



## DEVELOPER FAQ

### **SITE READINESS AND CONTROL**

**Q: What is the total size and configuration of the property?**

**A:** The Victory Way site includes three parcels totaling approximately 79,500 square feet (1.83 acres). Individual parcel sizes are 48,000, 17,000, and 14,500 square feet, allowing for phasing or flexible development footprints.

**Q: What is the process for obtaining the land?**

**A:** Proposals will be reviewed based on project viability, community benefit, and alignment with downtown revitalization goals. Site control will be transferred via agreement with Moffat County.

**Q: What infrastructure is already in place?**

**A:** The site is fully served by on-site utilities: 8" water and wastewater lines, electric service from Yampa Valley Electric, natural gas from Atmos Energy, and high-speed fiber optic from Luminate Broadband.

# VICTORY WAY REDEVELOPMENT SITE

## **Q: What is the current zoning and what uses are permitted?**

**A:** Zoned Community Commercial (C-2), the site allows for retail, office, residential (including mixed-use), light industrial, medical, and headquarters facilities. No rezoning is required to begin development.

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## **Q: Are there existing buildings or demolition requirements?**

**A:** No. The former courthouse structure has been removed. The property is a cleared, development-ready urban site.

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## **MARKET FIT AND DEMAND**

### **Q: Is there demand for mixed-use or downtown development in Craig?**

**A:** Yes. Craig is actively prioritizing downtown revitalization with a focus on retail, entrepreneurship, and small-scale housing. The community has a significant need for workforce housing, specialty retail, and hospitality uses.

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### **Q: What kind of workforce is available?**

**A:** The regional labor shed includes 27,283 workers. An estimated 200–300 skilled workers are transitioning out of coal-related jobs and are retraining for new industries.

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### **Q: What makes Craig a smart location for light manufacturing or tech-enabled retail?**

**A:** Craig sits at the crossroads of U.S. Highway 40 and Colorado State Highway 13, with proximity to I-70 and I-80. It has a lower cost of living and operations, strong broadband, and shovel-ready parcels in a central location.

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## **DEVELOPMENT INCENTIVES AND PARTNERSHIPS**

### **Q: What local and state incentives are available?**

**A:** The site lies within an Enhanced Enterprise Zone and qualifies for Colorado's Rural Jump-Start Program. Developers may be eligible for:

- State income tax credits for job creation
- Relief on personal property and sales tax
- Expedited permitting

# VICTORY WAY REDEVELOPMENT SITE

## **Q: Are public-private partnerships (P3s) being considered?**

**A:** Yes. The City of Craig is open to partnerships that include shared-use elements, communityfacing spaces, or workforce housing. All creative proposals will be reviewed with an eye toward long-term community benefit.

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## **Q: What's the City's approach to permitting and approvals?**

**A:** The City's leadership is unified in its support of the Victory Way redevelopment. Developers can expect a collaborative process and a direct point of contact within the Economic Development Office for fast-tracking reviews.

## **SITE ADVANTAGES AND DOWNTOWN CONTEXT**

### **Q: Why is this site ideal for mixed-use development?**

**A:** The Victory Way site sits at a highly visible corner within walking distance of restaurants, civic buildings, and the historic downtown core. Its infrastructure is fully in place, the zoning is flexible, and the surrounding area offers immediate market access to both residents and visitors.

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### **Q: Can this site support outdoor or experience-based retail?**

**A:** Absolutely. Craig's economy includes recreation and tourism-related manufacturing, agriculture, and retail entrepreneurship. The community welcomes experiential retail and maker spaces that leverage the outdoor culture and heritage of Northwest Colorado.

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### **Q: Is there community support for new development?**

**A:** Yes. Craig's residents and business community are highly engaged in economic revitalization and welcome high-quality mixed-use and commercial development that strengthens the downtown district.

## **RISK AND CHALLENGES**

### **Q: Are there any known site issues, title encumbrances, or regulatory constraints?**

**A:** There are no known title or environmental issues. The site has been cleared, utility connections are confirmed, and zoning is already appropriate for intended uses. Developers are advised to conduct standard due diligence prior to finalizing a proposal.

# VICTORY WAY REDEVELOPMENT SITE

## Q: What are the biggest hurdles to development?

**A:** As with most downtown sites, access management, design integration with adjacent properties, and parking may require careful planning. The City is prepared to work hand-in-hand to resolve these as part of the entitlement process.

## NEXT STEPS

## Q: How do I express interest or submit a development proposal?

**A:** Interested parties should contact:

### **Shannon Scott, MBA**

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