

Glossary - Appendix A

A

Access Control Plan – a plan that identifies the location and type of access for properties along a state or federal highway.

Acre-foot – the volume of water one-foot deep covering an acre of land.

Action step/strategy – specific activities or strategies intended to accomplish the goals of the Comprehensive Plan.

Adaptive reuse – the development of a new use for an older building or for a building originally designed for a specific or special purpose.

Adequate public facilities – the public facilities and services needed to maintain the adopted level or service standards.

Adequate Public Facilities Area (APFA) – that area within which a full complement of City infrastructure is available to support growth and development.

Aesthetic – the perception of artistic elements or elements in the natural or built environment that are pleasing to the eye.

Affordable housing – housing costs that do not exceed 30% of a household's income.

Agri-tech – businesses and industry related to agriculture and the production of food.

Airport Authority – the governing body of the Greeley-Weld County Airport.

Airport Influence Area – the area affected by noise and/or safety considerations, as identified on the airport layout plan drawings as contained in the Greeley/Weld County Airport Master Plan.

Airport Zoning Overlay District – those lands depicted within the airport development area as contained within the Greeley-Weld County Airport Master Plan.

Air transportation – the transportation of passengers and freight using aircraft such as airplanes and helicopters.

Alternative Compliance – a method of using equivalent design solutions for building or zoning code compliance, when it is otherwise impractical or impossible to meet standards, or where maximum achievement can only be obtained through the use of alternatives.

Alternative mode – a different method or type of transportation than is typically used.

Amendment – a change to the adopted Comprehensive Plan, which must be approved by the City Council and be processed in the same manner as the original adoption of the plan.

Amenity – a natural or built feature that enhances the aesthetic quality, visual appeal, or makes more attractive or satisfying a particular property, place, or area.

Americans with Disabilities Act (ADA) – adopted in 1990, a civil rights law that prohibits discrimination on the basis of disability.

Annexation – the incorporation of land into an existing community with a resulting change in the boundaries of that community.

Annual Growth and Population Projections – projections prepared annually by the Greeley Planning Office to estimate future population growth in Greeley.

Aquifer – a geologic formation that contains a usable supply of water.

Architectural Review Advisory Committee – a citizen design review committee responsible for resolving architecture and design issues on development proposals.

Army Corps of Engineers (ACOE) – a federal agency responsible for the design and construction management of public works and flood-related projects.

Areas of ecological significance – areas which have significant environmental features and attributes, including critical wildlife habitat and populations, native and unique plant communities and valuable natural features.

Arts & Entertainment District – a district proposed by the Downtown Development Authority's Plan of Development that emphasizes Downtown Greeley as an area for activities and events related to arts and entertainment.

Attractive nuisance – something hazardous that is attractive and enticing, especially to children, and as a result, is a hazardous situation.

B

Backyard and Natural Areas Certification Program – a program administered through the City of Greeley which provides special designation for landowners who accommodate natural areas, vegetation, habitat, and other specified features that support native animal and plant communities.

Best management practice - state-of-the art technology as applied to a specific problem.

Big box - a retail or commercial use or combination of retail or commercial uses in a structure that exceeds forty thousand (40,000) square feet of gross floor area.

Bike lane - an area on a street that is striped and identified as an area for bicyclists, which is generally located between the travel lane and curb.

Bike path - a path for bicyclists that is separated from or located off-street.

Bike route - a route on area streets that is identified as a route for bicyclists to use.

Broken window theory – a theory that fixing problems when they are small (ie. broken windows) will prevent or minimize future vandalism and criminal activity.

Brownfield development – development on property that was formerly used for industrial purposes.

Buffer yard – a landscaped area used to physically separate or screen one use or property from another.

Existing Building Code – One of several building codes adopted by the City of Greeley, and administered through its Building Inspection Division, which allows the alteration of an existing building to consider and follow the code standards in place when the building was constructed under certain conditions.

Bureau of the Census – federal agency responsible for gathering demographic and economic data for the United States.

Business incubator – a program designed to accelerate the development of entrepreneurial companies through business support and resources.

C

Poudre River Trail Master Plan – a plan for future improvements and access along the Poudre River Trail Corridor adopted in 1995.

Capital Improvements Plan (CIP) - a plan for future capital improvements to be carried out during a specific time period and prioritized, along with cost estimates and the anticipated means and sources of financing each project. Improvements include acquisition of property major construction projects or acquisition of equipment expected to have a long life.

Cash-in-lieu – money collected instead of providing a land dedication for purposes such as for schools, or parks.

Centennial Village – a “living history” museum campus which provides interpretation and hands-on experience of the early history of Greeley and Weld County.

Central Business District - the centrally—located business area within a community which is often referred to as the “downtown”.

Character Overlay District - an overlay district established for the purpose of maintaining and preserving the attributes which make up the character of a particular and definable area within the city.

Chicane - a traffic-calming technique where street or road alignments are offset from one another.

Citizen academies – an educational activity for citizens with the goal of creating better understanding and communication between citizens and local governmental agencies, such as with Police Departments.

City Council - the City Council of the City of Greeley, Colorado.

Citizen Transportation Advisory Board (CTAB) - an appointed board of citizens that provides advice to the Greeley Public Works Department on transportation-related matters.

Cluster development – a design technique that concentrates buildings on a portion of the site while allowing the remaining area to be used for common open space, recreation, and/or protection of environmentally sensitive areas.

Code of conduct – a set of rules outlining the responsibilities or proper practices of an individual or organization.

Colorado Endangered Places List – the most threatened historic places in Colorado as identified by Colorado Preservation, Inc.

Colorado Primary Drinking Water Standards - those standards used for treating drinking water in Colorado.

Community commercial center - a commercial area of approximately 20 – 40 acres in size located along major arterial roads and which has a typical trade area of six (6) square miles.

Community-Oriented Policing - a policing strategy and philosophy based on the concept that community interaction and support can help control crime.

Community Outreach Programs (COP) - an approach to customizing police services to neighborhood or community settings.

Community park - a park intended to serve the entire community, ranging in size from 34 to 100 acres.

Community separator - an area that serves as a physical and/or visual separation between communities.

Compatibility - having harmony in design, appearance, use and/or function of the characteristics of a building or structure, a neighborhood, or an area.

Complete neighborhoods – neighborhoods designed to provide a full-range of services and products, such as education, shopping, employment, and recreation opportunities, for residents of the neighborhood.

Complete streets – roadways designed and operated to enable safe, comfortable, and attractive access and travel for all users.

Comprehensive Plan - a long-range plan intended to guide the growth and development of a community or region.

Comprehensive Drainage Master Plan - the storm drainage plan for the City of Greeley, adopted in 1998, revised in 1999.

Comprehensive Transportation Plan - a long-range transportation plan for the City of Greeley to the year 2015, adopted in 1996.

Concurrency - the requirement for the provision of adequate public facilities and/or services at the time the demand for those facilities or services is created.

Connectivity or interconnectivity - the ability to be linked, such as through transportation systems, between areas.

Conservation - management of a natural resource to prevent exploitation or destruction.

Cooperative Planning Area (CPA) - areas of mutual development interest between Greeley and its adjacent communities for which it has formal agreements.

Covenants – a set of restrictions and conditions that are intended to maintain neighborhood or character and prevent improper use of land and which are administered by a homeowners' or property owners' association.

Coving – subdivision design characterized by non-uniform lot shapes and home placement, and when combined with winding roads, results in increased lot area, fewer intersections, and decreased road area.

Creative class - individuals who work as lawyers, physicians, architects, educators, researchers and scientists, artists, designers, and in technology-related fields who tend to be problem-solvers, with a high level of formal education.

Culture - elements relating to customary beliefs, social forms, physical structures and related traits of racial, religious or social groups, and, aspects of intellectual or artistic taste.

CXD – a proposed Mixed-Commercial Zoning District, which would include a mix of office, personal service, retail and other commercial uses.

D

Density - the number of dwelling units per acre of land area.

Design review - a process for reviewing development proposals within a Neighborhood Development District.

Development - any construction or activity which changes the basic character or use of land on which construction or activity occurs, including but not limited to any non-natural change to improved or unimproved real estate, substantial improvements to buildings or other structures, mining, dredging, filling, grading, paving, extraction, or drilling operations.

Development Code - the City of Greeley's Zoning and Subdivision regulations, adopted in 1998 and amended in 1999.

Development node – an area where urban development is concentrated and which may consist of a variety of land uses.

Development rights - the right to develop property.

Dog park – a park or area within a park specifically designed for the use of dogs and their owners.

Downtown Development Authority (DDA) - The organization responsible for maintaining and improving the economical viability of a 55-block area around downtown Greeley.

Downtown Development District – the boundaries of the Downtown Development Authority, within which a range of land uses and special districts exist to support the vitality and preservation of Downtown.

Downtown Greeley Historic District – locally designated historic district located between 7th – 10th Streets, between 8th and 9th Avenues, which is the area around which Greeley developed.

Dwelling unit - one (1) room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease as a single unit, on a monthly basis or longer, physically separated from any other room or dwelling unit which may be in the same structure and served by no more than one (1) gas meter and one (1) electric meter.

E

Economic Development Strategic Plan – a specific plan developed by the City to guide and support specific types of desired economic development.

Eldergarden – a non-profit organization which provides a day care facility for elderly individuals who, due to health limitations, may not live independently and typically reside with family members, who need respite as care-givers.

Emergency Operations Plan - an officially adopted set of procedures to follow in the event of a local emergency condition, such as from a significant weather event or transportation disaster.

Employment corridors – a land use corridor typically located along a major community arterial/entryway which is primarily intended for employment and major employers.

Employment sector – one of the major groupings of jobs by nature of work, including agriculture/fisheries/forestry; professional/scientific/technical/business services; natural resources/mining/construction; leisure; transportation/utilities; manufacturing; and information.

Enterprise Zone – areas where development and reinvestment is encouraged through the use of state tax credits and related support for starting or expanding businesses within the zone.

Entryway Master Plan – see Greeley Entryway Master Plan.

Environment - all external conditions and influences affecting the life, development and survival of an organism.

Environmental design - the process of planning for the built environment so that it is integrated with and does not negatively impact the natural environment.

Excellence in Community Design Awards – annual award program which recognizes outstanding building design and construction achievement in a variety of building categories.

F

Federal Emergency Management Administration (FEMA) - the federal agency responsible for the management of natural disasters.

Flood plain - an area which is adjacent to a stream or watercourse and which is subject to flooding as a result of the occurrence of an intermediate regional flood and which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. This term includes but is not limited to, mainstream flood plains, debris fan flood plains and dry wash channels and flood plains.

Flood way - the channel of a river or other watercourse and the adjacent land areas that shall be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Food shed – the system that describes the flow of food used to feed a particular area, starting with the origins of the food, its destination, and transportation to the destination.

Foreclosure – the process where a mortgagee or lien holder obtains a court order to terminate the mortgagor or homeowner's interest in the property.

Form-based zoning – an approach to regulating development to achieve a specific urban form, by creating a predictable public realm through controlling physical form, with less emphasis on land use.

Fugitive dust – dust particles suspended in the air by wind action and human activities.

G

G.E.T – the Greeley-Evans Transit system.

Generica – a reference to the tendency for communities to look alike, primarily as a result of corporate architecture used on national restaurant and retail chains.

Girls of Tomorrow – a recreation program that promotes self-confidence, leadership, community responsibility, and accountability for young women.

Global Positioning System (GPS) - a global navigation satellite system developed by the U. S. Department of Defense, to transmit precise signals for navigation purposes.

Goal - a broad statement of the community's desired future.

Greek-life – the activities, traditions, and rituals associated with fraternities and sororities on a college campus.

Greeley Depot Master Plan - a plan for the reuse of the Union Pacific Railroad Depot, adopted in 1994.

Greeley Entryway Master Plan - a plan for improving the appearance of key entryways into Greeley, including landscaping, signage and street furniture design features, adopted in 1994.

Greeley History Museum – museum of the history of Greeley, from the earliest inhabitants, to recent history, located in the former Greeley Tribune newspaper offices.

Greeley National Register – the City of Greeley's listing of locally designated historic landmarks, as designated by the Historic Preservation Commission and City Council.

Greeley Natural Resources and Wildlife Master Plan – a plan that provides a philosophy and recommendations toward natural resources management as wildlife and environmentally sensitive areas may be impacted by development, adopted in 1993.

Greeley Urban Renewal Authority (GURA) – a political subdivision of the state, formed by and with members appointed by local government to carry out a variety of urban renewal activities on behalf of the City and in accordance with state and often federal grant requirements.

Greeley-Weld County Airport – the airport serving the Greeley and Weld County area, owned and operated by the Greeley-Weld County Airport Authority.

Greeley-Weld County Airport Master Plan - a plan for future development of the Greeley Weld County Airport, adopted in 1978 with subsequent amendments in 1984 and 1993, and 2004.

Green construction - methods used for construction of buildings that are earth and people-friendly, protecting human health and having little impact on the environment.

Green jobs – jobs found in the environmental or agricultural sectors of the economy which are intended to focus on improving conservation and sustainability.

Green ways – a linear open space or natural area or corridor typically used by pedestrians and bicyclists.

Greenfield development – development on property that has not been previously developed.

Greyfield development – development on property formerly used for retail or commercial use.

Ground water - the supply of freshwater under the surface in an aquifer or geological formation that forms the natural reservoir for potable water.

Ground water recharge areas - those areas in which the replenishment of underground water supplies takes place.

H

Habitat - areas that contain adequate food, water and cover to enable one (1) or more species of wildlife to live in or use the area for part of all of the year and which typically consists of natural or planted vegetation, along with one (1) or more sources of water available in the area or adjacent areas.

Hazardous materials/waste - shall mean any substance or materials that by reason of their toxic, caustic, corrosive, abrasive, or otherwise injurious properties may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance, or which may be detrimental to the natural environment and/or wildlife inhabiting the natural environment.

Headway – the time between two vehicles passing the same point traveling in the same direction on a given route, used for public transit and rail transportation.

Historic – the public and private resources in the City, including buildings, homes, replicas, structures, objects, properties, parks and sites that have importance in the history, architecture, archeology or culture of the City, State or Nation, as determined by the Historic Preservation Commission.

Historic preservation – the protection, rehabilitation, and restoration of districts, sites, buildings, structures, objects, and artifacts that are significant in history, architecture, archaeology, or culture.

Historic Preservation Plan - the City of Greeley's plan for historic landmarks and landmark districts, adopted in 1996 and subsequently amended.

Holographic – a technique that allows the light scattered from an object to be recorded and reconstructed so that it appears as if the object is in the same position relative to the recording medium as it was when recorded. The image changes as the position and orientation of the viewing system changes in exactly the same way as if the object was still present, making the recorded image (hologram) appear three dimensional.

Household hazardous waste – common household chemicals and substances which have the potential to be hazardous due to ignitability, corrosivity, reactivity, or toxicity.

Human Relations Commission – an 11-member Council-appointed citizen commission responsible for fostering mutual respect and understanding among all members of the community.

Hybrid - the combination of two or more different things, aimed at achieving a particular objective, and in the case of an automobile, a mixture of power or fuel sources.

I

Implementation - carrying out or fulfilling plans and proposals.

Incentive - a way to encourage a particular action that is considered desirable or beneficial.

Industrial Water Bank - a quantity of low-cost water rights owned by the City, which can be offered by City Council as an economic incentive to encourage industrial development.

Industry cluster – a geographic concentration of interconnected businesses, suppliers, and associated institutions in a particular field or industry.

Infill - a lot or grouping of lots or tracts of land with the majority of their perimeter boundary adjacent to existing development.

Infrastructure - facilities and services needed to sustain residential, commercial, industrial and all other land use activities including utility lines, streets and roadways, communication systems and public facilities such as fire stations, parks, schools and police stations.

Interconnectivity or connectivity –the ability to be linked, such as through transportation systems, between areas.

International Standards Organization (ISO) – an international organization that sets standards for industrial and commercial applications.

Invasive displacement - the replacement or eradication of native species of plants by the spreading of non-native plants.

Island Grove Regional Park Master Plan - the plan for the future development and improvements for Island Grove Regional Park, adopted in 1992.

IXD – a proposed Mixed-Industrial Zoning District which would include a mix of industrial uses, as well as commercial.

J

Jake brakes – a device for slowing or stopping heavy vehicles, usually trucks, manufactured by Jacobs Vehicle Systems, Inc., which creates a distinctive noise as it slows the vehicle.

Jesus Rodarte Cultural Center 10 Year Master Plan - the plan for the fixture development and improvements for Jesus Rodarte Cultural Center in North Greeley, adopted in 1992.

Josephine Jones Park Master Plan - the plan for the future development and improvements at Josephine Jones Park, adopted in 1993.

Junior box - a retail or commercial use or combination of retail or commercial uses that are less than forty thousand (40,000) square feet of gross floor area.

L

Land lease community – a housing development where homeowners lease the land under their homes from a landowner who typically provides community infrastructure and amenities and which is most commonly found in mobile home parks.

Land use Guidance Map – a map used to guide future land use planning decisions in Greeley, and including such things as employment and industrial uses; parklands and open space; commercial nodes; special uses; and multi-modal corridors.

Leadership in Energy and Environmental Design (LEED) Green Building Rating System – a set of standards for environmentally sustainable construction, developed by the U. S. Green Building Council.

Level of Service (LOS) – an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility.

Leisure Services – a City department responsible for providing recreational and cultural programs.

Leisure Services and Facilities Master Plan - a proposed master plan to prioritize and guide the use of the City's leisure facilities.

Lincoln Park Master Plan – the plan for the future development and improvements for Lincoln Park in Downtown.

Living history – an activity that incorporates historical tools, activities and dress into an interactive presentation that gives observers and participants a sense of stepping back in time.

Long-Range Expected Growth Area (LREGA) – the area within which community growth is expected for the next 20 plus years and which encompasses all other growth and service area boundaries for the City.

Low-income – income levels at 0 – 50.0% of area median income.

M

Magnet school – schools with specialized courses and curricula that draw students from throughout a school district.

McMansion – a type of housing that appears to be constructed in assembly-line fashion reminiscent of food production at a fast food restaurant and which is typically a large home on a smaller lot of an indistinct architectural style.

Median – the central area between travel lanes of streets and highways, which may be covered with landscape materials, hard-surfaced, or a combination of materials.

Mediation – a form of dispute resolution intended to assist two or more parties to reach agreement.

Meeker Home Museum – the 1870 home of Nathan Meeker, one of the original settlers of Greeley, now used as a museum illustrating life during the Meeker family time.

Mercado District - a neighborhood market place that focuses on the sale of specialty products of native Mexico and the cultural aspects of design through the use of native architecture, materials and mixed land uses.

Metropolitan Planning Organization (MPO) - a regional transportation planning group consisting of the municipal areas within Larimer and Weld counties.

Micro-commercial – small-scale commercial land uses of a personal service nature which are planned and integrated into high density residential or commercial office/employment developments and are intended to serve the residents or employees of these developments.

Mini-park – a park that range in size from 0.5 – 5.0 acres in size, intended to serve the immediate residential or commercial area.

Mitigate - mechanism for addressing undesirable impacts on the natural environment, alleviating or lessening the impact of development.

Mixed-use - a building or structure that contains two (2) or more different uses.

Mobile source emissions - air quality emissions that come from mobile or moving sources, such as automobiles.

Mobility report card - a report to monitor the results of travel demand management programs.

Moderate-income – incomes at 50.0 – 80.0% of area median income.

Monoculture – the planting of only one species of tree.

Monoculture blight - disease and/or pests that affect the same species of plant materials.

Multifamily Housing Vacancy Study – an annual study commissioned by the City of Greeley to determine vacancy and rent rates for existing multi-family housing units in the city.

Multi-modal - offering a number of different types or modes of transportation.

Multi-modal corridor – a transportation corridor that offers different types or modes of transportation.

Municipal Code –the adopted code of the City of Greeley.

Municipal Services Suitability Area (MSSA) - full range of municipal services is currently available in this area.

MXD – a proposed Mixed-Use Zoning District which would include a blend of land uses that would traditionally not be permitted within the same district.

N

National Ambient Air Quality Standards – standards administered by the Federal Environmental Protection Agency (EPA) for specified air pollutants, including carbon monoxide, ozone and suspended particulates.

National Incident Management System (NIMS) – a system used in the United States, through its Homeland Security Department, to coordinate emergency preparedness and incident management among various federal, state, and local agencies.

National Register of Historic Places – the US government’s official list of districts, sites, buildings, structures, and objects deemed worthy of preservation.

Native species – plants or animals that are naturally found within an area.

Natural resources – natural elements relating to land, water, air, plant and animal life of an area or community and the interrelationship of these elements.

Necking down – the narrowing of a street or roadway typically done to reduce traffic speed.

Neighborhood Action Team (N.A.T.) – a specific division of the Greeley Police Department that provides specialized service to the City’s neighborhoods.

Neighborhood Building Blocks (NB2) – a specialized team of City representatives responsible for providing a strategic and coordinated response to a variety of community issues, particularly geared to improving neighborhood conditions.

Neighborhood center – a grocery-based commercial area of 5-20 acres in size, located at the intersection of arterial/arterial roads or major collector/arterial roads and which has a typical trade area of 1.5 – 3 miles.

Neighborhood park – a park intended to serve a smaller portion of the community, or a neighborhood, ranging in size from 1 to 34 acres.

Neighborhood plan – a plan for the future development or redevelopment of a land area which includes lots or areas which are adjacent to one another and have a community of shared interest.

Neighborhood Watch – a voluntary program where neighbors work together with City representatives to address crime, property maintenance, traffic and noise issues in their neighborhood.

New urbanism/neo-traditional development – a form of development which is characterized by the integration of housing, shops, work places, parks and civic facilities into communities that are walkable, served by transit and area designed around a central public place such as a school, park, church, meeting hall or other civic use.

NIBRS – National Incident Based Reporting System – an incident-based reporting system, created by the FBI, used by law enforcement agencies in the United States for collecting and reporting data on crimes.

Non-native vegetation - vegetation that is not naturally found within an area.

Non-point source pollution - air pollution from a non-definable source.

Non-potable water - water that is not suitable for drinking or cooking purposes.

North Front Range Metropolitan Planning Organization (NFRMPO) - The North Front Range Metropolitan Planning Organization (NFRMPO) is an association of 15 local governments working together to improve regional transportation and air quality.

North Front Range Regional Transportation Plan - a long-range transportation plan for Greeley, Fort Collins, Loveland and the area between these communities, adopted in 1994 and updated in 1998.

Northeast Greeley Neighborhood Plan - a neighborhood plan for the area roughly bounded by the Cache la Poudre River, 8th Avenue, 10th Street and 23rd Avenue and adopted in 1995.

Northern Colorado Community Separator Study - a study to identify locations and methods for maintaining physical and/or visual separation between communities in Northern Colorado, completed in 1998.

O

One Percent for Art – a City program that requires capital improvement projects of \$250,000 or more to allocate one percent of the total project cost for public art.

Open space - any parcel of land or water which is essentially unimproved and which may include crop land, areas of ecological significance or other natural features.

Operation Safe Stay – a program coordinated by the City’s Community Development and Police Department for hotel operators/landlords providing crime prevention strategies and marketing support.

P

Parks and Recreation Master Plan - the City of Greeley’s plan for parks and recreation facilities, adopted in 1991 and amended in 1995.

Party Patrol – concentrated law enforcement patrol activities through areas that are typically known as “party areas”, often found near college campuses, and which are intended to prevent criminal and nuisance behaviors.

Perimeter sidewalks – sidewalks around the edge of an area.

Personal Rapid Transit (PRT) – a public transportation concept offering on-demand, non-stop transportation, using small vehicles on a network of specially-built guide way, also called personal automated transport (PAT) or podcar.

Physiographic - geographic elements dealing with the physical features of the land.

Planning Commission - the Planning Commission of the City of Greeley.

Plumb Farm Museum – an agricultural learning center providing educational resources about Greeley’s agricultural heritage.

Policy – a statement of intent against which individual actions and decisions are evaluated.

Potable water – water that is suitable for drinking and cooking purposes.

Preservation Plan - (see Historic Preservation Plan)

Primary employment – business that is usually industrial in nature, which generates revenue from outside the community and does not include support or service type businesses.

Public nuisance – a nuisance that unreasonably interferes with a right that is common to the general public.

Q

Quality of life – is the degree of well-being felt by an individual or group of people, consisting of physical and psychological.

Quiet zones – areas established under federal rules where the use of railroad locomotive horns at crossings will be discontinued or minimized to reduce noise levels.

R

Raw water – the water rights a developer must dedicate to the City of Greeley in return for water service.

Realizing Our Community (ROC) - a collaborative initiative formed to support the Immigrant and Refugee Families program of The Colorado Trust, with the goals of working together on education, language and community relations.

Recycling/pre-cycling – the process by which waste products are collected, separated, stored and reduced to raw materials and transformed into new and often different products.

Redevelopment – development activities intended to enhance the existing social, economic, physical and environmental nature of a community and which may include restoration or re-use of existing buildings and structures, as well as construction of new buildings and structures in developed areas.

Regional Activity Center – a commercial area intended to serve a population of 50,000 – 75,000 and which is located on major arterial roads. Regional activity centers are found in Downtown, Greeley Mall/Gallery Green/Elk Lakes PUD/Gateway PUD area and the Promontory PUD area.

Regional park – a park in excess of 100 acres, intended to serve the community, as well as areas beyond.

Rehabilitate – the upgrading of an area which is in a dilapidated or substandard condition for human habitation or use.

Renovate – to restore a building, structure, or object to a previous or better condition.

Resource management – the management of natural resources so that such resources are protected and enhanced.

Restorative Justice - a program in which crime victims can meet with their perpetrators in an effort to resolve the impacts experienced from the crime.

Restore – the repair or reconstruction of a building or structure’s original architectural features.

Riparian - an area where the presence of surface and/or high subsurface water levels permits the existence of increased vegetative diversity and abundance as contrasted to surrounding areas.

Roundabout - a road intersection where traffic enters a one-way flow around a central island, often known as a “modern roundabout”, to distinguish it from older, larger types known as traffic circles.

Rural - a sparsely populated area, where the land is primarily used for agricultural purposes.

RXD – a proposed Mixed-Residential Zoning District with a minimum density of at least 8 net DU/acre which includes a variety of housing products and densities.

S

School Resource Officer – a law enforcement officer stationed at a high school and occasionally middle school during the school year to provide education and enforcement strategies for students.

Scrape-off – the removal of all structures, buildings, and objects from a site.

Segway PT - a two-wheeled, self-balancing electric vehicle used for personal transportation.

Sense of place - the characteristics of a location that make it readily recognizable as being unique and different from its surroundings.

Sensory park – a park designed to stimulate all five senses (smell, see, hear, touch, taste).

Shared Concrete Program – a program of the City of Greeley where property owners pay one-half of the costs to repair adjacent sidewalk, curb and gutter in the public right-of-way.

Share the Shade Program – a program of the City of Greeley where property owners pay one-half of the costs to purchase and install street trees in front of residents’ homes and residents are responsible for maintenance of the trees.

Single occupant vehicle (SOV) - a motor vehicle occupied by only one (1) person.

Sister City Program – towns or cities in geographically and politically distinct areas are paired, with the goal of fostering human contact and cultural links between the communities.

Slumburbs – suburban areas losing residents to urban areas or to rural areas as a result of such things as foreclosure or high transportation costs.

Smart growth – an urban planning and transportation approach that concentrates growth in the center of a city to reduce urban sprawl and advocates compact development that is transit-oriented, walkable, and bicycle-friendly with a mix of land uses and a wide range of housing choices.

SMARTTrips - a program for developing travel demand management information and educational programs about transportation alternatives in Northern Colorado.

Small Business Development Center (SBDC) – a state-supported organization providing free business counseling, access to resources and classes for new and existing businesses to enhance start-up, expansion, and development efforts in Greeley and Weld County.

Social norming – the rules used to determine or set appropriate and inappropriate values, beliefs, attitudes and behaviors.

Solid waste - unwanted or discarded material, including waste material with insufficient liquid content to be free flowing.

Sprawl - development that is usually low-density in nature and located in areas that were previously rural and typically some distance from existing development and infrastructure.

State-average wage - the average wage as reported by the State of Colorado.

Strategic Employment Development Corridor (SEDC) - a 1-mile wide corridor along U.S. Highway 34 from S.R. 257 to I-25 within which industrial and employment land uses are intended for development.

Strategic plan – a plan that lets an organization know where they are currently and where they want to be some time in the future, as well as the actions needed to get there.

Street naming conventions –the rules for systematically naming streets, including the formal name, direction, and category of street (eg. Street, Drive, or Court).

Streetscape – the overall character and appearance of a street that is formed by elements and features that frame the street, such as building façades, street trees and plants, lighting, furniture, or paving.

Strip commercial - a commercial area that is characterized by shallow lot depth; long, linear building design; and multiple curb cuts onto an adjacent street.

Suitability Index – a measure of a site or area’s suitability for development.

Sustainable – meeting the needs of the present without sacrificing the ability for future generations to meet their own needs.

Sustainable design - the art of designing and producing places, products, and services in a way that reduces the use of non-renewable resources, also known as “green design”, “eco-design” or “design for the environment”.

T

Tax increment district – a state-defined special district for redevelopment and community improvement projects which are financed through the growth of tax revenue resulting from the redevelopment of a distressed area.

Telecommuting or teleworking – a work arrangement for performing work electronically, where employees work at a location other than the primary work location, such as at home or in a subordinate office.

Three-Mile Plan – a plan prepared for the City’s Annual Growth and Development Projections, to meet the regulations set forth in the Colorado Revised Statutes.

Traffic calming – methods and techniques used to slow or “calm” traffic on streets and roadways.

Transit-Oriented Design – design intended to encourage and facilitate the use of public transit and which may include a mix of land uses, as well as such things as the spacing of collector streets, location and nature of sidewalks and pedestrian paths, and transit stop location and design.

Transit Strategic Master Plan – a plan for the Greeley Evans Transit System.

Transportation Demand Management (TDM) – strategies aimed at reducing the number of vehicular trips, shortening trip lengths and changing the timing trips from peak hours.

Transportation Master Plan – a long-range transportation plan for the City of Greeley to the year 2015, adopted in 1996.

Tree City – a program sponsored by the Arbor Day Foundation, USDA Forest Service and the National Association of State Foresters, to provide direction, technical assistance, public attention, and national recognition for communities with forestry programs.

Two Rivers Parkway – a planned arterial road along the 83rd Avenue alignment in Greeley, to connect U.S. Highway 85 between Gilcrest and Platteville with Windsor.

208 Waste Water Plan – a plan developed pursuant to Section 208 of the Federal Clean Water Act for the treatment and quality of waste water.

U

Union Colony Fire Rescue Authority (UCFRA) - the fire and rescue agency serving Greeley and the surrounding area.

Union Pacific Railroad – the largest railroad in the United States, serving much of the central and western areas of the county, headquartered in Omaha, Nebraska.

UniverCity Coalition – an informal association of representatives from Greeley, Ft. Collins, and Boulder, and also the University of Northern Colorado, Colorado State University and Colorado University, who meet periodically to network on the particular civic issues that confront college communities.

Upper Front Range Transportation Planning Regional Plan – a long-range regional transportation plan for Morgan County and the non-urbanized areas of Larimer and Weld Counties, adopted in 1994.

Urban – a highly developed area that includes a central city or place and contains a variety of residential, commercial, industrial, recreational and cultural uses.

Urban forest - the trees growing within an urbanized community.

Urban Homestead Program – a program of the Greeley Urban Renewal Authority which stabilizes declining areas by providing low-interest loans to support turning rental housing back into owner-occupied housing.

Urban heat island - a dome or bubble of increased air temperature that forms over a city or community that results in increased day and night temperatures; impacts and enhances the production of harmful ground level ozone layers (smog); causes greater stress on humans

and machinery; increases financial expenses; creates a community's own weather system. Urban heat islands are created when vegetation is removed and replaced by large areas of dark material, usually asphalt on roads, parking lots, and roofs.

Urban renewal – the clearing, rebuilding and/or redevelopment of declining urban areas.

Urban Renewal Area – an area defined and approved for urban renewal activities.

Urgent Responders Cooperative – an informal consortium of urgent responder professionals, such as enforcement, emergency response, and health and human services, from a range of public agencies that meet monthly to coordinate their service delivery to the community.

Utilidor – a corridor above or underground, for utility and communication lines.

V

Vehicle miles traveled (VMT) - the total distance traveled by all motor vehicles.

View shed - the surface areas from which a viewpoint is seen.

Virtual classrooms – instruction in a learning environment where instructor and student are separated by time and/or space.

W

Walkable – the ability of a community to be accessible by walking, often measured by such things as land use mix, street connectivity, residential density, and orientation and proximity of homes and buildings to “watch over” the street.

Waste energy – new energy that is captured as a by-product from the decomposition or new generation of waste products.

Weld Foreclosure Coalition – a group of representatives from real estate, lending, City staff, Greeley Area Habitat for Humanity, Colorado Foreclosure Hotline, Consumer Credit Counseling, and United Way working on strategies to address foreclosures in Greeley and Weld County.

Water rights - a decreed right to use, in accordance with its priority, a portion of the waters of the state by reason of the appropriation and use of the water.

Way-finding – the way in which people orient themselves in physical space and navigate from place to place, including signage.

Wetlands mitigation – compensation for wetlands that are lost or impacted by restoring, enhancing, or creating new wetlands.

Wildlife movement corridor - a belt, band, or stringer of vegetation or topography that provides a completely or partially suitable habitat for animals to follow during daily, periodic, or seasonal movements.

Windows of Time – a production of the Greeley Historic Preservation Commission about historic preservation and local history in Greeley.

X

Xeric - a form of landscaping intended to conserve water.

Y

Youth Commission – a 14-member Council-appointed commission of youth, ages 11-18, responsible for promoting understanding of youth concerns and contributions and encouraging youth participating in the community.

Youth Enrichment – a program of the Greeley Parks and Recreation and Police Department to promote a positive presence in the community and reduce criminal activities by providing recreational, educational, and cultural programs for youth.

Youth Initiative - a program within City government intended to encourage positive youth development and create preventative efforts through innovative community partnerships.