

re DEVELOPMENT SOURCE GUIDE

Spring 2011





In June of 1870, shortly after the first settlers arrived in Greeley, the community had 30 tents, 150 homes under construction, a population of about 500 people, and 30 miles of irrigation ditch. The commercial area was 8th Street, between Lincoln Park and the railroad. In later years, the commercial and industrial center of the community was found between 5th and 16th Streets and 6th and 8th Avenues. “Inside” or interior residential lots sold for \$25, while the larger corner lots sold for \$50. By the 1880s, the community had grown west of 14th Avenue into an area known as the Gardenside District and by 1900 the population had grown to 3,023.

Early redevelopment efforts began in 1907 when the first town hall, built in 1879 at 7th Street and 9th Avenue, was replaced with a larger building at the same location. Since then Greeley has continued to evolve into its next best self, respecting and preserving its heritage while adapting buildings and infrastructure to meet contemporary community needs. This guide offers a summary of the tools and support available to succeed in that endeavor.

Community Development, 1100 10th Street, Suite 202, Greeley, CO 80631

www.greeleygov.com/communitydevelopment

Email Community.Development@greeleygov.com Phone (970) 350-9780

The information contained within this guide is not intended to replace, circumvent, or diminish the requirements contained within the City of Greeley Municipal Code. Specific questions on Code requirements, processes, or interpretations may be directed to and addressed through the Community Development Review Process.

BIRD'S EYE VIEW

PURPOSE OF THIS GUIDE
REDEVELOPMENT GOAL
REDEVELOPMENT DEFINED

WHAT YOU NEED TO KNOW

CODE FLEXIBILITY

Existing Building Code
Parking Credits & Reductions
Open Space Reduction
Stormwater Variance
Water & Sewer Credits
Infill Redevelopment Standards
Alternative Compliance

THE PROCESS

Redevelopment "RED" Team
First Things First (Preliminary Review)
The Nitty Gritty (Formal Review)
How Long? (Timeframe for Review)

IS THERE HELP OUT THERE?

POTENTIAL INCENTIVES

Tax Increment Districts
Development Fees
Industrial Water Bank
Economic Development
Enterprise Zone
Special Purpose Loans
Mini-Grants

RESOURCES

Regulatory
Incentive
Other

SUPPORT INFO

ADDITIONAL MAPS

1961 Raw Water Map

INCENTIVE WORKSHEET

This page intentionally left blank

BIRD'S EYE VIEW

Redevelopment can be extremely complicated and confusing. Walk into development meetings with any organization and you will hear buzzwords casually tossed about along with cryptic references to codes and policies. This section provides an introduction to redevelopment and sets common definitions.

PURPOSE OF THIS GUIDE

Redevelopment projects often carry the stigma of being complicated and expensive. This guide strives to simplify such endeavors by consolidating the most salient aspects associated with redevelopment, and Greeley's approach to accommodate and promote such activity, into a single reference source.

REDEVELOPMENT GOAL

2060 Comprehensive Plan

"Prioritize support to the established areas of the community in order to maximize the taxpayer return on existing infrastructure investment, promote the viability and value of such areas, and enhance the community image, reputation and inclination for community investment in these areas."

BIRD'S EYE VIEW

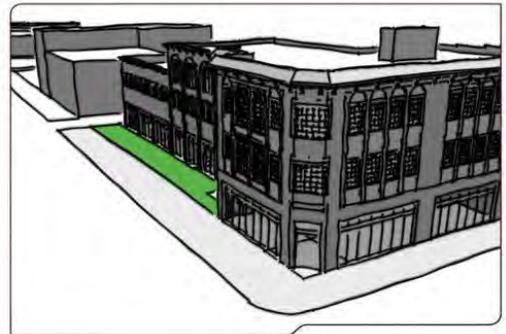
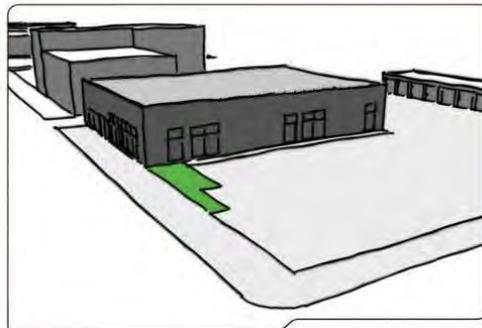
REDEVELOPMENT DEFINED

What is Redevelopment?

Redevelopment can range from the complete removal of structures and new construction to rehabilitation or façade improvements to an existing building, as reflected in the following examples:

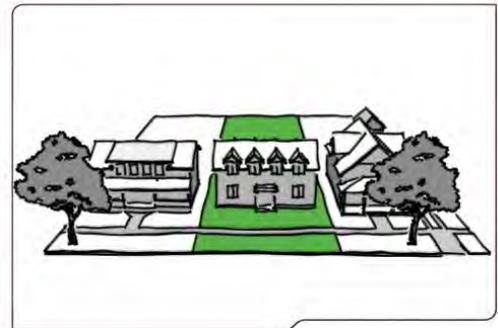
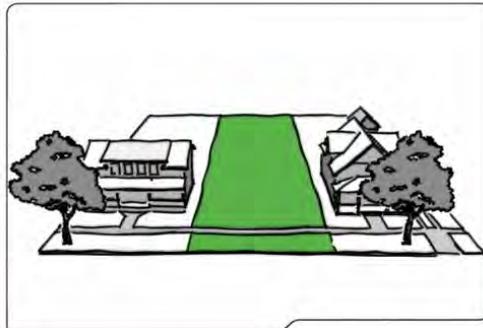
Scrape & Build

The complete removal of existing structures on a property and replacement with new construction.



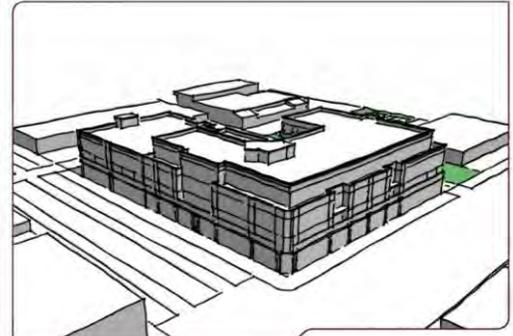
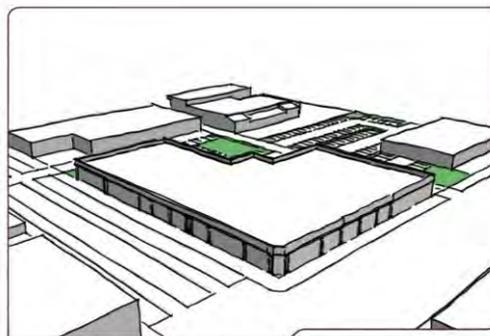
Infill/New Development

The development of vacant or substantially underutilized property that is generally surrounded by existing development.



Substantial Reconstruction

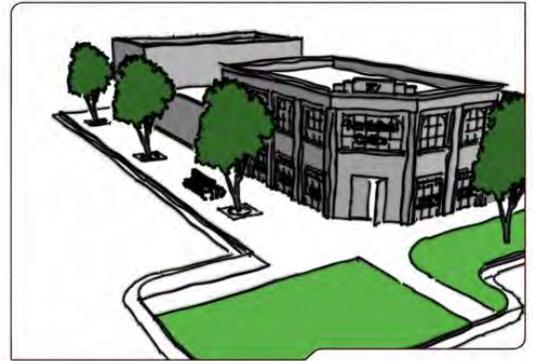
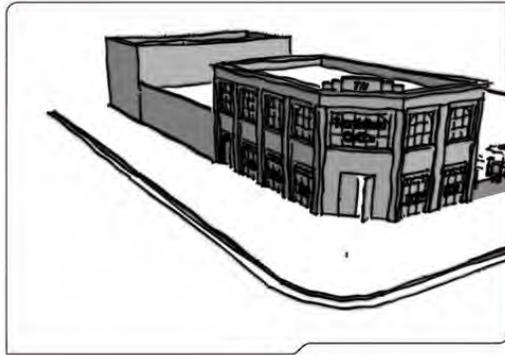
Modifying an existing structure by constructing a significant building alteration or addition (such as by "popping the top").



BIRD'S EYE VIEW

Streetscape Improvements

Enhancements of the area of a site adjacent to a street right-of-way, such as with the installation of street furniture, landscaping & street trees, and other similar improvements.



Façade Improvements

The rehabilitation or restoration of the façade of a structure, such as with material replacement, window or door replacement, or additions, awnings, and similar appurtenances.



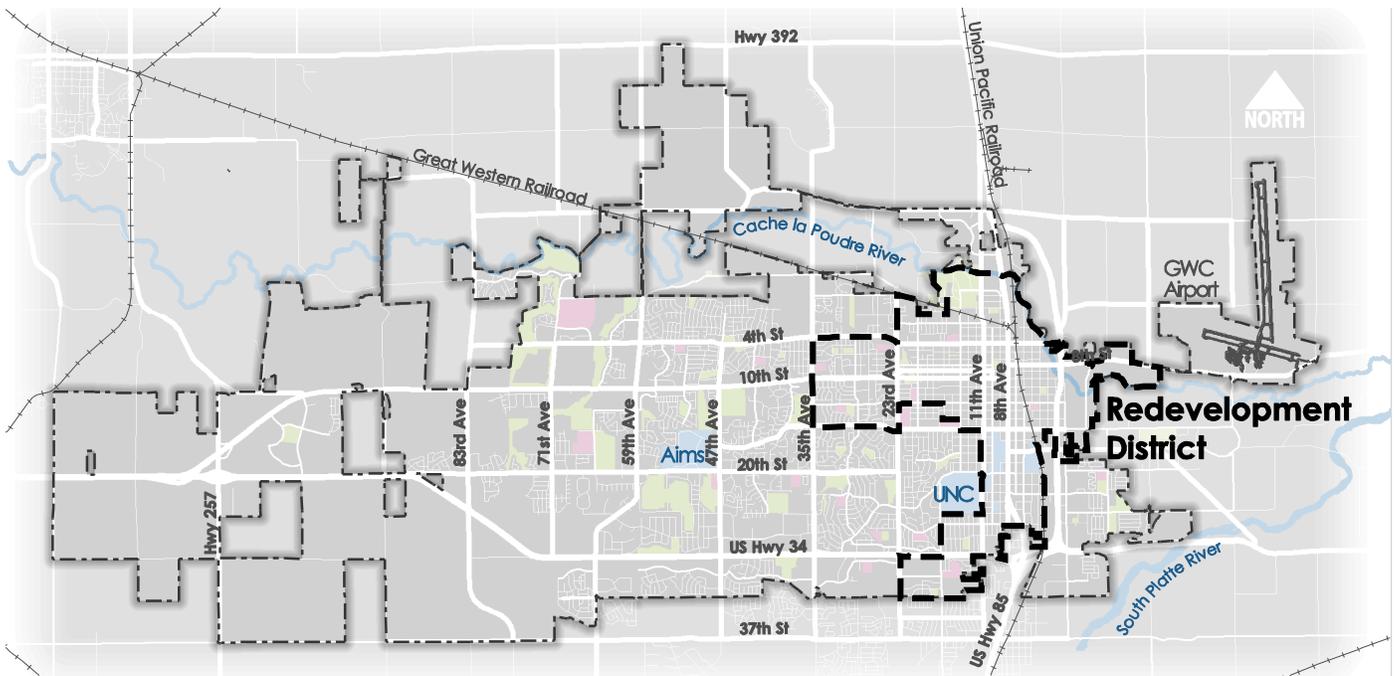
Beyond exterior improvements often an existing building can be maintained, and its interior adapted to a use other than originally intended. This type of redevelopment is called **Adaptive Reuse**.

Regardless of the type of project, **Historic Preservation** often is intertwined with redevelopment, allowing for the preservation of historic elements of a building or site features which carry historic importance. Greeley evaluates all structures 40 years of age or older with the intent of providing constructive information, support, options, and resources to facilitate site and building use when redevelopment or removal is proposed.

BIRD'S EYE VIEW

What is the Redevelopment District?

The “Redevelopment District” is a geographic area created by the City Council within which focused support is in place to foster successful redevelopment. Specifically, the City has adopted a number of standards, financial incentives, and partnerships to promote renewal projects. Some of these have been focused in on the District, others across the entire City, and others focused on a very specific and unique area within the City.



The three following tags are used throughout this report to indicate where the standards, incentive, or program is available:

re Available in Redevelopment District

These incentives and policies are only available to properties within the Redevelopment District.

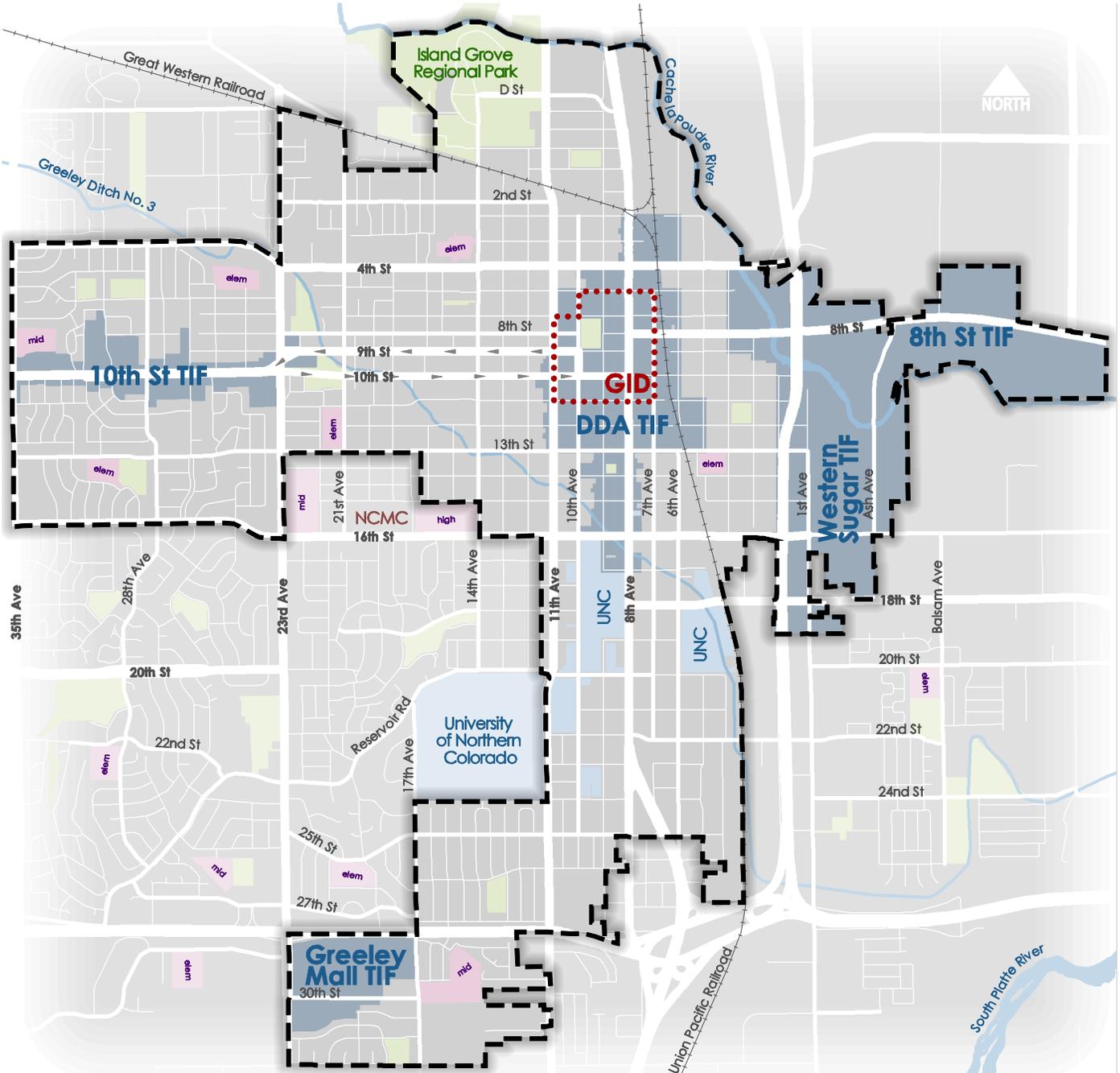
G Available Citywide

These incentives and policies are available to any property within the City.

U Available in Unique Area

These incentives and policies are unique to specific areas, legally defined such as Tax Increment Finance Districts, the General Improvement District, etc.

BIRD'S EYE VIEW



GID (General Improvement District)

Land within the General Improvement District is **exempt** from requirements related to:

- Building Height and Setbacks
- Off-street parking
- Landscaping

(Full exemption from §18.38, §18.42, and §18.44)



TIF (Tax Increment Finance) District

Land within these areas may be eligible for certain infrastructure and related financial assistance. There are currently four (4) TIF districts administered by the Greeley Urban Renewal Authority and one (1) TIF district administered by the Downtown Development Authority.

For more information see the "Is There Help Out There?" section of this guide.



This page intentionally left blank

WHAT YOU NEED TO KNOW

It's no fun to be confronted with competing code standards or to navigate through a maze of departments when developing a project. It's also frustrating to be 'surprised' by an aspect of redevelopment halfway through construction. While not everything may be evident at once in a redevelopment project, the City endeavors to provide coordinated, clear, and creative options to accomplish a quality project. This section describes and links the City codes and programs to support redevelopment.

CODE FLEXIBILITY

International Existing Building Code		Citywide	10
Historic Parking Credit		Citywide	11
Parking Reduction		District	11
Open Space Reduction		District	12
Stormwater Variance		District	12
1961 Raw Water Exemption		Unique	13
Water Tap Credits		Citywide	14
Sewer Tap Credits		Citywide	14
Infill Redevelopment Standards		Citywide	15
Alternative Compliance		District	16

International Existing Building Code



Many existing buildings and structures do not comply with the current building code requirements for new construction. Significant rehabilitation could be cost-prohibitive if compliance with new construction codes requires extensive changes that go well beyond the value of the building or the original scope of the rehabilitation. At the same time, it is necessary to regulate construction in existing buildings that undergo change of use or modifications to **ensure basic safety conditions. To accomplish this objective, and to make the rehabilitation process easier, the City has continued to adopt the most recent edition of the International Existing Building Code (IEBC), currently the 2009 edition.** This code allows for options for controlled departure from full compliance with the *International Codes* relating to new construction, while maintaining basic levels for fire prevention, structural and life safety features of the rehabilitated building.

This code provides three main options for a designer working with rehabilitation of existing buildings. These are explained in Section 101.5 of the IEBC. Under limited circumstances, a building alteration can comply with the laws under which the building was originally built, as long as there has been no substantial structural damage and there will be limited structural alteration.

Example: A downtown trade school applied for a building permit and plan review. The project had to be looked at as a change of use on the first floor. Previous occupancies had been primarily “M” occupancies, whereas now the use was to be a “B” (Business) occupancy. The second floor had historically been, and would remain as an “R-2” (Residential, primarily permanent) occupancy. Section 3406.1 of the adopted International Building Code would have required that due to the change of use, (occupancy) on the 1st floor, the **ENTIRE** building would have meet the requirements of the code for a **NEW** building. Instead, with the IEBC in place, staff was able to evaluate the building, and what the impact of the change of occupancy would be. In the end, in this situation, the change of occupancy on the first floor would have an equal to or lesser impact to the second floor. This meant, that; 1) the entire building would not have to have fire sprinkler system installed, and 2) existing fire separations between the residential units on the second floor and the business on the first floor would be allowed to remain as installed. Both these items are costly, and if they would have been forced to comply with “new” requirements, could have been project killers. Bottom line, a design professional can use the IEBC to significantly trim construction costs in some applications.

Historic Parking Credit



Codes have changed since the older properties within Greeley were developed. Some developed properties predate the automobile, while others were developed when the idea of a family owning more than one car seemed improbable. **With Historic Parking Credit, a property developed under a previous Code gains credit for the full amount of parking required under the current Code.** [§18.42.120](#)

Example: A 5,000 sq. ft. retail store was developed along a downtown street in 1931. Under the code in effect at the time, no off-street parking spaces were required. The current code requires one (1) space per 250 sq. ft. of floor area. With Historic Parking Credit, that structure is given credit for twenty (20) spaces, even if none exist on-site.

Parking Reduction



While Historic Parking Credit can allow for easier adaptive reuse of existing structures, often redevelopment may require additional parking. These standards may be administratively altered within the Redevelopment District based on an evaluation of the proposed site and its interface with the surrounding land uses. **This reduction generally is offered for properties which have immediately adjacent on-street parking, contain uses directly offered to the immediate area rather than a larger market setting, provide additional bicycle spaces and pedestrian connections, or incorporate the use of public transit.** [§18.42.090\(c\)](#)

Example: A new café is proposed along a commercial street which requires ten (10) parking spots, but it is only able to provide five (5) spaces on-site. The café is located immediately adjacent to five (5) striped on-street parking spaces. The number of required off-street spaces may be reduced by the number of on-street spaces available to the site.

Open Space Reduction



Properties are required to maintain a certain amount of open space based upon the zone district within which they are located. **When inside the Redevelopment District this required open space may be reduced by any amount in exchange for other acceptable on-site amenities such as individual balconies, artwork, plazas or atriums, community gardens, trail systems, and other amenities integral to the project and accepted by the City.** [§18.34.650\(1\)](#)

Example: An old 50,000 sq. ft. parking lot in a commercial zone is redeveloped into a mixed-use structure and parking garage. The code requires 20% of the site to remain uncovered, leaving 40,000 sq. ft for the structures. Using on-site amenities including individual balconies, an atrium, and a swimming pool with community room above the parking garage, the site is allowed to cover an additional 12% of the site, increasing the available land for structures from 40,000 sq. ft. to 46,000 sq. ft., and allowing for additional dwelling units and leasable commercial space.

Stormwater Variance



Much of the area within the Redevelopment District was developed prior to modern stormwater detention standards. The contemporary code calls for properties to detain stormwater runoff on each individual site. This level of individual detention proves impractical when retrofitting existing sites, where there is often little or no land to accommodate storm drainage. **The City can waive detention for properties within the Redevelopment District when less than 50% of the existing pervious area on the site is being converted to impervious area.**

Example: A developer wishes to expand a light industrial warehouse, located on a 15,000 sq. ft. parcel that is 100% impervious by 6,000 sq. ft., onto a vacant adjacent 10,000 sq. ft. Since the proposed impervious area exceeds 50% of the existing pervious area, the property would be required to detain. Instead of detaining, the warehouse converts 1,500 sq. ft. of historic paving between the street and the sidewalk into a pervious landscape bed. This results in a net increase of 4,500 sq. ft. of impervious surface, which does not trigger the stormwater detention requirement (4,500 sq. ft. < 5,000 sq. ft.).

WHAT YOU NEED TO KNOW

1961 Raw Water Exemption



Raw water is required with all new and expanding development. **Within a designated “infill” area** [see support info section], **the Water department allows for residential or commercial property owners who subdivide and/or need one or more water taps to make use of existing infrastructure, reducing cost to redevelop to greater intensities.** This is allowed in the following scenarios:

One (1) inch and smaller diameter water taps are exempt from additional raw water requirements.

Greater than one (1) inch diameter taps are allowed a credit of three (3) acre feet per acre or credit for existing water taps, whichever is greater.

Example: *The owner of two (2) single family dwellings, located on 15,000 sq. ft. in the C-H zone district and within the “infill” area, would like to raze the single family dwellings and construct a restaurant in their place. The restaurant will require a one-and-a-half (1½) inch water tap. The two existing single family dwellings have three-quarter (¾) inch taps. Raw water credit, based on the 15,000 sq. ft. lot area is 1.03 acre feet. Raw water credit based on the two (2) three-quarter (¾) inch water taps is 1.5 acre feet. **The development would receive a 1.5 acre feet raw water credit based on the existing water taps.** The raw water requirement for a one-and-a-half (1½) inch water tap is 3.00 acre feet. The proposed restaurant development would be required to dedicate 1.50 acre feet of raw water.*

Water Terms

Raw Water

Raw water as it is used here refers to shares or “rights” to specific sources of untreated water resources that can be conveyed to Greeley water treatment facilities for municipal use. Raw water is required as a prerequisite for all new and expanding development. §14.24.100

Acre foot

An acre foot is the volume of water required to cover one (1) acre of flat land to depth of one (1) foot.

Plant Investment Fee (PIF)

Typically when a site requires additional water or sewer service, a “plant investment fee” is required. This fee is dedicated to expanding the treatment facilities which process the water or sewer for the City.

* Please see the included map in the Resources portion of this guide.

Water Tap Credits



When replacing or upsizing an existing water service tap, **the “Plant Investment Fee” is credited at the current water tap value** based on tap eligibility. §14.08.055

For properties with water service prior to January 20, 1959, when the replacement of a water tap is required for a renovation and does not change the use or increase the number or size of the units, **no additional plant investment fee will be required.** §14.08.056

If a proposed redevelopment site contains multiple water taps, they may be combined into a larger single service.

Example: The owner of two (2) single family dwellings, located in the C-H zone district, would like to raze the single family dwellings and construct a restaurant in their place. The restaurant will require a one-and-a-half (1½) inch water tap. The two existing single family dwellings have three-quarter (¾) inch taps. Assuming the water plant investment fees for a three-quarter (¾) inch water tap and a one-and-a-half (1½) inch water tap are \$11,000 and \$36,000 respectively, **the water plant investment fee for the proposed development would be reduced by \$22,000 (\$11,000 x 2 taps) to \$14,000.**

Sewer Tap Credits



When replacing/upsizing an existing sanitary sewer tap, **the “Plant Investment Fee” is credited at the current sewer tap value** based on tap eligibility. §14.12.120

For properties with sewer service prior to January 20, 1959, when the replacement of a water tap is required for a renovation and does not change the use or increase the number or size of the units, **no additional plant investment fee is required.** §14.12.130

Example: The owner of two (2) single family dwellings, located in the C-H zone district, would like to raze the single family dwellings and construct a restaurant in their place. The restaurant will require a one-and-a-half (1½) inch water tap. The two existing single family dwellings have three-quarter (¾) inch taps. Assuming the sewer plant investment fees for a three-quarter (¾) inch water tap and a one-and-a-half (1½) inch water tap are \$5,000 and \$15,000 respectively, **the sewer plant investment fee for the proposal would be reduced by \$10,000 (\$5,000 x 2 taps) to \$5,000.**

WHAT YOU NEED TO KNOW

Infill Redevelopment Standards



The City promotes complementary development in both redevelopment and infill areas through the community. In many areas, established neighborhoods have distinct design elements such as setbacks, building massing, design, etc. **The intent of these standards is to ensure compatibility with established desirable characteristics within neighborhoods.** Where no such character exists, new development is intended to establish a standard of quality for future developments and buildings to follow.

These standards strike a balance between smaller projects, to sit within an existing neighborhood character, and larger projects which set a new neighborhood character. **Many of the standards for redevelopment are contained within section 18.46.040 Infill Area Design Standards**

Example 1: A developer proposes to construct a new commercial building between two adjacent masonry commercial buildings that are constructed up to the sidewalk. Infill standards allow for the structure to match the existing setback, allowing for more of the site to be developed, and also require that the new construction utilize materials and design that are complimentary to the existing neighborhood.

Example 2: A new property owner removes a dilapidated single-family home from a lot in a developed residential neighborhood to construct a new home. The neighborhood has been developed with all structures set back thirty (30) feet from the sidewalk. The new home is required to be set-back the average for the block, in this case, thirty (30) feet.

Alternative Compliance



The Development Code is not intended to limit creative solutions. Conditions may exist where strict compliance is impractical or impossible, or where achievement of the City's objectives can only be obtained through alternative compliance. It is not the intent of alternative compliance to modify or reduce requirements of the building or zoning codes, but to provide equivalent standards in a creative way.

Outside of the Redevelopment District most alternative compliance proposals such as; setbacks and height criteria are evaluated in a public hearing. Within the bounds of the Redevelopment District there is a key **all alternatives may be reviewed by City Staff with no public hearing. Certain additional development elements (open space & lot coverage) become eligible for alternative compliance.**

Within the Redevelopment District the following items are eligible for Alternative Compliance:

- Architecture
- Building Height
- Setbacks
- Open Space/Lot Coverage

Specific criteria and additional detail for Alternative Compliance can be found in section 18.38.140 of the Development Code.

Example: A redevelopment project is proposed along a historic irrigation ditch surrounded by a substantial amount of vegetation. In order for the project to move forward, the entirety of the site is needed to provide the amount of dwelling units and leasable commercial space. The developer, noting the value of both the historic structure and the habitat that has grown up around it submits for a review of alternative compliance for a structure which exceeds the height limitation within the zoning district. To meet the intent of the code to each additional floor above the limit is stepped back to diminish the apparent height of the building; this design, allowing for the same amount of dwelling units and leasable commercial space to be constructed on a smaller footprint, preserving the historic ditch and vegetation.

PROCESS

Redevelopment “RED” Team

The review team is set up for any development project to allow for easier communication between specific City departments and developers.

Whether it is a preliminary review or a formal submittal, when a project is proposed a staff planner and staff engineer are assigned to the project. These individuals serve as the project liaisons to all the other City departments, each is responsible for gathering comments and concerns and providing them in a consolidated manner.

PLANNING	ENGINEERING
BUILDING INSP.	WATER & SEWER
PARKS & FORESTRY	TRAFFIC
NATURAL RESOURCES	PUBLIC WORKS
HIST. PRESERVATION	STORMWATER

What makes the Redevelopment District unique is the use of specific staff members with strong backgrounds in redevelopment to provide a higher level of support to applicants with a focus on problem-solving.

First Things First (Preliminary Review)

Evaluating the possibilities for developing or redeveloping a property within the Redevelopment District is made easier in the preliminary stages by approaching the City with a development concept for discussion through a “charrette” or a “scoping review”.

These processes allow for early identification of hurdles and opportunities without the expenditure of time and resources to create full design documents. While these documents will be created as a project matures, many conflicts can be avoided through these early brainstorming and asset review meetings

Charrette (shuh•ret)

An optional, collaborative meeting within which relevant City staff are gathered to meet with the developer to identify a broad range of design considerations and site challenges/opportunities for a potential project.

Scoping Review

An optional, preliminary review within which the potential project is routed through a typical two-week review of City Development Staff. At the end of this review formal written comments are provided to the Developer.

The Nitty Gritty (Formal Review)

Much of a site's development potential is determined by its zoning designation. Zoning information can be provided by staff or by using the City's ORIGIN map system ([Link](#)). Once this zoning is identified, refer to the Land Use Table contained within [Chapter 18.38](#) of the City's Development Code. The table provides the framework for how to proceed with the project by outlining what uses can be undertaken on the property. In general these standards are reviewed in two phases:

Step 1: Zoning Approval - Step 2: Building Approval

Step 1: Zoning Approval generally is evaluated in two distinct areas; Land Use & Site Design.

“Permitted” uses also called “uses by right” are allowed within the zoning district. These uses are subject to meeting general zoning and building code requirements. In some cases changing one “by right” use to another such use allowed in a zone may result in a few additional site improvements. These are evaluated on a case-by-case basis, and typically only require general site conditions to achieve zoning approval.

“Design review” uses refers to uses allowed in the zoned district but which have site or land use elements that need specific site review and approval such as when drive-thru lanes or outdoor display is proposed. These projects have additional site standards (e.g. screening) but otherwise are treated in a similar manner as “permitted (by right)” uses.

“Use by Special Review” is a specialized type of review in the Code. These uses possess characteristics which require a public hearing to determine if the uses

have the potential to adversely affect other land uses, transportation systems, or public facilities in the surrounding neighborhood.

The impact of these uses on the community is evaluated by the Planning Commission using specific criteria.

Regardless of the land use, all site design elements are subject to the standards contained within the City of Greeley Development Code.

Step 2: Building Approval follows the initial zoning approval phase. The extent of review required for each project largely depends on the type of use, type of construction, and how these structures and uses are arranged on the site.

New construction is reviewed under contemporary building codes while the reuse of older buildings can also be considered under the International Existing Building Code.

How Long? (Timeline for Review)

All projects are typically reviewed within two weeks. Depending on the complexity or the number of additional issues further reviews may be required.

One of the best ways to reduce the amount of time spent in the City review process is to **schedule a pre-application meeting** or to submit for a scoping review prior to the drafting of plans.

Most uses reviewed by the City are termed “administrative” reviews. These projects take less time to review, typically between 14 to 21 days. Both “Permitted (by right)” and “Design Review” uses fall under this type of review process.

Some proposals are reviewed by Planning Commission (e.g. Use by Special Review), with a select few (e.g. rezoning) also reviewed by City Council. The projects are advanced to public hearings once City Staff has reviewed the project for code compliance.

While the staff review time for these proposals may be similar to the administrative review times, public hearings require adequate public notice of the proposal prior to being heard on the next available agenda which accounts for much of the additional time associated with these projects.

Use by Special Reviews and other Planning Commission only items such as Preliminary/Final Subdivisions tend to take between 45 to 60 days from initial submittal to approval. Some of the more complex proposals which also require rezoning can take between 60 to 90 days.

All of these items benefit from increased time savings and a higher quality final project through initial collaboration with Pre-Application meetings, Scoping Reviews and Charrette opportunities.

Administrative Review

Reviews where City Staff has the primary responsibility in making decisions. These reviews tend to be significantly quicker and more predictable than their public hearing counterparts. Such decisions are subject to appeal to the Planning Commission.

Review Times

Permitted (by right), Design Review, Minor Subdivisions

14 - 21 Days

Use by Special Review, Preliminary/Final Subdivisions

45 - 60 Days

Rezoning

60 - 90 Days

This page intentionally left blank

IS THERE HELP OUT THERE?

Properties within the Redevelopment District benefit by having additional incentives for qualifying projects, some of these incentives are unique to specific areas in the district whereas others are applicable across the City.

Potential Incentives

Tax Increment Districts	 Unique	22
Development Fees	 Citywide	22
Mini-grants	 Unique	22
Industrial Water Bank	 Citywide	23
Economic Development	 Citywide	23
Special Purpose Loans	 Unique	23
Greeley Community Development Fund	 Citywide	24
Enterprise Zone	 Unique	24

Potential Incentives

Tax Increment Districts



If a project is located within one of the five TIF Districts there may be financial resources available to offset land acquisition, site infrastructure, transportation enhancements, utility upgrades, hazardous material removal, development fees and other related improvements. These incentives are subject to conformance with state regulatory standards and are negotiated on a case-by-case basis by the governing body of the TIF District, which is either the Downtown Development Authority (DDA) or Greeley Urban Renewal Authority (GURA), dependant upon availability of funds and ability of the project to advance redevelopment objectives for an area.

Example: Asbestos was discovered on an older industrial site; tax increment funds were used to off-set the cost of that removal of a hazardous material so the project could move forward.

Development Fees



Development impact fees collected to cover the cost of expanding the infrastructure needed to serve a project may be waived in whole or in part if it can be demonstrated that there is no new impact as a result of the proposed project's site improvements.

Example: A bank building is razed and a new retail pharmacy took its place. The project is charged no transportation, storm water, police or fire fees since the new use generated no more demand than the previous use. This saved approximately \$172,000 for the project.

Mini-grants



The DDA currently provides up to \$5,000 in matching funds to businesses within its district for façade improvements.

- DDA Façade Improvement Grant

Industrial Water Bank



The City can assist qualified industrial users in securing more affordable raw water required to develop a project. The City may allow purchase of raw water shares at the rate the City purchased it for, rather than prevailing market rates.

Example: A new manufacturer needs to increase the water tap size on the property for a new food processing plant. Ten acre feet of raw water are required to supply the new tap size. The current market price of an acre foot of raw water is \$9,000/ac ft. The City can allow the new food processor to purchase the raw water at its original purchase price to the City of \$4,500/ac ft. The project saves \$45,000.

Economic Development



Qualifying primary industry projects that create new jobs and investment may be eligible for the following City economic development incentives:

- Building Permit & Plan Check Fee Waivers
- Sales & Use Tax Waivers on construction materials, equipment, and machinery
- Personal Property Tax Rebates
- Resident Job Creation rebates

Example: A new primary industry creating 100 new jobs (at a wage and salary greater than the Weld County average for all industries) accompanied by a minimum \$1,500,000 investment in plant and equipment is eligible for a \$50,000 waiver of building permit and plan check fees; \$38,060 in sales and use tax waiver and a rebate of 50% of the personal property tax paid to the city as determined by the Weld County Treasurer.

Special Purpose Loans



Several entities (Greeley Historic Preservation, Greeley Urban Renewal Authority) provide access to special, low-interest loans for eligible projects. These are designed to support:

- Energy Upgrades to Buildings
- Façade Improvements for Commercial Structures
- Small Business Development Support (usually property upgrades)
- Historic Preservation improvements

IS THERE HELP OUT THERE?

Greeley Community Development Fund Citywide

For profit business enterprises located in the city are eligible for the Greeley Community Development Fund (GCDF) program. The fund provides gap financing for eligible businesses. Priority is given to primary industry such as manufacturing. Service and retail businesses are eligible provided they fill an identified retail trade void. Special consideration is given to business redevelopment projects located in the downtown area. Selected projects are expected to create or retain jobs or stimulate the business redevelopment goals of the City.

Example: *This pool of monies is available to finance up to 45% of the total company eligible need up to \$125,000. To leverage other lender involvement, the GCDF can take a second collateral position and interest rates are negotiable based on the national prime rate. A personal guarantee is required and the company must be creating new jobs or retaining jobs.*

Enterprise Zone

Unique

Companies that locate or expand within the physical boundaries of the Enterprise Zone are eligible to earn a variety of state income tax credits based on their specific investments in equipment, job creation & training, and research & development activities. Earned credits are applied to the company's Colorado income tax liability. Credits Include:

- Investment Tax Credit
- Job Training Tax Credit
- New Business Facility Tax Credits
- Jobs Tax Credit
- Ag Processing Jobs Credit
- Health Insurance Credit
- R&D Increase Tax Credit
- Vacant Building Rehabilitation Tax Credit
- Manufacturing & Mining Sales/Use Tax
- Contributions to EZ Approved Projects

RESOURCES

PROGRAMS & PEOPLE

Regulatory

Greeley Planning & Zoning 970-350-9780	Development Review Zoning Approval (This may also include Historic Preservation)
Greeley Engineering Review 970-350-9278	
Greeley Building Inspection 970-350-9830	Development Review Building Approval

Incentive

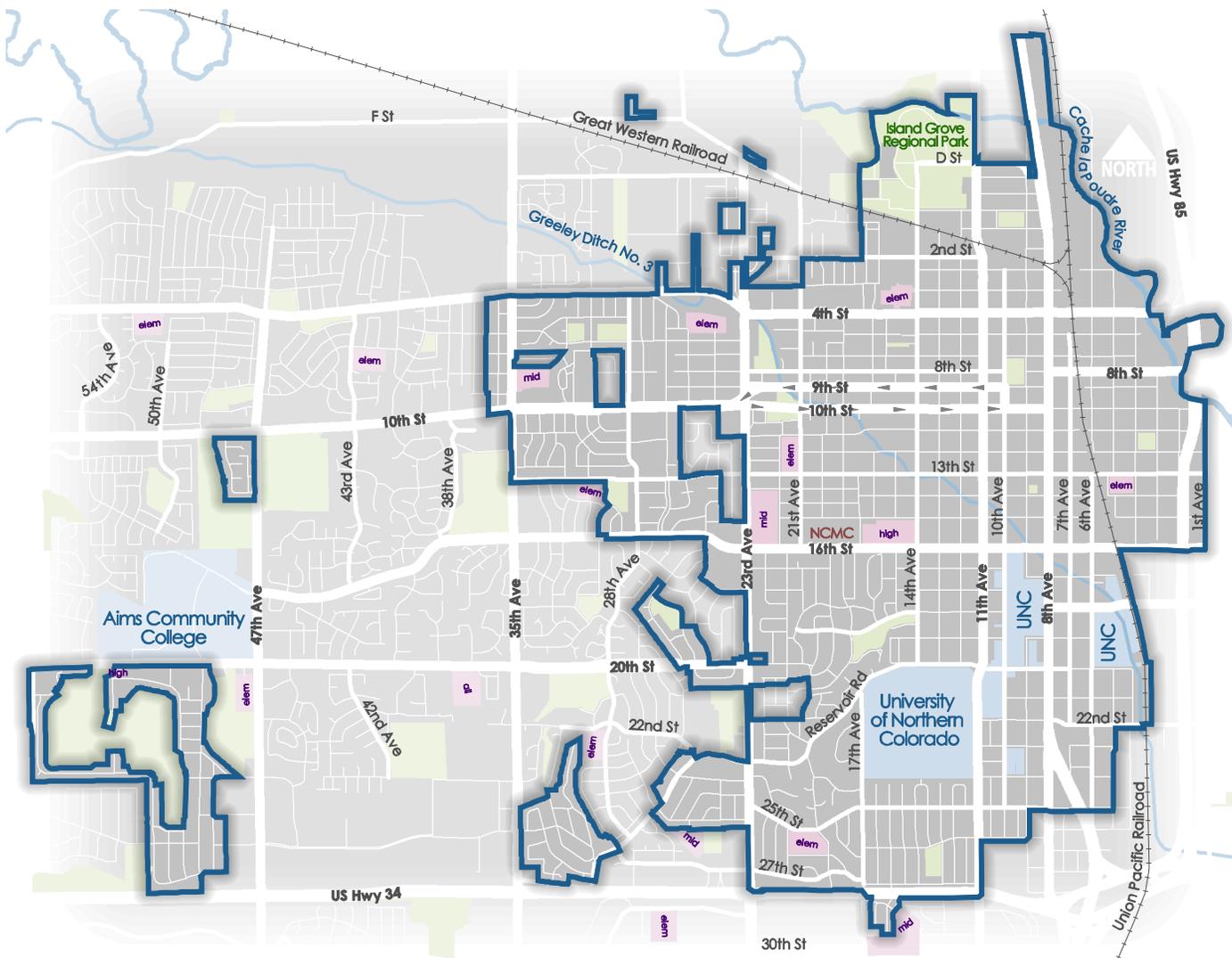
Greeley Economic Development 970-350-9876	City Economic Development Project Incentives
Greeley Urban Renewal Authority 970-350-9380	Commercial Property Façade Improvement Loan Program Tax Increment Financing Districts gREenEWAL Loan Program (energy audit & up-grade)
Greeley Historic Preservation 970-350-9876	Historic Preservation Low-Interest Loan Federal Historic Preservation Tax Credit Colorado Historic Preservation Tax Credit Historic Structures Assessment Grants
Downtown Development Authority 970-356-6775	Tax Increment Financing District Façade Improvement Grant
Upstate Colorado 970-352-3566	Enterprise Zone Greeley Community Development Loan Fund Small Business Development Center

Other

Chamber of Commerce 970-352-3566	Local business information & advocacy
--	---------------------------------------

If you're not sure... call Greeley Planning @ 970-350-9780

Pre-1961 Raw Water Exemption Area



Raw water is required with all new and expanding development. **Within a designated “in-fill” area [shown above] the Water department allows for residential or commercial property owners who subdivide and/or need one or more water taps to make use of existing infrastructure, reducing cost to redevelop to greater intensities.** This is allowed in the following scenarios:

One (1) Inch and smaller diameter water taps are exempt from additional raw water requirements.

Greater than one (1) inch diameter taps are allowed a credit of three (3) acre feet per acre or credit for existing water taps, whichever is greater.

City of Greeley Redevelopment Incentive Worksheet

START HERE

Site Location:

Contact Person:

Email/Phone:

Project Description
(Check all that apply)

- Commercial
- Industrial
- Residential

	SITE ASPECT	CURRENT	PROPOSED	NOTES
A	Site size in sq footage			
B	Square footage of site coverage in impervious surface			
C	Dimension of building or structure setbacks on all sides of site			
D Utilities				
	Water taps (number and sizes)	City will provide		
	Sewer taps (number and size)	City will provide		
	Fire Lines/Hydrant Leads (number and size)	City will provide		
E Structure(s)				
	Facility size in sq ft			
	Building Use types described in sq ft			
	Number of dwelling units			
	Number of bedrooms by unit			
	Value of construction by sq ft			
	Building Valuation			
F Site improvements				
	Number of parking spaces			
	% of landscaping/open space			

ATTACH SITE MAP WITH DIMENSIONS AND CONCEPTUAL BUILDING FOOTPRINT

City of Greeley Redevelopment Incentive Worksheet

City will estimate fees below based upon information provided

	FEE	NOTES
--	-----	-------

G Building Permit Fees

Building permit		
Plan review		
Sales tax		

H Development Fees

Drainage Fee		
Fire Fee		
Police Fee		
Transportation Fee		
Water Plant Investment Fee		
Sewer Plant Investment Fee		
Raw Water Requirement*		
Parks Fee		
Trails Fee		

I Service Fees

Water Meter Equipment		
Water Tap Installation Fee		
Fire Line Tap Fee		
Sewer Tap Installation Fee		
TOTAL		

Return form to: City of Greeley Planning Office, 1100 10th Street, Ste 202, Greeley, CO 80631

* Raw water fee due prior to site plan/subdivision approval. All other fees due at time of building permit.