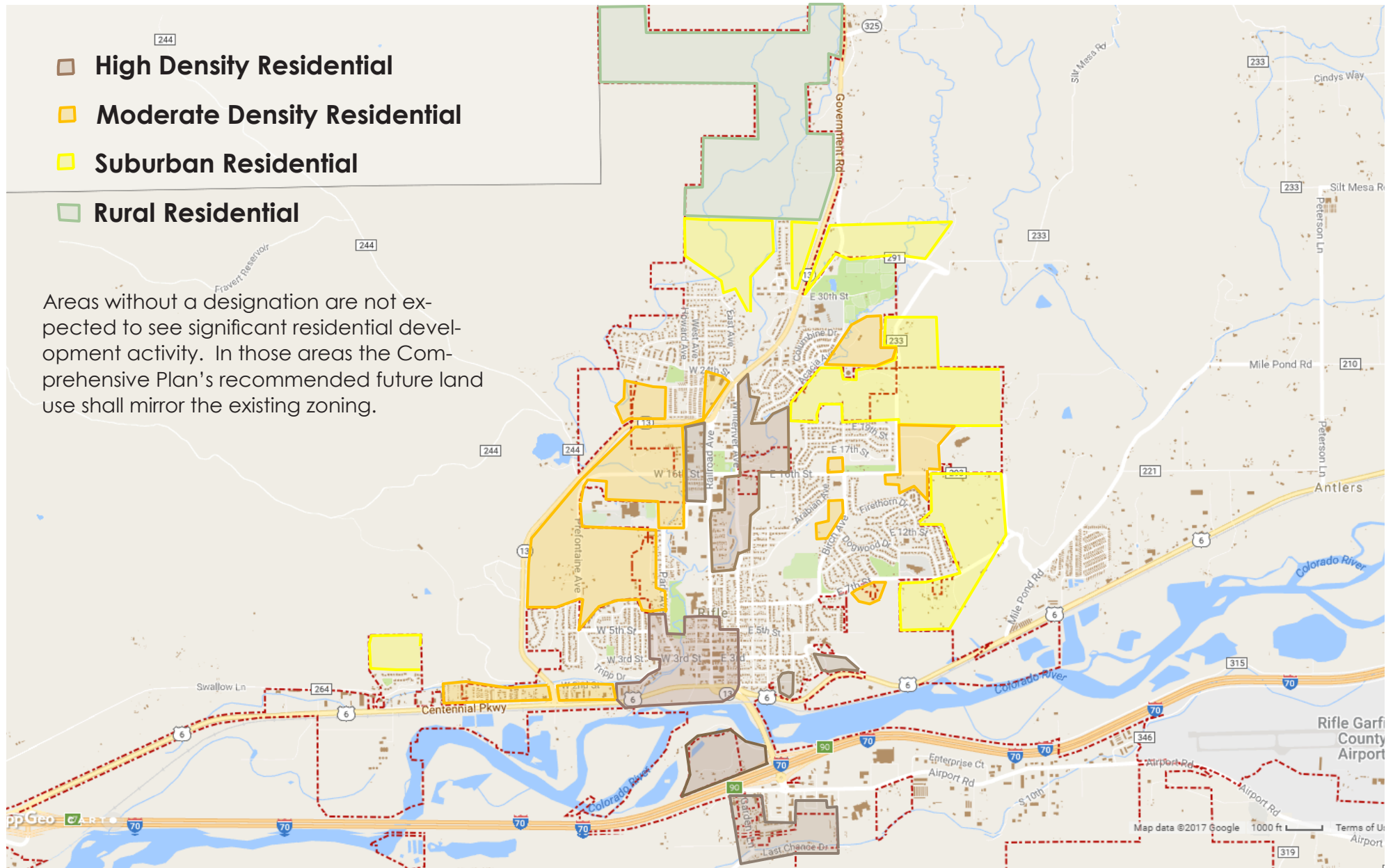


Future Land Use Map

Residential Uses

- High Density Residential
- Moderate Density Residential
- Suburban Residential
- Rural Residential

Areas without a designation are not expected to see significant residential development activity. In those areas the Comprehensive Plan's recommended future land use shall mirror the existing zoning.





Agenda Item #6.b.

Agenda Item Name:

Discussion regarding Strategic Planning (recap)

Presenter:

Zach Higgins, Community Development Director

Item Description:

Recap of the March 30th Joint GRIT and DDA Strategic Planning Workshop.

Recommended Action:

Provide General Direction to Staff.

Fiscal Impact:

None at this time.

Operational Impact:

None at this time.

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

A draft summary from Electra will be made available before the scheduled GRIT meeting.

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Community Development Director

Attachments:

None



Agenda Item #6.c.

Agenda Item Name:

Discussion regarding Sign Board/Community Calendar on Railroad Ave

Presenter:

Zach Higgins, Community Development Director

Item Description:

Recommended Action:

Provide General Direction to Staff.

Fiscal Impact:

None at this time. GRIT has reserves available to take on this type of project if desired.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

A proposed sign board/community calendar located on the City of Rifle Parking Garage visible to Hwy 6 and/or Railroad Ave was an idea that gained traction at the Strategic Planning Workshop. This could be considered a quick win project given the hurdle to achieve is relatively low and the community impact could be high in messaging and transparency.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Community Development Director

Attachments:

None



Agenda Item #6.d.

Agenda Item Name:

Discussion and possible action regarding GRIT Facade Grant Program

Presenter:

Zach Higgins, Community Development Director

Item Description:

GRIT Board to review proposed changes to the GRIT Facade Grant Program.

Recommended Action:

Move to approve the proposed changes to the GRIT Facade Grant Program as presented.

Fiscal Impact:

The proposed changes do not represent any financial changes from the current budget allocation.

Operational Impact:

The proposed changes make only minor changes to the amount of effort required by Staff to facilitate the grant.

Prior Board Motions:

Background Information:

The GRIT Board approved the Facade Grant Program in 2025. There was interest from at least five parties for the grant in 2025. Ultimately, no party submitted an eligible application and so no awards were made in 2025.

Executive Summary:

As previously discussed toward the end of 2025, with no applicants for the Facade Grant, the GRIT Board should consider some amendments to the program. Staff received feedback about some burdens that made the application process or program guidelines unattainable or unattractive.

Below is a summary of key differences being proposed:

1. Program Framing & Clarity

Change: Simplified and clarified purpose and eligibility language

- **Original:** Longer, more descriptive purpose focused on character and tourism
- **Amended:** Streamlined to focus on **investment, character, and economic vitality**

2. Funding Structure

Major Changes:

- Introduces **annual funding cap** (\$40,000 total program)
- Clarifies **reimbursement-based funding**
- Retains 25% match but clarifies flexibility

- **Original:**
 - Project cap up to \$50,000
 - No clear reimbursement language
- **Amended:**
 - Annual funding limit defined
 - Explicit reimbursement after completion

3. Applicant Eligibility Requirements

New Requirements Added:

- No outstanding code violations
- Taxes, utilities, and financial obligations must be current
- Tenants allowed with owner authorization
- **Original:** General eligibility only
- **Amended:** Adds compliance-based screening

4. Expansion of Eligible Improvements

Significant Expansion:

- **Original:** Limited to core façade elements (windows, lighting, masonry, etc.)
- **Amended adds:**
 - Signage
 - Storefront reconstruction
 - ADA improvements
 - Patios and landscaping elements
 - Broader architectural features

5. New: Ineligible Improvements & Costs Section

Not present in original

- **Amended includes explicit exclusions:**
 - Work done before approval
 - Routine maintenance
 - Non-visible work
 - Sweat equity
 - Business expenses, debt, etc.

6. New: Eligible vs. Ineligible Project Costs

New financial clarity added

- **Amended defines:**
 - Eligible: materials, labor, design, utilities, permits
 - Ineligible: acquisition, operations, insurance, etc.
- **Original:** Only excluded permit fees

7. Application Review Process

More structured and transparent

- **Original:** Rolling review by Advisory Board
- **Amended:**

- Staff review → Advisory Board → City Council
- Allows for **scheduled cycles or defined intervals**

8. New: Scoring-Based Evaluation

- **Original:** General qualitative criteria
- **Amended:** Introduces **formal scoring system framework**

Criteria include:

- Visibility
- Historic preservation
- Economic/community impact
- Project readiness

9. Project Timeline Requirements Expanded and clarified

- **Original:** 180 days after permit issuance
- **Amended:**
 - Start within 3 months
 - Complete within 12 months
 - Extensions allowed

10. Post-Completion & Compliance Requirements Substantial additions

- Maintenance requirement (12 months)
- After photos required
- City inspection required
- City can promote project
- **Original:** Minimal post-project requirements
- **Amended:** Detailed compliance process

11. Reimbursement Process (New Section) Fully defined process added

Steps include:

1. Submit receipts + photos within 45 days
2. Staff inspection
3. Approval → reimbursement

12. Application Requirements (Expanded) More detailed submission requirements

- Adds:
 - Scope of work requirement
 - Planning review
 - Encouraged design consultation (DOLA/Main Street)

- Flexible bid requirements (1 required, 2 preferred)

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. Facade Grant_Suggested Amendments_04_2026

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: Greater Rifle Improvement Team
FROM: Zach Higgins, Community Development Director
DATE: April 14, 2026
SUBJECT: GRIT Façade Grant Program – Suggested Amendments

Façade Grant Program Outline

Greater Rifle Improvement Team (GRIT) Façade Improvement Grant Program

Financial assistance is available to eligible property owners and authorized business tenants who wish to make exterior improvements to commercial buildings within the City of Rifle.

The GRIT Façade Improvement Program is intended to encourage investment in building façades, enhance community character, and improve economic vitality.

Funding Structure

- The applicant must provide a minimum of 25% match to any amount awarded. The annual grant availability is up to \$40,000. Less than a 25% owner match may be considered based upon degree of community benefit. The applicant must provide a minimum match toward the total grant request.
- Grant applications will be considered by the Greater Rifle Improvement Team Advisory Board for action recommendation to Rifle City Council. Rifle City Council has final say in all GRIT grant programs.
- Grant funds shall be distributed on a reimbursement basis following project completion, submission of required documentation, and verification by City staff.

Who Can Apply

Eligible applicants include property owners and business tenants (with written property owner authorization) for commercial buildings within Rifle city limits.

- Properties must not have outstanding zoning, building code, or municipal violations.
- All property taxes, utility bills, and other financial obligations to the City must be current.

Eligible Façade Improvements

Only improvements visible from the public right-of-way that create a significant visual impact are eligible.

- Exterior painting and/or paint removal
- Masonry and stucco repair and restoration
- Windows and doors
- Exterior lighting
- Permanent signage, such as monument, projecting, or wall
- Storefront rehabilitation or reconstruction
- Removal and replacement of exterior finishes (vinyl siding excluded from replacement materials)
- Accessibility (ADA) improvements

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- Other architectural elements that enhance façade quality
- Patios, including base and railings
- Permanent landscaping elements (retaining walls, attached planters, period appropriate fencing materials)

Ineligible Improvements and Costs

The following are not eligible for grant funding:

- Improvements completed prior to grant approval
- Interior or improvements not visible from the public right-of-way
- Routine maintenance and cleaning
- Non-permanent fixtures (e.g., furniture, planters)
- Applicant labor ("sweat equity")
- Business operating expenses (payroll, utilities, etc.)
- Refinancing of existing debt

Eligible Project Costs

Total redevelopment Eligible costs (Grant and non-grant) may include:

- Construction materials and labor
- Design and architectural services
- Utility upgrade costs
- Building Permits

Total redevelopment Ineligible costs (Grant and non-grant) include:

- Property acquisition
- Regular building utility costs
- Ongoing operational expenses
- Insurance, taxes, or loan payments
- Worker support (meals, transportation, uniforms, etc)

Application Process

- Applications may be reviewed on a scheduled cycle or at defined intervals based on available funding. Applications will be reviewed by City staff and presented to the GRIT Advisory Board for recommendation to Rifle City Council.
- The GRIT Advisory Board will evaluate applications using a defined scoring system.

Project Criteria and Selection

Projects will be evaluated based on a scoring system that may include:

- Visibility and impact on the public realm
- Contribution to historic preservation
- Economic and community impact
- Building condition and urgency of improvements
- Applicant readiness and capacity to complete the project

Additional Grant Requirements

- Applicants must comply with all applicable municipal codes and obtain all required permits prior to beginning work. The applicant is responsible for maintaining the property and improvements.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- The City may use project images for promotional purposes.

How to Proceed

1. Schedule a pre-application meeting with City staff.
2. It is highly encouraged, but not required to contact Main Street Colorado for a design consultation. Please contact Larry Lucas from the Department of Local Affairs at (720) 402-9303.
3. Complete the application, including:
 - Project narrative
 - Scope of work is required
 - Planning Department comments/review
 - Visual materials or renderings
 - Photos of existing conditions
 - Contractor bid(s) or estimate(s) (one mandatory, two preferred)
 - Proof of ownership or authorization
4. Submit application for final review.
5. Applications will be reviewed and scored, with final approval determined by the Rifle City Council.

All applications must be physically returned to:

Rifle City Hall

202 Railroad Ave., Rifle, CO 81650

Or electronically sent to:

zhiggins@rifleco.org

Construction Process

1. Renovation/rehabilitation work must be started within three (3) months of grant approval and completed within twelve (12) months of approval. Depending on the scope of a project, extensions may be requested on a case-by-case basis. City Staff reserves the right to cancel this agreement in the event of a failure to comply with this schedule.
2. The applicant is responsible for obtaining all building permits and any other required permits for the work to be completed. The applicant is responsible for conformance with all applicable safety standards and conditions.
3. The applicant agrees to maintain the property and improvements for a period of twelve (12) months following completion and acceptance of scope of work.
4. The applicant agrees to provide an "after picture" of the improvements.
5. The City of Rifle Façade Grant Program may promote an approved project including, but not limited to, displaying a GRIT sign at the site, during and after construction, and using photographs and descriptions of the project in GRIT or City of Rifle marketing materials.

Reimbursement

1. Once work is completed, the applicant must submit an "after picture" and final receipt/bills within 45 days of project completion.
2. City Staff inspects and verifies completed work.
3. Should the final product be consistent with the City's approvals, reimbursement of funds to the applicant will be authorized.



Agenda Item #7.a.

Agenda Item Name:

CD Director Update - April 2026

Presenter:

Zach Higgins, Community Development Director

Item Description:

Draft images included from CleoBell Designs

Recommended Action:

N/A

Fiscal Impact:

Operational Impact:

Prior Board Motions:

Background Information:

Executive Summary:

Notification Requirements:

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. ThirdstreetPROOF
2. BookCliffsProof



RIFLE COLORADO







BOOK CLIFFS

RIFLE, COLORADO

