

# APPENDIX D

## **APPENDIX D: COMMUNITY ENGAGEMENT**

A number of community engagement events were held in order to provide the community with opportunities to provide input at key points in the *Imagine Greeley* process, and to allow for feedback on interim drafts and work products. In-person community engagement events were followed up with online activities in order to allow those who were unable to attend an in-person event to participate. Events included:

- Kick-off Workshop (March 3, 2017)
  - Thought Wall Exercise
  - Vision and Core Value Exercise
  - Mapping Exercise
- UNC Thought Wall and Focus Groups (April 2017)
- Policy Directions & Opportunity Area Workshops (August 2, 2017 and August 3, 2017)
- Draft Plan Open Houses (October 26, 2017 and October 30, 2017)

This appendix includes all of the public comments received during these events and through their corresponding online activities.

# IMAGINE GREELEY

## THOUGHT WALL SUMMARY: MARCH 2017

### Introduction

This document contains the results from the Imagine Greeley Kick-off Workshop held on March 3, 2017. The nearly 160 community members who attended the workshop learned about the major trends that are anticipated to shape the City's future, explored issues and opportunities in a number of key focus areas, and provided feedback on the vision, core values, and policies included in the current Comprehensive Plan.



This document provides a summary the results of the Thought Wall exercise, which provided participants with an opportunity to share their thoughts on the challenges and opportunities facing the City in the future. During the exercise, workshop participants were asked to generate 6 challenges, 6 opportunities, and 6 celebrations (or achievements) for five key focus areas: Housing Access; Growth and City Form; Economic Health and Diversification; Livability; and Public Capital and Operations Planning. Participants were also given the options to provide feedback on issues not related to these topics, grouped under an "Other" category. Results of the exercise are provided in the following pages.

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## HOUSING ACCESS

### Challenges

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants as challenges under the topic of housing access. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as challenges facing the City and community regarding housing access. Comments are organized under overarching topics.

#### *Affordability and Housing Costs*

- Affordable housing on developed land
- Affordable housing and homelessness initiatives
- Keep housing prices (costs) relative to median wages
- Lack of affordable housing
- Lack of workforce housing
- Water cost/availability for development
- New hires don't live in our city, they purchase in other communities
- Affordability
- Greeley needs more housing for low income residents – both to own and to rent
- Adequate low income housing in safe positive environment
- Development fees
- Affordable and low income housing with a real community
- Large segment of population need housing subsidies (section 8, low income housing)
- Long (up to 2 yrs.) waiting list for section 8/low income housing
- Affordable housing west of Greeley
- Creating lower cost housing opportunities
- Affordable housing
- Maintain affordable rental housing
- Adequate supply of affordable housing
- Encourage more affordable housing development
- Cost of rent takes too much of disposable income
- Affordable housing options/types for the top employer jobs @ JBS and Leprino and call centers
- Affordability of rental housing
- Rising costs
- High rental costs
- Affordable senior housing
- Affordable housing that is livable/respectable outside of college students (rent)
- Rising rent rates

- Affordable housing where part time workers can afford to rent
  - Lowest income populations (30% AMI) are being shut out of housing opportunities
  - How to “operate” low income housing projects (no funding HUD subsidies needed)
  - Lower cost homes are needed
  - Affordability
  - Availability and affordability for lowest income levels
  - Rapid increase in sales prices – single family homes
  - New low income housing
  - Lack of low cost housing renters and low income homeownership opportunities
  - Single family less than \$250k availability
  - Affordability
  - Affordability and access
  - Affordable houses
  - Affordable for lower income residents
  - High rent costs
  - Low income housing
  - Lack of government incentives for affordable home ownership
  - Availability for all residents economically
  - Cost of construction, money lending
  - Lack of affordable housing
  - Affordable rentals less than 50% of income.
  - Lack of affordable housing for low-income families
  - Cost to develop and build housing
  - Lack of affordable land for residential development
- Housing Supply***
- Lack of inventory
  - Land developed
  - Development on one side of town
  - Will our single family home permits support our economic development focus?
  - Low inventory
  - Create housing in all sectors of city – avoid moving all in one direction (i.e. west)
  - Limited inventory
  - Vacancy rates
  - Lower number of units per year
  - Lack of lots available for new construction
  - Aging population and special needs for 65+ year old residents
  - Need more housing
  - Distribution/location of housing
  - Availability of homes to buy
  - Developed land
  - Build ready lots (i.e. decline in recent years)
  - Ownership turnover
  - No lots to build
  - Development in all areas of the city (N,S,E,W)
  - Low inventory
- Housing Types/Diversity***
- Low inventory of housing (limited houses on market, limited range of pricing)
  - More lots for high end housing
  - Have too much low-end construction
  - Housing forms need to be more diverse (townhomes/duplex/etc.)
  - Limited housing for young professionals moving to Greeley
  - To provide adequate housing for all populations
  - Need more multi-family housing (apts) for all income levels, especially low income
  - Maintain balance with student housing and family housing
  - How to encourage infilling and greater density to support commercial services?
  - Large apartment complex
  - Choice of housing stock (size, price, type)
  - More multi-family being built at higher densities
  - Lack of diversity in the west
  - Millennials and Gen Z are not interested in single family dwellings
  - Senior opportunities
  - No more high income housing
  - Mix of housing types
  - Advocate for change of laws to encourage development of condos

- Condo building law limits access to lower cost home ownership
- Adequate "step-up" housing
- Availability in price ranges
- Increase density to minimize impact
- More renters
- Elderly housing
- Affordable housing, care facilities for elderly
- Providing diverse housing options, particularly "the middle" i.e. duplex, triplex, attached singles
- More diverse housing options, age income housing type stand-alone multi-family.
- Visibility of disabled and elderly housing
- High end homes are moving out of town (Windsor)
- Density centers
- We need more handicap accessible homes
- % rates will increase to buy
- Availability/variety in affordable housing options
- Higher end homes, how do you draw people with higher incomes?
- Need for more "lockdown" facilities for elderly
- Provide a mix of housing value to fit population
- More multifamily units
- Accessibility, independent living

- Lack of housing so that older adults can age in place
- More diverse types of housing
- Student housing (UNC) non university housing
- Student housing within 1 mile of UNC
- The 40+ square miles of Greeley tends to dilute density

### ***Infrastructure, Services, and Amenities***

- Support for people with addiction issues & mental health areas in general
- Support for foster families and the children in need of foster care
- Cost of roads/infrastructure to support
- Adequate senior citizen assisting living homes, etc.
- My greatest concern is water availability and basic infrastructure to handle growth
- Specialized needs (homeless population increase)
- Rebuild sewer lines in "old" blocks, many are not up to code
- To provide infrastructure and utilities to developing areas
- Cost of development in order to make projects work financially. Needs to maximize number of units on property (hard to afford single family/duplex construction)
- Cost of developing land into lots
- Need a homeless shelter

### ***Neighborhoods***

- The slum lords that trash the neighborhood
- We're spreading west but losing good livable housing in the center. Also ghettoizing
- Downtown housing redevelopment – is there a plan?
- New construction single family homes are all "cookie-cutter" not visually pleasing
- Less apartments, they decrease values in neighborhood
- Tried to put apartments in our neighborhood, more traffic, crime, noise, etc.
- Most people I have talked to want more single family instead of apartments. Apartments drive down home and property values
- Greeley seems to be divided (east side/west side). Make community more cohesive
- Conflicts with existing uses and landowners (NIMBY)

### ***Other***

- Environmental concerns
- Maintain integrity of community, culture, condition, safety
- New policies to protect renters who are getting taken advantage of.
- Educating residents on how to be good tenants and/homeowners and maintain properties
- Decrease regulations

- Attracting interest for north side housing
- Growth is focused on west part of town in higher cost development
- Fees, planning time table, public works (drainage requirements), street size requirements
- Connectivity of streets more collector streets
- City employees don't live in city limits?
- Transportation to/from housing
- Access to education
- Managing sprawl

## Opportunities

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as opportunities facing the City and community regarding housing access.

### *Affordability*

- Rising income levels
- Support and encourage means to provide additional affordable housing units for rent and for sale
- Opportunity to keep affordable
- Enough at each rental price
- Have less than 50% of community with housing burden
- Additional options for low income/disability
- Lower costs than neighbors
- City recognize need for affordable housing
- Create housing for people of all income levels
- Keep affordable housing areas in Arlington and Hillside neighborhoods
- Habitat for humanity
- Median sales price increasing
- Downtown redevelopment and opportunity to densify residential downtown
- High rise near UNC
- Do more high density housing
- Housing in downtown Greeley
- Continue to build higher density housing close to services and recreation
- Educate public on housing types to avoid NIMBY attitudes towards higher density projects
- More compactness in development
- New construction in centralized areas

### *Densification*

- Build downtown more dense and increased height
- Density centers
- Vertical downtown
- Build apartments/condos downtown while land is affordable



- Capitalize on trends of more multi-family and mixed use, especially near UNC

### ***Incentives/Regulations/Funding***

- Allow free market to work
- Low interest rates
- Have all apartment owners adhere to basic guidelines
- Getting an incentive to develop new subdivisions
- Infill development encouraged by modernized zoning regs
- Incentives for gentrification of older neighborhoods
- Continue incentivizing for homeowners in downtown Greeley
- Address impact fees for control without bias
- Find a format to allow the use of metropolitan districts to focus development

### ***New Development***

- Capitalize on land availability to produce diverse developments
- Land availability
- Significant room within the growth area to develop housing deliberately
- Homes with easy access to 34 & 85
- New growth west Greeley 10th St. expansion to US 34
- More buildable lots and availability for builder competition

- New construction on the west side of Greeley
- Fastest growing city in Northern Colorado
- Having the 62+ communities
- The amount of apartments being built at 83rd Ave
- Available lots
- More growth in city
- Open spaces for combination communities (diversity of ages close together)
- Develop in all directions of community (N,S,E,W)
- Space within the city to build
- Use environmental standards
- Build with solar automatic
- Provide space for exclusive elderly living – mobile homes
- New housing
- Continued smart growth westward
- Development sites with infrastructure
- New addition to Guadalupe
- Transitional housing availability
- Continue towards promontory
- Individuals/families in transition (varying generations)
- Good space to grow/expand housing
- Using new tech develop for improved houses
- East Greeley growth and development (downtown, UNC, Industry)

- Economic health, more rental units
- Mixed neighborhoods smaller homes with bigger
- Multi-age units – allow generations to work and learn together
- Available land if developed thoughtfully
- Increase in construction, senior taken care of
- Additional housing
- City should look at metro districts (allow better amenities, larger lots)
- Build senior living facility with restricted access to seniors leaving (Alzheimer's type patients)
- Expandable by open space and future developments
- Land – private area. High end housing

### ***Reinvestment***

- Improve low income neighborhoods in terms of housing
- Refurbishing standing rental structures
- Encourage more developers to use what is already there (refurbish older homes when possible)
- Identifying parcels for redevelopment
-

- Great opportunity for redevelopment in older neighborhoods
  - Remodel centralized buildings for housing. Revitalize
  - Ability to rehab a lot of older homes surrounding those manufacturing jobs
- Other*
- Without sidewalks next to streets – Glenmere area awful for pedestrians.
  - Still have time to think more strategically
  - More availability of buyers
  - Job creation
  - Homelessness plan
- Growth in construction industry (jobs)
  - Advantages to incoming business, to provide better paying jobs
  - Realtors work with major employers to help new hires with housing
  - Student housing university

**Celebrations**

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants as celebrations under the topic of housing access. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as celebrations related to housing access over the last 5 to 10 years.

***Affordable Housing***

- Influx of federal funds for new multi-family “affordable” units
- Low income housing close to transport
- Housing cost burden has decreased in the last 4-5 years
- Mission village (affordable housing project)
- New opportunities for formerly homeless to help turn their lives around
- Habitat projects
- Build-out of habitat in the Billie Martinez neighborhood
- Low income housing development
- Habitat builds
- Housing is affordable in Greeley
- Relative cheap housing

- To develop a strategy for providing access to affordable housing and shelter for homeless needs
- We are still in very affordable area to live

### ***Growth and New Development***

- New developments of housing starts
- Sustained growth
- Downtown growth and convention center/hotel
- The new project at 4th & 23rd
- Growth of populations
- Less vacancy
- Variety of builders available for new construction
- Continued growth
- Hotels coming to Greeley
- Multi-family increase to 50% share of new units
- New construction in multiple areas
- More development
- New housing development in west Greeley
- People want to live here
- The new homeless facility north on 11th by Guadalupe Center
- Project 23rd Ave at 4th St
- Infrastructure in place for future growth
- Building is happening
- Houses for all
- Jobs increase

- Homes in east Greeley
- GORA redevelopment of downtown Greeley
- 2,300 housing units completed since 2014
- Good development standards continue to be maintained
- Permit ready single family homes
- Lots of additional housing west of 47th Ave.
- Interest in growth
- Recovery from foreclosures
- New units (i.e. owl ridge, Poudre River ranch)
- New businesses, cheese factory, UC health

### ***Housing Diversity***

- Increase in higher density housing = lower environmental footprint
- Concurrent development of single family and multi-family residential
- The diverse housing availability in west Greeley
- More kinds of housing have been added recently (i.e. multi-family, infill development)
- Multifamily has increased in the last few years
- New senior housing
- More density of apartments downtown
- Recent new multi-family housing
- Apartment growth
- Newer retirement communities

- Multi-family integrated near or within existing single family neighborhoods
- Multi-family west of 71st Ave seems successful and thoughtful development
- Diverse housing types citywide, old and new construction
- Huge growth in rental units
- Appropriate types of housing have been built to date (i.e. mission village, habitat for humanity, Guadalupe center)
- Building new apartment complexes
- Putting senior housing next to senior center

### ***Partnerships***

- Cooperative of UNC, NCMC, City in G-Hope
- Program at UNC, city and Dist. 6 to provide down payment assistance for a home purchase in parts of Greeley
- Partnership with Swift & Pines

### ***Reinvestment***

- Older neighborhoods well-maintained
- Rehabbing of old houses downtown, but brings a different type of resident, not low income.
- Offer landlords economic incentive to rehab existing homes for rent to low income tenants
- Expansion and remodel of Bonnell

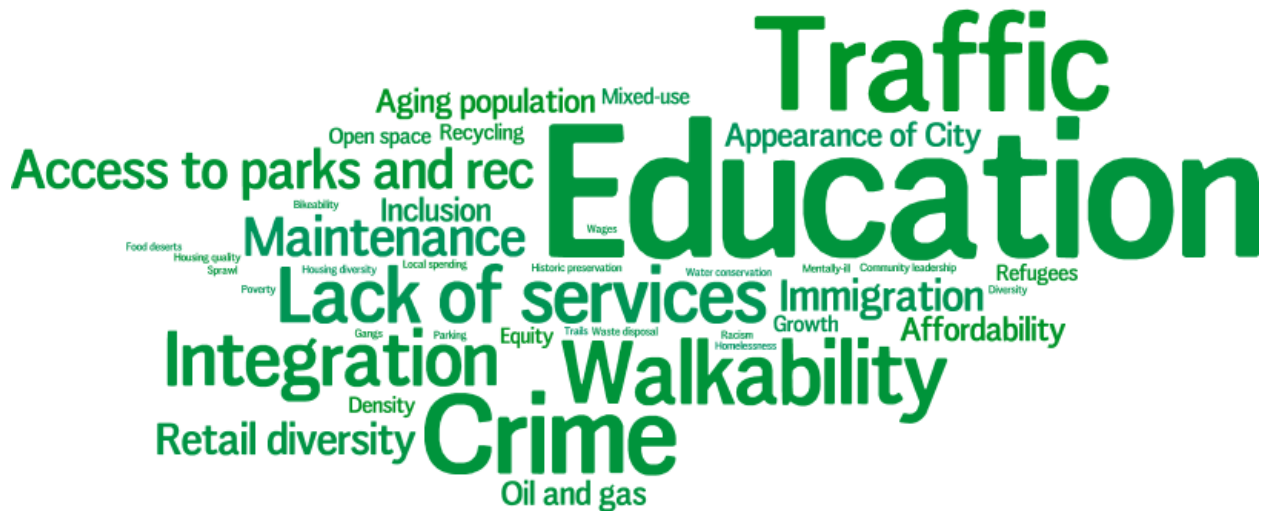
*Other*

- 56% homeowners
- Very low property tax (I think it should be higher)
- Planning and transportation
- Process accommodate development
- Reverberation of houses in sunrise neighborhood
- Increase in open space
- Assessed valuations appears improving
- Increased property rates
- Water conservation

# LIVABILITY

## Challenges

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### *General*

- Maintain positive community leadership
- Food desert/retail desert east of 23rd Ave
- General appearance of our city: rough streets unattractive business and residential areas
- Improving beauty and cleanliness of Greeley
- Cleanliness
- Small town feel without much to engage in

- We don't seem to have much momentum in identifying buildings worthy of historic preservation
- Comprehensive Plan doesn't address "health & well-being" –it should!
- Retrofitting infrastructure improvements in old areas

### *Economy*

- Higher wages to attract better, innovative teachers
- Residents take discretionary \$ to neighboring areas

- Poverty rate for under 18 population plays into success in schools difficult to protect the residents from that person

### *Environment*

- Restrict oil and gas development close to schools and neighborhoods
- Need good, easy, accessible recycling program
- Improved monitoring of water and air near gas and oil sites
- Oil & gas drilling in city
- Need for easy recycling

- 50% of yard must be grass (yet we want to conserve water)

### ***Access to Services and Amenities***

- Not enough retail opportunities in all parts of Greeley
- How to have more restaurants right next to UNC campus
- No grocery, bank, etc. store on north side
- More diverse shopping vendors/merchants
- Maintaining ready access to parks and natural areas
- Access to parks; need more trails
- Preserving open space helps Greeley compete for new residents, as well as improving health and quality of life. All difficult to monetize
- Need more recreational opportunities for physically and mentally handicapped people, especially children
- Better parks for east and south Greeley
- Services on east side of town (i.e., groceries)
- Attract large entertainment locations (i.e., The Summit)
- Maintain or improve basic services
- Provide amenities without overpricing development costs
- Providing water rec (i.e., swim beach, swim pools (public), river kayaking

- How to increase density of residences to support nifty commercial services close in and to not sprawl too soon

- Expand services and build buildings to keep up
- We still can't seem to interconnect our paths & trails to schools and to parks
- How to encourage parks, trails and open space development without infringing on property rights
- Open space/housing balance

### ***Housing***

- The price of housing has exploded
- Maintain competitive rental rates and quality housing
- Slow housing growth
- More diverse living options throughout city; not just west
- Rehab old blocks; rehab housing on outside- park area in center for "old" and "young" –each have their own block

### ***Education***

- Education from what I can tell we are okay, except District 6 needs more money—taxes?
- Schools are underfunded compared to neighboring communities
- Disposal of items like mattresses and electronics is difficult

- School buildings are outdated and overcrowded (safety, accessibility, marketing, enjoyment)

- Families send children to schools outside the community –go to Windsor/Severance
- Hire more teachers to lower teacher/student ratio
- Adequate facilities to support non-profits youth programs
- Improve K-12 education
- 4th Grade Reading Scores/Multilingual Learners
- 4th Grade reading; improve bilingual efforts in all District 6 language skills—bilingual learning benefits everyone!
- Schools that are able and will work together in educating students – preparing them for the workforce
- Mediocre public education
- School district is not supported by residents; voters (Mill Levy) need to boost support and partnership with community
- Improve test scores in schools
- Better education; helping struggling schools more, having schools align
- Building and maintaining all the amenities people want at an affordable level
- Increasing proficiency throughout school district in reading

- No home language texts in classrooms to support 1st language, which will increase reading levels

### ***Population and Growth***

- How might we hold on to our values and goals in light of the growth?
- To provide quality of life over variety of life stages
- We need to address our Muslim/refugee problem—some, many people not happy
- Integration of developmentally disabled into the community
- Providing help with integrating immigrating peoples into city life
- Keeping up with growth
- Racism. We need more opportunities for inter-ethnic interaction—maybe food fair
- Keep UNC/young people in Greeley
- Vast diversity of populace
- Growing senior population
- To work toward integration and collaboration of our people and services
- Lack of integration
- More interaction opportunities between the various faith communities
- Provide more opportunities for low income children to be involved in music and art lessons
- Creating an inclusive community AND moving forward

- Homeless population
- To include all residents to that all feel welcome
- So many laws have been passed to provide the right for mentally ill people to live in the community that when a severely mentally ill person is in an apartment building, it is extremely difficult to protect the residents from that person

### ***Public Safety***

- Lower crime rate
- So many gangs and so much crime committed by gang members and other repeat criminals who are in this country illegally. There are many illegals who are assets to our community- get rid of those who are not!
- Lower crime rate
- High crime rate compared to our neighbors to the west
- Public middle schools are having some challenges and need drug abuse programs
- Crime rate is 2 x 4 city average. Need to decrease
- Violent crime rate (while driven by a small # of people) is a hard statistic to overlook when comparing communities to NOCO. Need more \$ to support public safety
- Provide for more police officers

- The Police Department needs to call ICE when an illegal alien commits a crime
- Countering crime rates and the current upward trend

### ***Transportation***

- Walkability –poor crosswalk and sidewalk safety
- People need to be able to walk/bike to schools churches, shopping & services. Mixed development, not just housing.
- Walkable community
- Traffic on 20th, 35th, and 34th (horrible)
- Too many apartments are creating traffic problems—try to get down 20th Street or 35th
- Traffic congestion near new commercial growth
- Auto—too many for our streets—have no answer
- To fix roads and sidewalks and more bike lanes—snow off sidewalks
- Drive times on Hwy 34 during peak hours
- How to deal with traffic flow/intensity in the area and use of open land!
- We need a sidewalk improvement system to upgrade all sidewalks
- Traffic on Centerpiece already too busy adding more business
- Highway 34
- Traffic needs for flow need overpasses on Highway 34

- Challenge follow through in tax initiatives that have been passed; fill potholes
- Train noise
- Highway 85 noise
- Parking
- Walkable communities
- Too noisy; music, car mufflers, garbage trucks, broken factory fans, cars racing on 10th and 9th St. motorcycles racing....NOISE.
- Walking paths around city
- Short-cuts to downtown from campus; include college students

### Opportunities

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants as opportunities under the topic of livability. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as opportunities facing the City and community regarding livability.

*General*

- House the homeless
- Expand and encourage arts and culture

- More trees along major thoroughfares

*Land Use and Development*

- Comp plan can get us out of "suburban mindset"

- In the west
- Improvements in shopping and services



- Create an environment that keeps residents here as well as attracting new residents
- Spaces created to bring together, promote businesses, and raise up ind. To be "better"!

***Infrastructure, Services and Amenities***

- More parks and open space

- Addition of parks to beautify Greeley
- More resources for police/law enforcement
- Sometimes police is able to enforce code
- More schools
- Hiring teachers ESL specialized

***Transportation***

- Increase public transportation
- Eliminate train whistle by putting up signs ala Windsor: "no trail whistle"

**Celebrations**

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**Thought Wall Comments:** The following comments were submitted by workshop participants as celebrations related to livability over the last 5 to 10 years. Comments are organized under overarching topics.

***General***

- Removed much of unpleasant odors
- Plenty to do

***Economy***

- Decline of poverty rate
- Downtown is doing better

***Infrastructure, Services, and Amenities***

- Turf at WCSD6 & Monfort Park
- Trail system, park, open space
- Salida Del Sol Dual Immersion School

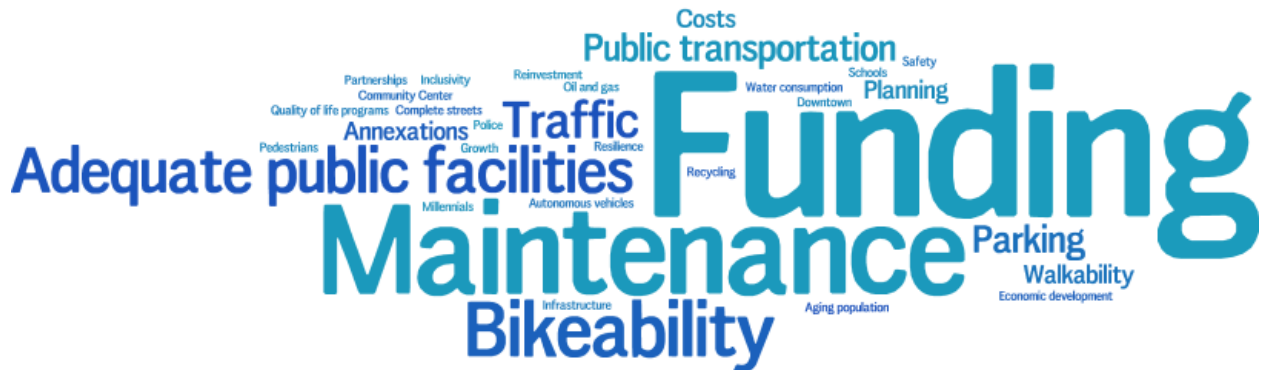
***Public Safety***

- Good Police force

## PUBLIC CAPITAL AND OPERATIONS PLANNING

### Challenges

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants as challenges under the topic of public capital and operations planning. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as challenges facing the City and community regarding public capital and operations planning. Comments are organized under overarching topics.

#### *Economy*

- Bringing businesses that will bring others from surrounding areas
- How is this planned for an economic downturn re: Greeley City Hall?

#### *Environment*

- The city needs to help build an easy to use recycling facility
- No more in-town drilling
- Planning uses a metric of 100 gallons of water per capita/da. However, every person uses, chews, or wears 1900 gallons per day!! Don't take water from farmers/ag!

#### *Facilities*

- Improving D6 school buildings
- Need community center in East Greeley
- Through a parks and rec district, or some such tax-based support provide funding above fee revenue for park operations!

#### *Funding/Costs*

- With growth comes needs, and we have a great one in utilities and quality. So keeping and sustaining those...
- Frustration of funding sources and allocation
- To obtain support for new and future projects

- Cost to provide adequate services
- Maintaining sales tax revenues
- Anticipating needs of future growth without overspending current revenue
- Sales tax revenue allocation to roadway maintenance- sales tax percent decline?
- Live within budget!
- How to continue funding? Improvements- extend current taxes?
- More private investment, more lending- the increase in lending facility
- Increase economy by decreasing fees and taxes

- We still have a population that is overall anti “any” tax increase

**Land Use and Development**

- Stop annexing!
- Infrastructure (esp. in East Greeley)- roads, sidewalks, water, etc.
- Developing enough ground to continue growth
- Develop 29th St (58th-68th)
- Maintaining balance vs. growth

**Population and Growth**

- Adequate public facilities- priorities
- Engage millennials in leadership positions

- More senior classes for 65-75 age group (see Ft. Collins/Loveland/Longmont offerings)

**Transportation**

- Plan for self-driving (reduce traffic lights, reduce road width, increase “land” access to buildings)
- Bike/transit/walkability
- Wide roads
- More bike lanes and transit— complete streets policy
- Maintain streets including older established areas
- East side-groceries, quality trails, bike paths
- Traffic on 34 becoming a big problem

- Streets continue to deteriorate needs to remain a top priority
- South bound traffic congestion at 65th and US 34
- Parking structure downtown
- Potholes
- Bike paths and lanes- as city grows need safe and healthy ways for people to ambulate. Contributes to overall health of community members.
- Traffic and commuter traffic
- Develop rapid mass transit in area, making it easier for residents to get to work and cut down on CO2 emissions and road use by cars
- Roads and bridges

**Opportunities**

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants as opportunities with respect to public capital and operations planning. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as opportunities facing the City and community regarding public capital and operations planning.

### ***Arts and Culture***

- Public art in industrial zones
- More dynamic/appealing museum exhibits
- Art museum
- Children's museum activities for young families

### ***Economy***

- Bringing businesses that will bring others from surrounding areas
- How is this planned for an economic downturn re: Greeley City Hall?
- Jobs in construction and occupancy

### ***Education***

- City invest in public education
- Closer integration with UNC

### ***Environment***

- The city needs to help build an easy to use recycling facility
- No more in-town drilling
- Planning uses a metric of 100 gallons of water per capita/da. However, every person uses, chews, or wears 1900 gallons per day!! Don't take water from farmers/ag!

### ***Facilities***

- Repurpose the Clarion Hotel as the new city hall
- Support public facilities

- Rebuild Greeley West High School
- New senior citizen center

### ***Funding/Costs***

- Reduce budget percentage
- Financing for future infrastructure
- City growth will increase capital for city plans
- Well thought out and efficient use of capital
- Public/private financing- connect senior government sponsored project with businesses that cater to seniors
- Return of oil and gas revenues at a sustainable level
- Tax base sufficient to pay for city needs

### ***Growth***

- Incentivizing new development/redevelopment in older areas of Greeley
- Plenty of people moving here
- With the influx of new people we have a better chance to change many things
- Restore older buildings. After reading Peggy Ford's book, it's sad we've already lost so much character
- Look east as well as west (yes!)
- Plenty of available space for growth

- Build for future- a bit more than today's need

- Work on plan to give Greeley more physical identity

### ***Parks and Open Space***

- Opportunity as underdeveloped areas are developed, maintain the focus on providing access to parks and open space
- Park corridors, especially in east Greeley
- Find a way to make the park at Promontory be a city, county, state and US caliber park connected to the Poudre

### ***Transportation***

- Additional red route to support west Greeley business areas
- UD - 16th Street Corridor
- Clean up Hwy 85
- Intermodal transit access citywide
- Emphasize alternative transit modes
- Widening 59th to Fort Collins/Severance as a way to go north w/out having to go to I-25 (aka Ribbon of death)
- Sync the traffic lights?
- Public transportation
- More bike lanes and promotion of non-vehicle transportation w/in community
- Development along Poudre trail

- Continue to focus on road diets while improving arterial flow to minimize traffic
  - Create/potential to expand bike and walkability
  - Facilitating pedestrian/biking travel along w/expansion of streets
  - Roads and bridges on primary streets during non-peak hours
  - Transit
  - Open 29th Street between T-bone and St. Michael's
  - Project and secure land for major 4-6 lane streets throughout city
  - Keeping streets well-maintained
  - Trails
  - Parking structure downtown
  - Begin innovative designs for our roads that support all modes of transportation (vision zero)
  - To get an effective, efficient reliable bus system and fix roads, sidewalks, more bike lanes AND snow clear off roads and sidewalks and more bike lanes we would have better quality of life
  - Continued planning for growth (i.e., services)
- Quality of Life**
- More traffic police at certain intersections
  - Renew quality of life tax
  - Seek continuation of quality of life funds
- Other**
- To continue to educate and communicate the public as to what has been done and what needs to be done
  - To make a more beautiful city
- Infrastructure and Services**
- To improve on access and services to the community
  - Provide infrastructure in advance to encourage and accommodate new development

**Celebrations**

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants as celebrations with respect to public capital and operations planning. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as celebrations related to public capital and operations planning. Comments are organized under overarching topics.

***City Government***

- Good communication by City departments with the public
- Great budget management
- Will occur when the city actually listen to citizens

***Downtown***

- Redevelopment of downtown and 8th Avenue Corridor
- New construction downtown
- Meaningful, beautiful downtown
- Downtown is great!
- New hotel downtown!
- Hotel downtown

***Funding/Costs***

- People generally feel taxes are being spent wisely
- Street tax approval

***Growth***

- New buildings going up as we speak!
- Greeley is well-positioned with water and land
- Water resources and ability to support growth

***Infrastructure and Public Facilities***

- New fire houses
- Capital improvement projects
- Infrastructure investment in major conduit feeders
- Beautiful public facilities – well-maintained; well-designed

- Safety public improvements – 1) New firehouse 11th Ave and 10th Street and 2) Crisis response team as par to 1st response for emergent issues
- The new signs for each of the city parks are great!

***Quality of Life***

- Family FunPlex
- Quality of life programs – all great!
- Improved facilities – especially downtown and FunPlex
- Passing food tax and quality of life initiatives
- Lots of recreational facilities
- Quality of life projects and future opportunities
- UCCC, Ice Haus, new Schools, improvement of roads, Greeley Unexpected, and on and on
- Aven's village and other playgrounds
- 70 plus parks/open space

***Transportation***

- Better buses and safer stops
- Some intersections are better
- GET added 2 new busses that help speed up loading wheel chairs and walkers, etc. Helps to keep buses closer to schedule.
- Bike lanes
- We have more bike paths and lanes now
- Poudre bike trail

- Roads and streets are maintained well given environmental impacts (i.e., snow)

- Roads are clean
- Get students ride free program
- Our wide streets
- Road – right- sizing
- Roads are kept up as needed
- New GET busses and road improvements
- 2a/2b community support
- Passage of 2a
- Bike paths
- Walking trails
- Recent keep Greeley moving
- Upkeep of our public streets
- Very positive changes in public transportation (GET) ex. Improved routes, improved busses, D6 partnership
- Thank you for the new sidewalks, gutters, and street improvements in Sunrise.
- They fixed the gutter and potholes by our house! Just kidding, but it's awesome. I would say widening of Business Route 34 was huge!
- Road 42 – 4-lane expansion

***Other***

- Water department water budgets
- At least asking!
- Bright Futures scholarships
- "Imagine Greeley!"

## ECONOMIC HEALTH AND DIVERSIFICATION

### Challenges

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants as challenges with respect to economic health and diversification. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as challenges facing the City and community regarding economic health and diversification. Comments are organized under overarching topics.

#### *Economic Development*

- More knowledge about what is available for community
- Competition for business from neighboring communities
- Recruitment of new business
- What’s going on with city economic development?
- More support from city government for small business
- Visitors see blighted areas and locate their business in FC, Loveland, or Windsor
- Providing enough services for growth

#### *Education/Workforce Development*

- School district perception
- UNC (music, business school, nursing. Keep millennials here

- Supporting schools sufficiently to bring in tech company employers
- Need to invest in district 6 schools in order to attract employers that pay higher wages (pass mill levy & bond)
- Educated/qualified work force
- Educating for the major changes and rate of growth in the future

#### *Industries and Employers*

- Bringing in companies that are non-ag and that pay strong mid-point wages or more
- Greeley is keeping up with Health, but we are still going to Ft Collins – why?
- Get larger or high tech employers like Ft. Collins has done in Greeley as salaries have been flat for past 5 years

- Lack of new industry
- Slowdown of oil and gas
- Limited diversified employment sectors
- Shed the agricultural-only or oil/gas-only mantle. Realize that there is a “new economy” upon which to capitalize
- More 24/7 urgent care
- Balance of agriculture and energy development
- To be forward thinking in selecting industries that are future oriented; renewable energy!
- Top 10 employers account for 35% of our employment
- Attracting new types of business with substantial employment opportunities

- Attracting diverse industry and higher paying wage
- Life span of energy development industry as an economic contributor
- Bring more high tech jobs to Greeley
- Health industry needs including behavioral health for growing aging population
- Too much reliance on oil/gas
- Too narrowly focused, expand diversity of business
- Not relying on one or two large industries
- Bring in large industry that is environmentally safe and doesn't have a boom/bust cycle
- Reliance on oil/drilling
- Industry diversity
- Too much dependence on JBS Swift
- How to have more IT development in and around Greeley?
- Broaden MFG and food processing
- Need to safeguard our agricultural lands – think thoughtfully about this
- Less dependence on 2-3 employers
- Need more state business

### ***Jobs and Wages***

- Bring in better paying jobs

- Large low income population dragging down wage growth and our public school system making it difficult to attract higher paying jobs
- Job prospects
- Lower wages in our major employment industries
- Higher paying jobs, trained and ready workforce
- Bring higher paying jobs to Greeley
- Increase wages for all
- Need more jobs for people with handicaps and few job skills
- Low wage rate for some sections
- Need more employment opportunities for teens
- Our human capital (UNC grads) leaves Greeley upon graduation. We struggle to retain our “best and brightest” by providing high-end jobs. Imagine a 22yr old staying in Greeley for a life-time and buying houses, cars, raising family.
- Attracting companies who pay higher wages
- Gender and race pay disparities
- Continue to provide competitive wages for educators
- Higher paying jobs – develop training programs with business/industry
- Need more business
- Continue to grow higher wage job base

- Lower wages
- High paying jobs
- Promote wage growth without inhibiting industry
- Providing a full range of jobs (white collar, blue, etc.)
- Service industry jobs are low paying – need more living wage jobs
- Diverse job market
- Narrow gap between poverty and top income level

### ***City Processes and Regulations***

- Shortening permit process, lessening regulation
- Difficult permitting process
- Change perception of hard-to-do business
- Developing downtown code/land limitations (parking, landscaping, infrastructure due to age)

### ***Retail/Commercial Services***

- Entire east side of 8th Ave to city limits devoid of opportunity for shopping, other services
- Grocery store downtown
- Food availability (grocery) in downtown
- Greeley Mall is dying
- Facilitating diversity in future commercial development
- No grocery store downtown
- Unattractive 10th Street store fronts
- More restaurants



## Opportunities

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**Thought Wall Comments:** The following comments were submitted by workshop participants as opportunities to promote economic health and diversification. Comments are organized under overarching topics.

### *Economic Development*

- Annex as far west on Hwy 34 as possible
- Determine needs of other cities and fill their niche business needed in Greeley
- Effective economic development
- Capitalize on what we are and what we already have when looking for new employers (strong Latino community, mature work force, ag/energy enterprise)
- Greater incentives for downtown
- New employers looking for cheaper land
- Wellness checks on existing employers to ensure retention
- Growing population should attract new businesses
- Study/research how to bring in big organizations that pay well
- Additional/continued regional partnership and other cities in northern Colorado
- Small businesses, economic development around them
- Small business start-up assistance programs
- Growth of the city
- Pay it forward program
- Great mix of employment diversity – continue to support diversity
- More jobs becoming available and growth
- Greeley seems open to adding almost any business that has a positive impact on the community
- We have people who are underemployed and under paid who would like a better job
- Consider blue collar jobs when soliciting industry
- Diversification
- Supporting small business
- Small businesses attracting people to Greeley (e.g. breweries)

### *Employers, Jobs, and Wages*

- With growth we can attract jobs that provide livable wages

- Raise one another up as producing consumers
- Attract new employees
- To continue to grow ethnic businesses/restaurants. Maybe a "little Mexico" section of town
- Any business that could compliment Leprino
- Increased employment offerings broader range of choice in lifestyle/entertainment
- Re-emergence of oil and gas industry
- Make 9th St from 16th Ave to 23rd a cute Latino development for businesses
- Small B12

### ***Human Capital***

- Inclusion and representation that reflects the community
- School district has over 100 languages
- UNC growth with international population
- Recognizing diverse work forces
- Average age
- Foster programs to reduce strain on social programs generation self-pride

### ***Infrastructure, Services, and Amenities***

- Bring in new technologies that can grow into future needs (sustainable energies, etc.)
- Health services across city (N,S,E,W)

- Rivers, lakes and development
- Land and water availability
- Expand growth to the north
- Challenge to keep up with growth
- Expand O street to I-25
- Develop more employment, amenities and community engagement opportunities for the 50+ age group
- Set aside more nature areas to offset increased population
- Transportation network and access can be leveraged for manufacturing facilities

### ***New Industries***

- Improve public education to attract more R&D companies
- Partner with UNC to get more tech businesses to Greeley
- Soft manufacturing, technology sector, greater emphasis on organic/local food movement
- Health care industry expansion seems like a promising area to pursue
- Alternative energy (wind, solar)
- Music
- Support energy development and attract alternative energy industries
- Bring in different businesses
- A Denver tech center-type development. Big!
- Foster more diversification of industry. More small business

- Trying to encourage the hospitality industry
- Restaurant and food/beverage industries
- Diversification with continued growth and focus on manufacturing and business development we can "grow" our health
- With Greeley being more affordable than Loveland/FoCo, a couple technology high paying jobs are sure to capture/retain residents
- Attraction of high tech industry with availability of low cost utility access

### ***Regulations/Processes***

- Don't mess so much with city intrusion, allow market forces to shape city
- Be more supportive of business needs. Less regulation
- Incentives to work/live here

### ***Workforce Development***

- District 6 programming and education employment
- More skilled labor training – VOTEC
- Need job and training opportunities for people with development and physical disabilities
- Teach people to live well "on the cheap" and budget for meaningful "extravagances" that improve their quality of life

- Money management training for youth
- Create more job shadow internships and training for youth
- Farm UNC graduates office type workers
- Improvements in school career pathways
- Capitalize on education facilities to train workers for local jobs
- Coaching community on finances
- Education of parents immigrants

### Celebrations

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#### *Economic Vitality*

- Employment growth
- We are growing
- Weld workers, regional draw for Greeley, and the pride of our city downtown hotel
- Continued oil and gas energy jobs and revenues
- Oil/gas energy center of Colorado
- Businesses continue to come to Greeley
- Low unemployment rate
- Oil and gas development
- Downtown Greeley has greatly improved over the last 10 years
- Low unemployment

- Businesses that are healthy economically
- Many of our top 10 employers do not seem to be too vulnerable from year to year
- Major growth in energy
- Growth of the energy industry
- Growth from 2000s
- Employment diversity
- Increase in building activity
- Relatively low unemployment

#### *Human Capital*

- Attempt to meet emergent work force requirements in education
- Variety of ethnic groups and businesses/restaurants

- We are a diverse community (age/ethnicity/cultures).
- Diversity of population
- Many large employers like our labor force

#### *Infrastructure, Services, and Amenities*

- Number of jobs in education
- The new Guadalupe Center
- Family fun-plex expansion is a good thing
- New convention center
- Plenty of health care facilities
- UNC campus commons construction, growth of UNC in the future

- New hospital, weld works, hotel and convention center
- Recent investment in this development such as the hotel/conference center
- Centerplace is a good node of business

### ***New Industries/Employers***

- Smuckers! Bring a similar company directly to Greeley
- Nurturing diversity such as brewery, light industry
- Attracting large employers (Leprino, Noble)
- Leprino!
- Increase in local food, farm-to-table incentives. It is shameful that our city in the heart of agricultural wealth has food deserts

- Many different industries contributing to employment
- Attracting industries like Leprino
- Leprino foods, center place, etc.
- The downtown hotel
- Additional business in west Greeley
- Company with wage balances
- New company Leprino
- New economic companies
- New small businesses
- Large industries and employers
- Development of Leprino and re-development of east site of Leprino
- Downtown businesses
- Increased development in hospitality and health care sector
- New industry by Leprino

- Few "middle of the road" eateries. In between fast food and nice sit-down.

### ***Partnerships***

- The cooperation of the three educational institutions in the community
- UNC, Aims, District 6 and packing plant participate in community initiatives
- The downtown development group has been awesome!
- The continued re-development of the downtown area
- Collaborative relationship between organizations

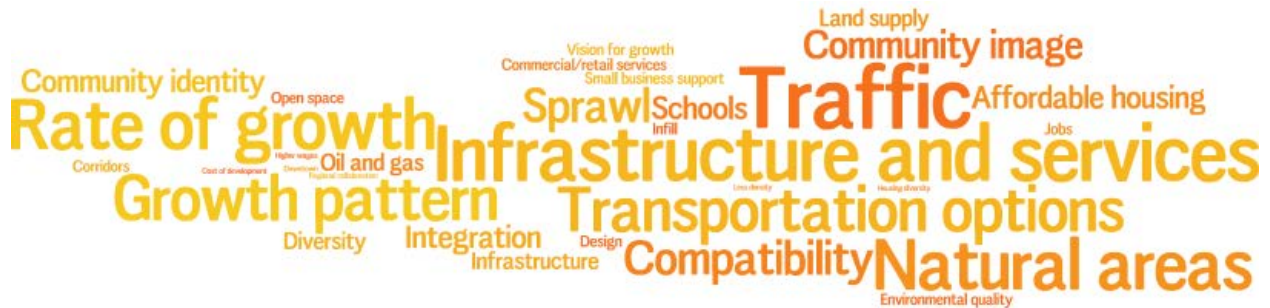
### ***Other***

- Imagine Greeley!
- Making progress on odor

## GROWTH AND CITY FORM

### Challenges

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#### *Community Character*

- Develop cultural diversity
- We don't yet have a positive physical identity state-wide (like Pearl Street Mall and Olde Town)
- We have separate sub-communities – we lack integration
- Pockets of poverty and wealth
- Balancing "function vs. form"
- Keep improving image of Greeley and the area. Bring in higher paying jobs
- Challenge with City shape- west vs. downtown trends and isolation
- We have suburban attitude
- I'd like to see more city design to bring lives together

#### • Perception

#### *Compatibility*

- Integrating residential and industrial in west Greeley
- Greeley needs to take a closer look at how their planning is turning out! Don't put high rise condos and apartments in nice quite apartments
- Avoiding apartment ghettos
- Appropriate land use
- Drilling in middle of residential zoning
- Dealing with oil and gas wells in expanded city area & environmental safety
- Keeping oil and gas development away from people

#### *Economic Development*

- New job development
- Balance workforce against existing 34 & 25
- Support better co-working between neighboring communities
- Increase medium income in the city
- Smaller communities and businesses are largely ignored
- Make easier to start new businesses

#### *Growth Areas*

- Limited ability to spread south
- Greeley is growing too long and narrow. It needs to grow north of Poudre River

- Growth to east
- Growth to north
- Infill build out
- Corridor 34 and I-25?
- UNC – Downtown
- Annex more and pay for infrastructure

### ***Growth Management***

- Allow Greeley to slow down. We do not want to be another Fort Collins or Denver. People were attracted to Greeley for its small town appeal. If they want big city they will move.
- Providing community separators
- Growth needs to be mitigated to not exceed city infrastructure
- Challenge responding to increasing traffic and burdens on infrastructure
- Prevent outright sprawl
- Please leave the river as wild as you can
- Fight urge to sprawl westward over density/infill
- Fight desire to sprawl westward over density & compact infill
- Need to limit population growth
- Sprawl
- To keep growth contiguous-not sprawl
- Sprawl- houses without shopping in both old and new neighborhoods
- Population challenge: roads, school, infrastructure, crime

- Concentrating growth only out west is creating traffic problems
- Need more green belts and decompression zones
- To plan for growth for the next 20 years
- To maintain controlled growth, good zoning practices
- Challenge simplistic population projection—could be way too low. Exponential growth is possibility

### ***Housing***

- Single family lots “ready” to build
- Residential development- how do you establish healthy growth
- Affordable housing for low income
- House the homeless
- Different housing types and development opportunities
- City development fees cost prohibitive for affordable housing
- New homes are built, but are they affordable? Can water and sewer support them? Traffic?
- More single family homes; less apartments and condos
- Influx of buyers (more commuters) seeking better home values; impact on schools and services

### ***Infrastructure, Service, and Amenities***

- Overcrowded and empty schools due to boundaries and neighborhoods
- Rivers lakes develop
- Do we want growth? If we do, we pay roads/taxes
- Actual building at Anna Gimmseted for Youth Enrichment
- More trees/improvement for areas with vegetation east Greeley
- Love the form, but is the water swimmable? Drinkable? Ponds, lakes, poudre
- Grocery stores downtown
- Rivers – 2!! Control/make some areas livable & develop—think San Antonio
- Maintaining city services throughout geographic growth- i.e., parks in for west developments
- Capital for infrastructure
- To not outgrow city services fire, police, etc.
- Parks and walkways
- Need for planned infrastructure
- Disinvestment by citizens in areas on the east side of Greeley. As housing expands to 104th Ave, residents may be tempted to drive west for services, dining, entertainment instead of heading to downtown

- Need to continue to support public schools to prevent growth from overwhelming SD6
- Have infrastructure in place with new areas
- Providing infrastructure for a 40+ square mile city
- Infrastructure to support additional residents
- Protect our water—preserve wetlands/drainageways

### *Land Use*

- Use of space
- Mixed-development to ensure people can walk/bike to schools, churches, shopping and services
- Industrial- pockets of development locations; accessibility to Denver
- What to do and how to develop open spaces within city limits (where to expand and for what purpose)?
- Secure available land

- Can we help revitalize the eastern part of town so that “downtown” can truly be the center of town? Industrial brownfields could be low income housing and housing for UNC students
- Land use zoning

### *Transportation*

- Traffic
- A real Comprehensive Traffic study- people everywhere complain. West Greeley is getting more and more congested
- Transportation access in and out of Greeley
- Bike- car- taxi; Uber- bus- trains (bullet) – as need and ridership
- Walkability/non-motor vehicle
- Traffic through previously quiet residential neighborhoods
- More public transportation
- Connectivity between multi-modal infrastructure
- More multi-modal transportation; support walking/biking

- Transportation corridor feeding
- Public transportation needs to increase
- Roads
- Need effective, efficient, and reliable transit system
- Ease of getting around Hwy85/11th/23rd/35th/47th/ and Hwy 34/16th/10th
- Traffic: -congestion, access, flow
- Downtown still lacks traffic

### *Other*

- Meet needs of our diverse population
- Having a city council that doesn't demonstrate bullying but clear communication
- Some growth under the radar
- How to integrate developmentally disabled and others with limitations into business growth
- Keeping momentum

## Opportunities

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### *Community Character*

- I really liked the word “compact” in relation to development. We are (were) an ag community. How can we help ag owners keep their land for production versus selling land/water. We are ag!
- Protecting agricultural lands
- Annexing land has been good, but may be able to help w/zoning and “look” of businesses. Curb appeal.
- Bullet Greeley at train intersection!
- Adding artistic noise abatement to transportation corridors
- Create a great cultural city

- Support and maintain current healthy neighborhoods
- City pride in cleanliness, management and upkeep
- As the seat of the largest, most diversified county we are challenged to bring rural/urban needs together

### *Economic Development*

- Opportunity to partner with Windsor green tech to grow economic diversity
- More development of industrial land to support industry
- New business
- Attracting new business
- Improved economy

- Employment pool to attract business
- Cultivate broad range of industries
- Already have business system in place – can grow from there
- New residents = jobs to serve them

### *Growth*

- City’s population is growing
- Western expansion while maintaining downtown renewal
- Go west and north—keep building downtown, will keep UNC students here spending \$
- Higher density
- Merge Evans into Greeley



- Maintain steady growth rates while increasing standard of living
- More growth = more revenue = more interest from large companies = more employment...
- North and west growth
- Designate prime land for housing
- Expansion areas east
- Build a new grocery store on NW corner of 11th Ave and 11th Street
- Emphasize compact development over sprawl
- North Greeley development
- To grow at "our" pace. Sustainable – not too fast or slow
- We might become more diverse and have access to quality services (restaurants, entertainment)
- Plan for sustainable design and transportation needs

### ***Infrastructure and Services***

- Greeley's water supplies than most others—but are not unlimited
- Developing support services for aging populations
- Provide access to all our schools, including west-side charters
- More ability for citizen food banks
- City incentives on water

### ***Land Supply***

- Prepare lots for residential development

- Great to hear how much undeveloped land Greeley has!
- Develop vacant land
- Land available for development – fill between Fox Run/Cedarwoods/St. Michael's Promontory
- Plenty of acreage within the growth area to expand
- Vacant land

### ***Parks, Trails, and Open Space***

- Open areas
- Large areas of outdoor recreation
- Great PTOL Plan (build it out!)
- Develop "blueway" as well as "greenways" (rivers and ditches)
- Great Bike Master Plan – built it out!
- Need more parks and open space for wildlife. Example- purchase more land along Poudre River Trail
- Areas for more gardens and parks
- Continue to preserve undeveloped open space like the eastern edge of the lot east of Centerplace shopping center (trees would love to stay!)
- We have growing open space and growing diversity
- Concentrate growth more densely to accommodate natural community buffers
- Small parks mixed into neighborhoods
- Before building it all – set aside those zones in between

### ***Redevelopment and Reinvestment***

- Better focus on downtown and north side
- More densification and transit options
- 8th Avenue Core
- Opportunity to densify downtown to become more self-sustainable
- Utilize hold HP complex for new mall development
- To repurpose and revise the downtown area—buildings, purpose, use
- Improve reputation of east Greeley/downtown/University District and attract new investment
- Incentives for redevelopment
- Develop "eye sore" areas
- Downtown development – remove old buildings/downtown motel
- Downtown area needs to continue to be a primary development area – look to grow residential in all directions, not just west
- Rebuild old buildings
- Revitalize more of the older/low-income neighborhoods
- Instead of building new neighborhoods, rehab buildings and infrastructure in older parts of town

**Transportation**

- Roads/public transportation
- Walkable/bikeable community
- More bike/walking paths connecting neighborhoods
- More roundabouts (with safe bike and pedestrian crossings)

- Walkability to businesses from neighborhoods
- Transportation
- Increase walkability
- Roads upkeep
- To coordinate very closely with Evans and roadways southward

- 392, 85 Bypass, 34 By-ass- and Two Rivers Parkway are a great start at a sort of circle. Consider smaller circle inside and larger outside

**Celebrations**

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**Community Character**

- Racial/ethnic/age diversity
- Ethnic activities have grown and are a great part of city events
- Greeley is an attractive community for new residents
- Ability to attract new residents
- The current comp plan and work is creating a better image and a more livable city
- Still a small-town feel with lots of community spirit

**Downtown**

- Downtown development
- Downtown Development
- Downtown renewal is looking good
- A more active downtown
- New hotel downtown!
- Some revitalization of the downtown area
- Continued investment in downtown

- DDA – all the activities in downtown and the businesses coming in

**Economic Development**

- Still most affordable in the state
- Greeley Unexpected Campaign
- Survived the recession—steady, overall reasonable growth rate
- Small businesses and diversity
- Greeley Unexpected
- More tax revenue

- Average income is higher than before

### ***Growth and Development***

- We have done a good job of not approving development at the expense of “infill”
- Growth moving toward I-25
- Love people hearing how great Greeley is, and that a demand for new housing is a thing or challenge
- Success: overall population growth and image
- Have maintained steady growth
- 2% annual growth rate- Greeley is desirable to potential new residents
- Sweet spot of 100K population puts Greeley on the radar for businesses to come here
- Great increase in population
- 10th Street infill - 23rd-47th
- Growth on the west side of Greeley
- Keeping growth incremental and compact (no leap frog)
- Good growth in residential development
- Already planning ahead for growth
- Organized growth
- Centerplace development!
- Growth and structures in West Greeley

- Greeley can encourage smart growth by disciplined fee management
- Increasing higher density housing
- Steady population growth and accommodation thereof
- Growing retail development
- Foresight in annexing land well in advance of need
- Managed well—good development standards

### ***Infrastructure, Service, and Amenities***

- Get partnership with District 6 for bus passes
- Arts
- So far we have adequate facilities and services
- New police department- location/ability to expand!
- Family Funplex, Ice Haus, Events Village
- Better eastward infrastructure
- New police station- reviving downtown area
- Good start on bike infrastructure
- Many new opportunities for entertainment, activities— recognition in Northern Colorado as a grown up city
- Quality of life projects—top rate, add value (e.g., rec facilities/infrastructure)
- To have amenities that a larger city can bring—museums, etc.

### ***Parks, Trails, and Open Space***

- Parks and green space!
- Greeley's park system
- Celebration of our open space and park growth and trends
- \$ for open space
- Parks
- Poudre Trail buildout
- The amount of open space and parks

### ***Transportation***

- Increased lanes of traffic on business 10 west of 71st Avenue
- Sidewalks are shoveled well in snow
- 8th Avenue improvement and road – right sizing in east Greeley (13th Street)
- Improving the bus routes to be more practical for students in the City

### ***Other***

- There are some such instances- thank you.
- City planning
- “Imagine Greeley”!
- Leadership who makes decisions
- Effective planning to handle growth
- G-Town Promise
- ACE
- What will occur when the downtown post office doesn't lock its doors at 5pm

## OTHER

### Challenges

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants with respect to other challenges. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as other challenges facing the City and community. Comments are organized under overarching topics.

#### *Community*

- How to integrate volunteers in the 22-62 age groups into the city government
- Greeley needs to establish a distinct and positive identity- push music and downtown
- Keeping younger generations in Greeley – providing well-paying jobs
- How can we retain younger residents to live and work in Greeley
- Replace/rebuild Greeley West High School

- Getting enough dedicated volunteers for run city and boards
- Poverty is a much bigger problem in our community than is ever publicly addressed—we need to convene a major “poverty summit” to address all other plans for growth
- Getting more residents to volunteer

#### *Diversity*

- Lack of Hispanic/Latino/refugee representation at this event!

- Integrating our diverse groups into the community groups- refugees, immigrants, Muslims, developmentally disabled, handicapped, etc.
- We’re too ghettoized. Need more community integration
- Lack of racial diversity

#### *Education*

- City needs to help make public education better
- Support for School District #6 MLO!
- Pay teachers more- pass MLO!

- Providing quality education for increased population
- How to develop a widespread system of after-school co-curricular activity opportunities for kids at schools
- How do we support education and pass MLO?

**Public Safety**

- Highway 85 drug traffic
- Overall, Greeley driving habits- tailgating, speeding, and not stopping at red lights

**Regional Collaboration**

- Getting all the communities to work together (Northern Colorado)

- How to work better with County government to grow better together
- Helping our border friends (Evans) with their crime
- UNC needs to pitch in more

**Transportation**

- Bus transportation, more frequent, easier access
- Mass transit access
- How to best coordinate with Evans on vehicle routes south toward Denver and bike and pedestrian connectivity

**Other**

- Keeping up quality services for an aging population

- How to form a park, trails and recreation district – multicity- with tax support for park and trail purchases and maintenance
- Bust from oil will happen – are we prepared?
- Exclude Boulder from livability categories
- Key trends summary report- should use the same 4 communities for the 4-city averages compared w/Greeley for accuracy of comparisons across all areas
- Environmental concerns should be #1 consideration in all decisions (yes!)
- Large oil and gas sites

**Opportunities**

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants with respect to other opportunities. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as opportunities for the City and community in other areas. Comments are organized under overarching topics.

### ***Community***

- Attract millennials
- Drawing folks to the community
- Let beer brewers/tap rooms serve food
- Maybe a volunteer opportunity database
- Greeley loves lunch! More food trucks!
- Yes to food trucks!
- Build larger homeless shelter compounds with services, workforce, self-sustaining ecosystem. Homeless run homeless
- With aging population to integrate housing closer to walkable shopping and entertainment, etc.
- Build downtown parking structure

### ***Economic Development***

- A hi-tech, new-tech aviation business and commercial center around the airport

- Using strong and quality healthcare and collaboration with health programs at UNC, Aims, and IBMC. This could be a STAR in our community

### ***Environment***

- Please figure out how to honor the natural legacy of the area
- No oil wells in city limits
- Recycling program for the city- free for residents!
- Locate oil and gas sites in community separators
- Increase access to recycling

### ***Equity***

- Integration of the immigrant population
- Understanding and support of minority populations
- Education- need to get equity and access back into our schools: technology, books (home language), infrastructure, teachers

### ***Parks and Open Space***

- Need more areas for the spirit for hiking, walking
- The Poudre Trail needs to go east to the Platte confluence and be part of the Colorado Trail!

### ***Transportation***

- In planning for growth westward, extent the bicycle route - IceHaus-FunPlex- Promontory and beyond
- Building a transportation system that links all of northern Colorado
- Bike paths/shoulders on all roads – city and county
- Keep looking at lessening traffic congestion

### ***Other***

- Remove Boulder from the key trends report – not a comparable community

## Celebrations

**Results at a Glance:** The following word cloud depicts the frequency of common themes posted to the Thought Wall by workshop participants as celebrations in other areas. The larger the word, the more frequently the theme was mentioned.



**Thought Wall Comments:** The following comments were submitted by workshop participants as celebrations in other areas over the last 5 to 10 years. Comments are organized under overarching topics.

### *Arts and Culture*

- Art district
- Cultural events

### *Community*

- The Downtown Development Association
- Growth in diverse population
- Over a ten year span, I have seen good progress in downtown development, business system, and city standards
- "Imagine Greeley!"
- Bright futures program
- Growing population

### *Parks and Open Space*

- Poudre River trail
- Poudre River trail – thank you.

- Parks are awesome
- Greeley staff are contributing to regional trails integration in a leadership role – kudos
- The increase in open space which reserves lands for future parks and preserves and natural areas in the city!
- Open Space acquisition

### *Quality of Life*

- Quality of life (small amount of driving)
- Focus on the arts, growth of festivals, downtown revitalization, hotel parking –love Greeley

### *Transportation*

- US 34 Corridor



## **VISION AND CORE VALUES INPUT SUMMARY: MARCH 2017**

### **Introduction**

An initial Kickoff Workshop and Open House for the Imagine Greeley process were held on March 3, 2017. The nearly 160 community members who attended the events learned about the major trends that are anticipated to shape the City's future, explored issues and opportunities in a number of key focus areas, and provided feedback on the vision, core values, and policies included in the current Comprehensive Plan.

This document provides a summary the results of the Vision and Core Values exercise, which provided participants with an opportunity to review the vision and core values established as part of the 2060 Comprehensive Plan (as well as City Council priorities), to evaluate how well the vision and core values are aligned with current community perspectives, and to identify potential refinements for consideration as part of the Comprehensive Plan update process. During the exercise, participants worked in groups to evaluate the current vision and core values, and answer the following key questions:

- How well do the current comprehensive plan vision, core values, and guiding principles, and City Council priorities align with your vision for Greeley's future? (Scale of 1 to 5)
- Are their aspects of the current vision, core values, and guiding principles that are no longer relevant? If so, please list them.
- Are there new topics/considerations that you feel are missing? Please explain.

Overall, participants indicated that the current Vision, Core Values, and Guiding Principles remain valid today; however, a number of suggestions were made to "fine-tune" them as part of the plan update process. Results of the exercise are provided in the following pages.



## RATING THE PLAN'S VISION, CORE VALUES AND GUIDING PRINCIPLES

The scores provided by these 17 groups were averaged together in order to create a combined score for the exercise (see table below).

Vision, Core Values and Guiding Principles (Current Comprehensive Plan)	Average Score (Scale of 1 to 5)
<b>Vision Statement</b>	4.1
<b>Excellence</b> in actions, attitude, leadership and focus	4.3
<b>Progressive and Appealing Industrial Development</b>	3.5
A <b>Safe, Prepared, Secure and Harmonious</b> community environment	4.7
<b>Sustainable Community Development</b> through healthy behaviors, sensitive environmental stewardship, varied and compact community design and a complete, effective & forward-thinking transportation system	4.4
A Community <b>Rich in Diversity</b> of People, Customs, and Ideas	4.5
<b>Every Neighborhood Thrives</b> reflecting the spirit of community	4.0
Center of a comprehensive <b>Premier Educational System</b>	4.5
<b>'Better Together'</b> leadership mode of intergovernmental & public/private cooperation to achieve exceptional community benefits	4.5
A <b>Regional Leader</b> and Northern Colorado destination	3.7

## SUGGESTIONS AND COMMENTS BY CATEGORY

### Vision Statement

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*"Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play."*

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- |  |  |  |
|--|--|--|
| • Too Wordy  | • Add Community and Civic Engagement                               | • Too broad, not visionary enough                                |
| • Missing the word "learn" and "grow" (community & physical) | • Add "live, work, learn, and play"                                | • Replace managing with promoting, collaborating, or encouraging |
| • Needs to reflect a diverse community                       | • Missing heritage/history   | • Health not just about the economy, but also community          |
| • Image and brand of healthy                                 | • Built/resources missing  |  |
| • Improving human and natural resources                      | • 'Healthy' should be used more broadly (people, not just economy) |  |

### Core Values and Guiding Principles

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*"Excellence in actions, attitude, leadership and focus"*

---

- |  |                             |
|--|-----------------------------|
| • Should reflect environmental concerns              | • Consider adding integrity |
| • Who? City government?                              | • To whom does it refer?    |
| • It's assumed, maybe lose or incorporate other      | • Difficult to replace with |
| • What is excellence? Hard to define in this context | • Define equity             |

---

*"Progressive and Appealing Industrial Development"*

---

- |   |  |
|---|--|
| • Increase the professional effort to define and grow our industrial base                           | • Tie Greeley Residence for Employees of these businesses to Economic Development? |
| • Continue to build upon the vision and values set in the 2060 Comp Plan. Keep growing in this way! | • Economic, not just industrial  |
| • Balance between major industry segments   | • Modern/high tech   |
| • Industrial too limited – more than industrial   | • Attractiveness   |
| • Revise to include more diversity of development (i.e commercial, small business)                  | • Build on strengths/food  |
| • Emphasize economic development  | • Diverse, balanced  |
|   | • Public/private   |
|   | • Talking about economic development?  |

- Remove "progressive" and add "innovative"
- Get rid of "Industrial"
- Too wordy
- Envision/prepare for future business opportunities and needs
- Business-There is a need for small businesses and a need to address missing middle gap of businesses and retention of existing employers.
- "Commitment to preparing for the future" or "plan now for the future"
- Remove "Industrial" change to something that includes tech (as perception) such as "Economy Driving Development" or "Inclusive Industrial Development"
- "Innovative and appealing diverse economic development"
- Don't focus on industrial development
  - Need business development
  - Access to jobs
  - Local business importance
- Should more broadly address economic balance
- A broader approach to development, not just industrial but commercial and residential
- Missing a value that addresses employers of median # of employees
- Economic diversity – attract different jobs (white and blue collar)
- Retain and develop local talent

---

***"A Safe, Prepared, Secure and Harmonious community environment"***

---

- Missing attractive, replace "secure & harmonious community" with "attractive & harmonious"
- Still more work to do
- Perfect (almost)
- Include "Health"
- Add "welcoming, vibrant, and safe"
- What does "safe, prepared, secure..." even mean?
- "Neighborhood thrives"?
- Lacks substance
- Harmonious might not be the right word to use: tolerant/accepting
- Secure is too ambiguous – might lead to things that we don't want. Secure has changed meanings throughout the years

---

***"Sustainable Community Development through healthy behaviors, sensitive environmental stewardship, varied and compact community design and a complete, effective & forward-thinking transportation system"***

---

- Add cost effective transportation
  - Development
  - Planning, walkability
  - City Opportunities
- Add clean energy
- More efficient/progressive/cutting edge:
  - Multi-modal transportation
  - More multi-modal emphasis

- Planning system that sustains growth
- Too long and all encompassing
- Drop healthy behaviors, compact
- Its strategic
- Full service community
- Need amenities, lifestyle
- Environmental stewardship add Conservation & Health continual monitoring of wells
- Clarify what is meant by sustainable
- Downtown key element to keep growth within the city of Greeley
- More emphasis on proactive planning for infrastructure. To support sustainable community
- Cost-effective Transportation; mobility (transit) should have a greater prominence in the core values and guiding principles
- Growth isn't specifically addressed

---

***"A Community Rich in Diversity of People, Customs, and Ideas"***

---

- Add "and economic levels at the end"
- Respect/support – diversity
- Use celebrating rich diversity ( we are diverse so celebrate)
- Use "our" instead of "rich"
- Combine with Neighborhood
- Expand on this and see what could be done to promote it more and that it's embraced, rich, unified, integrated, safe, welcoming, vibrant, tolerant, and celebrated.
- Language skills opportunities should be part of the core values to help people in the community, another thought that that this statement needed to aim at creating a more unified and integrated community
- Need to bring the community together and have more celebrations and events that celebrate each other's' cultures.
- Diversity and tolerant & welcoming (language change to that value)
- Add "united"
- Inclusiveness needs to be worked into the core values – diversity alone is not adequate

---

***"Every Neighborhood Thrives reflecting the spirit of community"***

---

- Infrastructure/needs – proactive
- Leave no neighborhood behind
- Focus on all, not just growth
- Maybe use healthy instead of thrive
- Every neighborhood is valued
- Find a way to address equity and accessibility to services/resources
- Get rid of it

---

***"Center of a comprehensive Premier Educational System"***

---

- Culture and recreation should be added
- Needs to address cradle to grave
- Transfer of knowledge from older to younger
- Emphasize K-12 Education by revising or adding core values

- Do a paradigm shift. Focus on education for the future
- Look at the educational system as a whole to develop a world class educational system as it is a foundation of the community; encouragement of the community to work together to support the educational system.
- Perfect
- Education – need to get past “watch list”

---

***“Better Together’ leadership mode of intergovernmental & public/private cooperation to achieve exceptional community benefits”***

---

- Work-force development, City/County cooperation
- Perfect
- Is “Better Together” a brand?
- Reword – collaboration “better together”?
- Unity – Better Together
- City’s fiscal responsibility
- Accountability
- Retaining/attracting young adults and millennials in the community to foster and grow leadership; retain/develop local talent and try to keep those individuals local so they can become future leaders
- Accountability & follow-up—a need for the City to have more dialogue and accountability
- Fiscal responsibility
- Diversity in leadership (people, thoughts/beliefs)
- Rotation of leadership status positions

---

***“A Regional Leader and Northern Colorado destination”***

---

- Continue image/marketing
- Like Leader but not destination
- “Model” instead of “leader”
- Destination a core value?
- Split in two different values
- Good but further definition would be nice
- You don’t tell people you will be a leader. You just are
- There is too much connotation of being a tourist community with the word ‘destination’.
- What is meant by regional leader? Agriculturally? Education? Business? Water?
- Regional Cooperative improvement

## GENERAL COMMENTS

### Core Values/Principles Generally

- Additional principles to consider:
  - Balanced economic drivers
  - Balanced range of income workforces
  - Diversity and Harmony
  - Competitive Education System
- Adding progressive to all core values
- General sentiment that goals need to be put into action
- Too generic
- All need to be explained and developed equally
- Need milestones/ achievable goals associated
- Vague terminology
- Human Element is missing
- No personal connection
- Key terms used in reporting out:
  - Communication
  - Stewardship
  - Recognition
  - Collaboration
  - Progressive
  - Innovative
- New Value – “City more responsive w/ more dialogue and accountability”

### Community/Identity

- Need for a database of community needs and volunteer opportunities
- Stronger marketing/communication of city programs available to resolve issues
- Community programs
- Neighborhood emphasis
  - Sense of community
  - Access to services

- Create a more unified and integrated community
- Retaining our youth/talent
- Retaining young adults in the community, fostering and growing their leadership
- Diverse population
- Connecting communities together
- Relationships
- What do we stand for? Who are we?
- More efficient/Adaptability/ Flexibility
- Equity
- Older generation needs to understand/comprehend / contribute (property values increase, creates jobs)
- Embrace diversity – ways to connect reciprocal maintenance
- Attract forward thinking millennials
- Financial literacy programs
- Retain youth to stay in communities

### Growth and Development

- 5th St between 11th -23rd Ave. – Housing
- Downtown Area East of 11 Ave (tracks) – Public
- Additional grocery options downtown/ East Greeley
- Housing options
- It’s about the big picture, not just affordability

### Transportation/Infrastructure

- Mobility
- Continued work on City Streets/roads
- Bus Improvements – more regularity & Key Stops
- Transportation to aid public health
- Set the infrastructure for the growth from the start. Avoid trying to have to come back to “fix it”
- Infrastructure

Health and Human Services

- Human health (food insecurity)
- Improved services for developmental disabilities
- Services for those w/ addiction issues
- Additional services for the homeless
- More playgrounds for all abilities
- Child center subsidized by the City
- Strategies that address poverty (affordable housing)
- Public health (walkability, food and transportation options)

Public Safety

- Addressing crime as population grows

Marketing/Branding

- Proactive for opportunities
- Promote ourselves

Government/Council Priorities

- Council priorities - add work force to Econ and Health
- Council priorities need to be more specific
- Local control
- Proactive/sustainable in fiscal/financing/investing



## **MAPPING EXERCISE SUMMARY: MARCH 2017**

### **Introduction**

An initial Kickoff Workshop and Open House for the Imagine Greeley process were held on March 3, 2017. The nearly 160 community members who attended the events learned about the major trends that are anticipated to shape the City's future, explored issues and opportunities in a number of key focus areas, and provided feedback on community assets, preferred growth patterns, and needed physical improvements using maps provided.

This document provides a summary the results of the mapping exercise, which provided participants with an opportunity to consider how the issues and opportunities present in the community, as well as their own vision for Greeley's future growth might be represented spatially and through different types of land uses throughout the city. During the exercise, participants worked in groups to map:

- The location of areas, physical features, or public facilities they felt were major assets to the community;
- What types of growth should be encouraged in different areas of the City to support their vision in each of the five focus areas. Participants used markers to designate areas for residential, commercial/retail, industrial, and office/light industrial uses. Some groups added categories for mixed-use development and open space.
- Physical improvements, new facilities, and/or services that would be needed to support the growth patterns indicated on their maps.

Overall, participants focused on similar areas of the community (largely those that are currently undeveloped), however redevelopment in areas such as Downtown, 8<sup>th</sup> Avenue and around UNC were also identified. However, participants had a range of opinions in regard to the types of land uses that should be encouraged in these areas.



## Map Comments

The following comments were written on maps by workshop participants. These comments either were specific comments related to a particular area (i.e., more detailed than a land use recommendation) or were not tied to a specific geographic area within the City.

### West Greeley

- Coordinate with other governments in west
- Fire station out west
- Western police station
- Need to take advantage of western portions of City—but don't forget the existing area
- Need parks on west end
- Need schools/sites
- Frequent nodes of mixed uses, residential with commercial nodes
- Like industrial but don't want it to be the first thing you see

### Downtown/UNC

- Encourage housing downtown
- Keep up good work on 8<sup>th</sup> Ave, add retail, maybe student housing
- Food deserts East Greeley, Downtown
- Incentivize the improvement of original Greeley; outreach to get ideas; promote investment
- Redevelop 8<sup>th</sup> Avenue, mixed-use/entertainment district
- Neighborhood reinvestment
- Redevelop Greeley Mall, add office space, residential
- Redevelop Mall/event center

- Retail limited outside of 10<sup>th</sup> street and 34 Bypass corridors

### North Greeley

- Open space around ponds [old gravel quarries]
- Housing around gravel pits
- Improve mobile homes (or move people to better housing)

### General Comments

- Better/more east-west connections
- Make O Street a major connector
- No oil wells in City limits
- All neighborhoods need parks
- Mass transit: UNC to Loveland
- Continue to develop non-potable water supply
- Better coordination with Evans in everything
- Protect all public parks and trails
- Expand park/trail by [Poudre] river
- Ditch #3 trail connect downtown/UNC to Poudre Trail
- Maintain transit system and expand service area – regional route to Fort Collins
- Keep all existing parks
- Comp. multimodal plan to accommodate growth
- Bike trails and lanes

- Utility corridor expansion (along Hwy 34)
- Walkable communities
- Mass transit Downtown/UNC to DIA
- Mix some commercial with residential

## Growth Pattern Input

The following areas were consistently marked on the maps provided as areas where participants had specific recommendations or vision for future land uses.

### West Greeley

- **US 34/US 34 Bypass Corridor**
  - This area of the western portion of Greeley was called out numerous times by workshop participants. Recommended land uses supported along this corridor varied by group, but comments generally suggested:
    - Commercial uses
    - Industrial/employment uses (ranging from heavy industrial to office/light industrial)
    - Mix of both commercial and industrial/employment uses
  - Participants organized these land uses in a number of ways. Primary among them were:
    - Encouraging development along entirety of the corridor
    - Encouraging development in nodes located at key intersections
  - The exact mix and location of these land uses in the areas directly adjacent to the corridor (as opposed to along the corridor itself) also varied.
- **North and South of US 34**
  - Most workshop participants indicated they support residential uses in the areas north and south of US 34 and US 34 Bypass. However, groups differed in:
    - The density of housing that should be encouraged
    - The extent of the area that should be housing versus preserved as open space.
    - The extent other uses should be encouraged in these areas. Some groups indicated support for office/employment uses in these areas in addition to what was suggested along US 34/US34 Bypass.
    - Explicit support for affordable housing in the area. Some groups called this out specifically in the map comments.
  - One group also indicated they would like to see a community separator or greenbelt surrounding the City on the west side.

### **North/Northwest Greeley**

- Land use recommendations in this area varied, as did the specific location for land uses. Some participants indicated support for:
  - Only residential land uses
  - Only industrial/employment land uses
  - A mix of both residential and industrial/employment (in most cases employment uses were located to the south near the railroad or to the east near US 85)
- A number of groups also supported this area being designated as open space or serving as a greenway (incorporating the old gravel ponds located along the Poudre River)
- Groups seemed in agreement that industrial uses should be encouraged in the area along the railroad west of 59<sup>th</sup> Avenue.

### **Northeast Greeley**

- This area was largely recommended for industrial uses by workshop participants. However, groups varied in the distribution of the types of industry (light vs heavy)
- Some groups suggested including retail/commercial uses into the encouraged land use mix in this area, specifically by the airport.

### **Downtown/UNC**

- Participants suggested a range of land uses in this area, particularly residential, commercial/retail, and office. Other suggested a broader “mixed-use” category (which was not an option listed on the exercise worksheet, but still featured on a number of maps).
- Particular emphasis was placed along the 8<sup>th</sup> Ave corridor linking downtown and UNC. However, groups differed on the extent of the area in which
- Some groups recommended high density housing be encouraged in this area.
- The area east of downtown (between 8<sup>th</sup> Ave and US 85) was also identified by one group as an area to support mixed-use redevelopment with a focus on art and artists. RiNo in Denver was given as an example.

### **East Greeley**

- **South of Airport—East of US 85**
  - While the majority of groups designated this area for residential land uses, a number of groups also included commercial/retail and office/light industrial uses in their vision for growth in this area.

## Other Frequently Mentioned Locations

- **West Greeley Mall**
  - This area was identified by a number of groups as being a good location to support redevelopment. Suggestions ranged from strictly retail, office, or residential uses to a mix of all these uses.
- **Former HP Complex**
  - A number of groups indicated support for mixed-use redevelopment of this area.
- **Poudre River Corridor**
  - Most comments on this area were for preserving it as open space or as a greenway.
  - One group wondered whether there was an opportunity to encourage residential development in between the old gravel quarries located to the north of the river corridor.
- **Established/Developed Neighborhoods**
  - While the majority of comments focused on undeveloped areas of the City, a number of groups made comments about established or already developed areas, particularly in Greeley's neighborhoods. Comments included:
    - Support for continued reinvestment in established neighborhoods
    - Identifying areas where retail and other commercial uses could be introduced into neighborhoods
    - Areas (particularly surrounding UNC and Downtown Greeley) where higher density and/or student housing could be encouraged.
- **Aims Community College**
  - One group supported the introduction of more retail/commercial land uses surrounding the Aims Community College campus.
- **20<sup>th</sup> Street Corridor**
  - One group suggested that office and other employment uses be encouraged along this corridor.

## Maps

A total of 18 maps were generated during the Kick-off Workshop. These individual maps are provided in the following pages. While not summarized in this document, the maps show the location of the assets (noted with a sticker dot) and physical improvements (noted with a star).

### Map Legends

#### Community Assets



Public facilities



Natural areas, trails, or recreation-oriented assets



"Other" types of assets

#### Growth Patterns/Land Uses



Orange delineates areas where housing should be encouraged



Red delineates areas where commercial and retail services should be encouraged.



Blue delineates areas where industrial uses should be encouraged.



Purple delineates areas where office/light industrial uses should be encouraged

#### Physical Improvements



Marked with a star and annotated (in most cases) with a more detailed description.



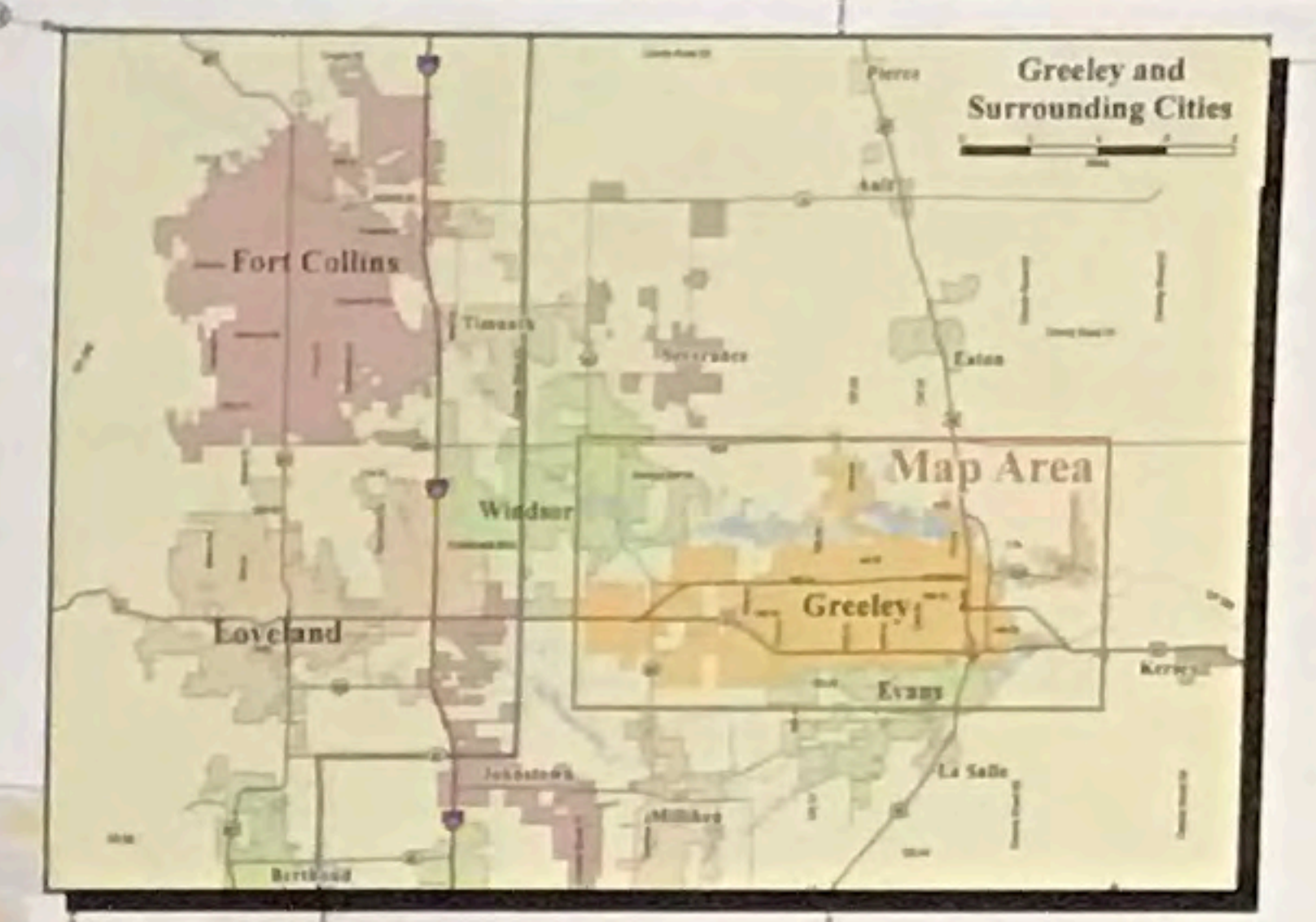
# Greeley 2017 Reference Map

0 0.25 0.5 1 1.5 2 Miles

1 inch = 1,000 feet

**Legend**

Expressway	Stream	Colleges & Universities
Arterial Street	Water Body	Greeley City Limits
Local Street	Baseball Field	Evans Park
Unpaved Road	Park	Windsor Park
Fire Stations	Natural Area	Garden City Limits
Railroad	Cemetery	Evans Town Limits
Trail	Private Facility	Windsor Town Limits
Structure	Public Schools	Kersey Town Limits
Parcels		





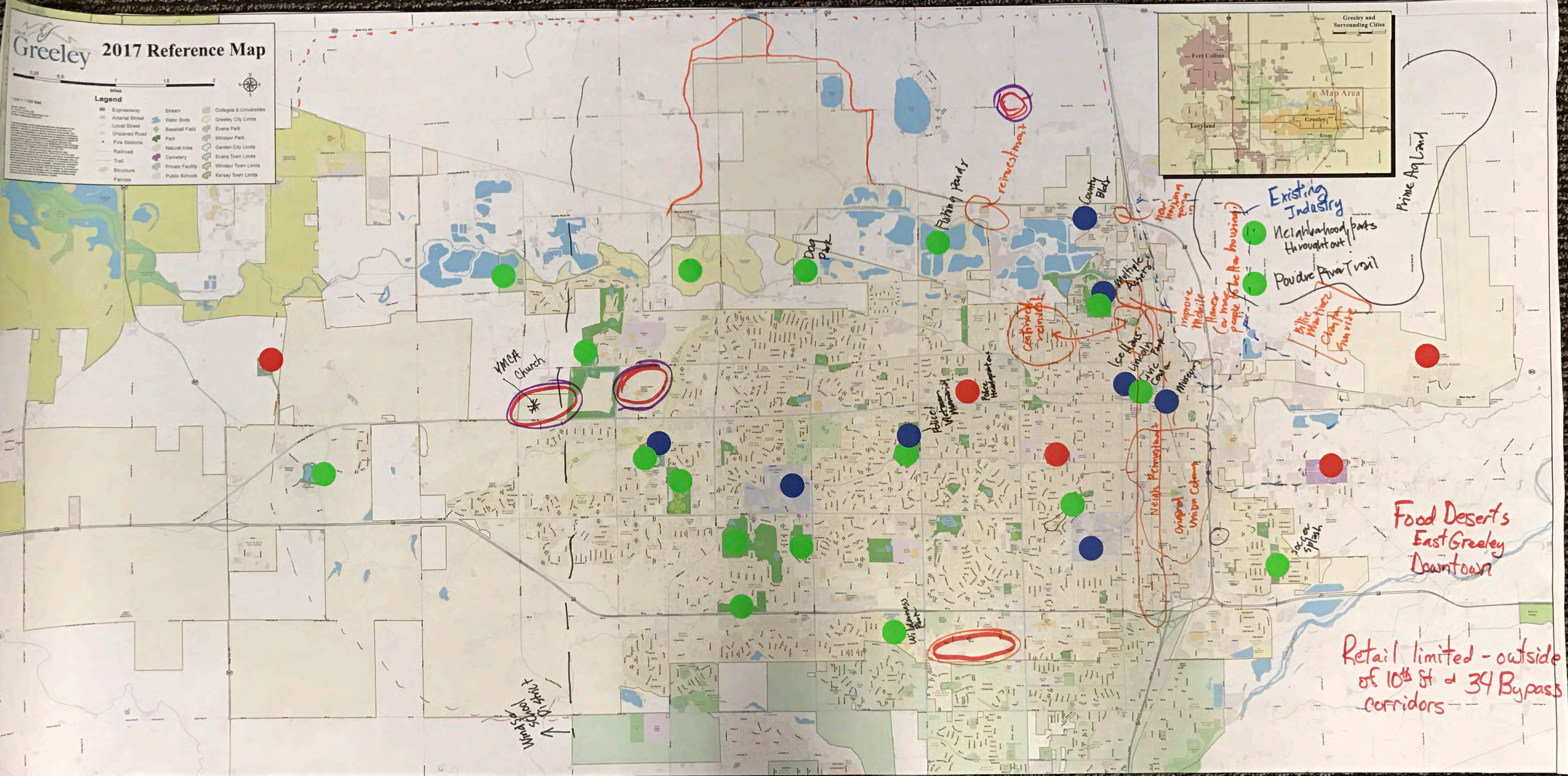
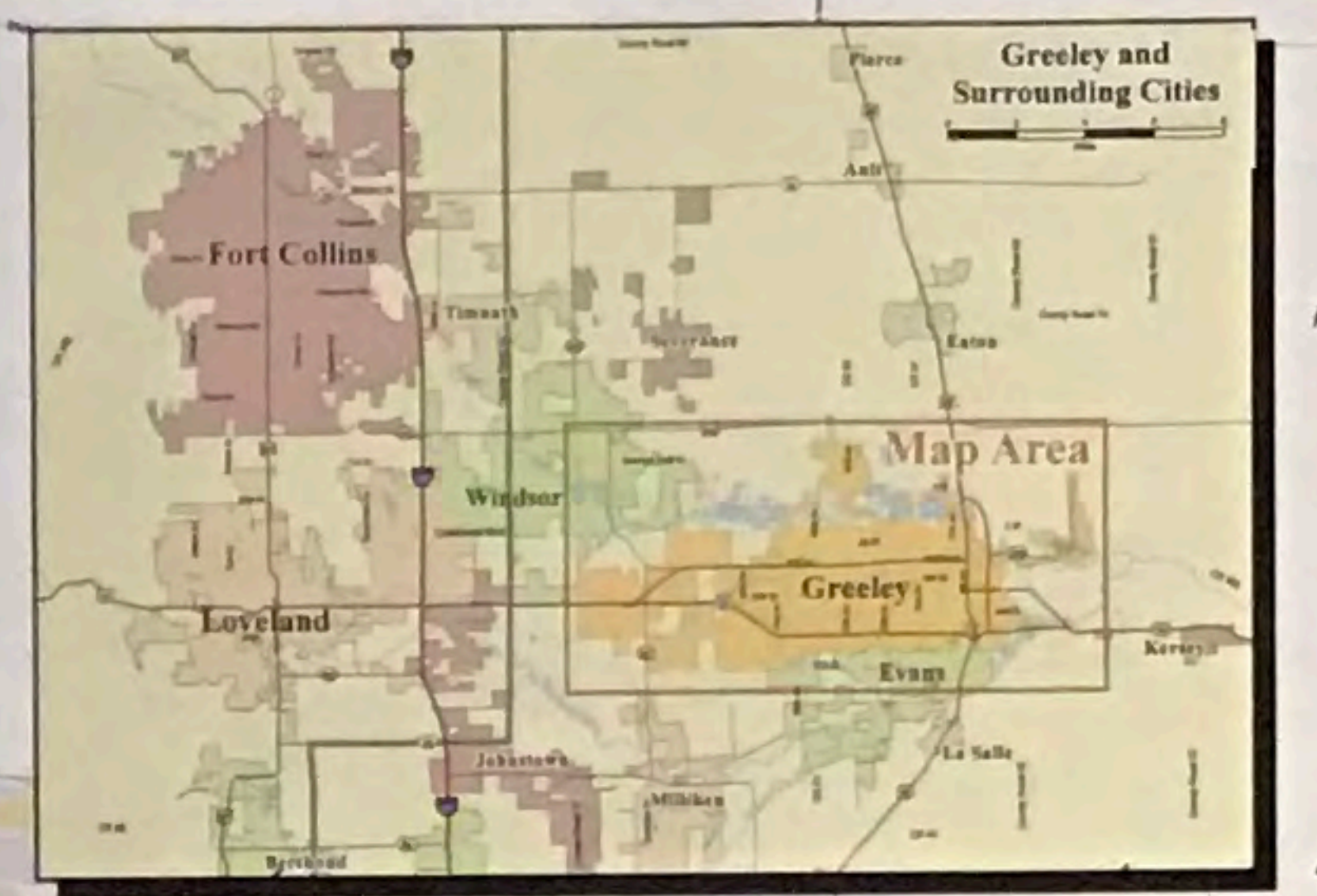


# Greeley 2017 Reference Map

Miles 0.25 0.5 1 1.5 2

Legend

Expressway	Stream	Colleges & Universities
Arterial Street	Water Body	Greeley City Limits
Local Street	Baseball Field	Evans Park
Unpaved Road	Park	Windsor Park
Fire Stations	Natural Area	Garden City Limits
Railroad	Cemetery	Evans Town Limits
Trail	Private Facility	Windsor Town Limits
Structure	Public Schools	Kersey Town Limits
Parcels		



YMCA Church

Dog Park

Fishing Ponds

reinvest most

continue reinvest

improve mobile home

Existing Industry Neighborhood parts throughout

Poudre River Trail

Prime Ag Land

Food Deserts East Greeley Downtown

Retail limited - outside of 10th St & 34 Bypass corridors

Windsor School District

Windsor Park

Police Station

Police Headquarters

Ice Cream

Lindbergh

Civic Center

Museum

Neighborhood

Original Union Colony

dog splash

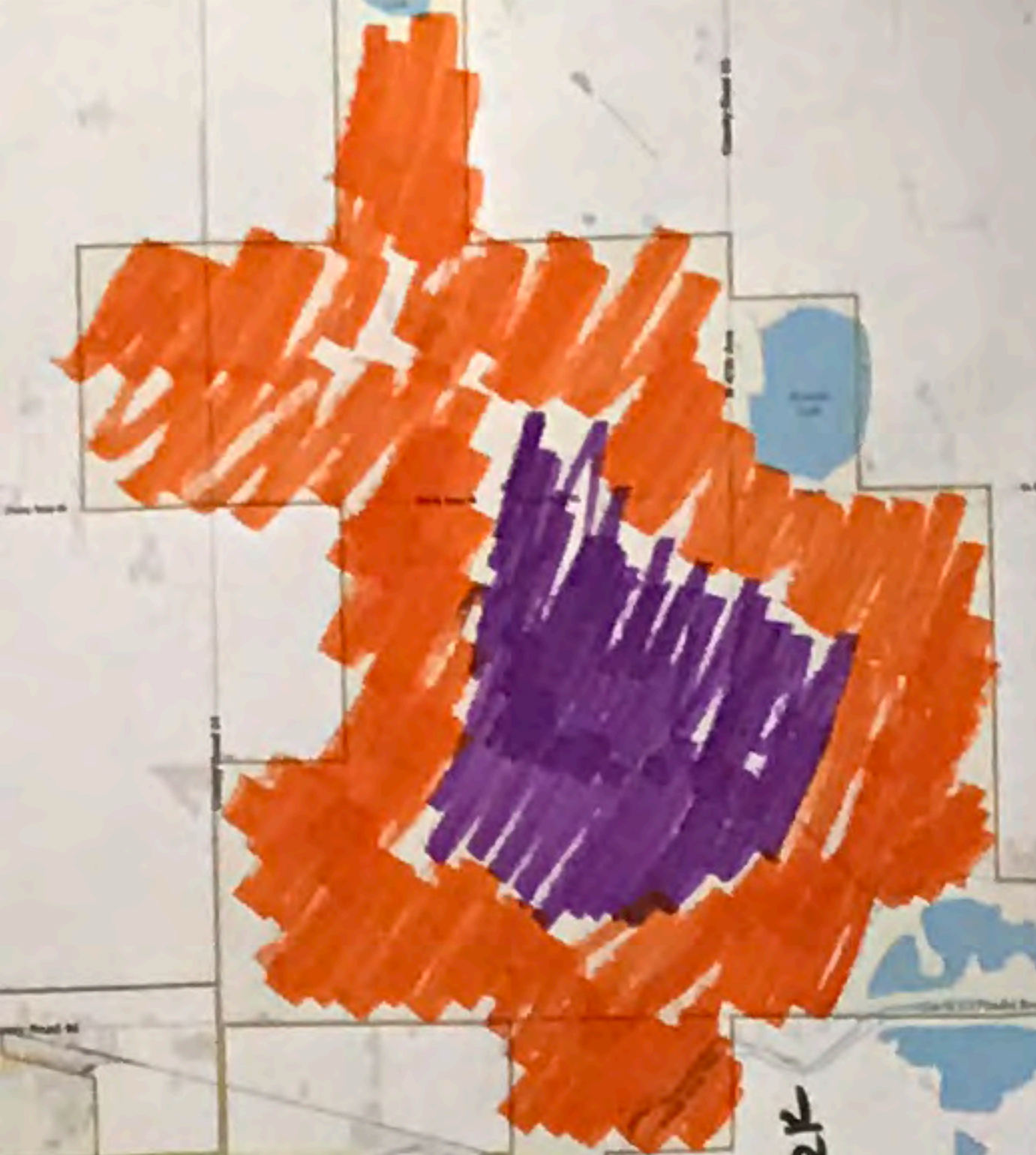
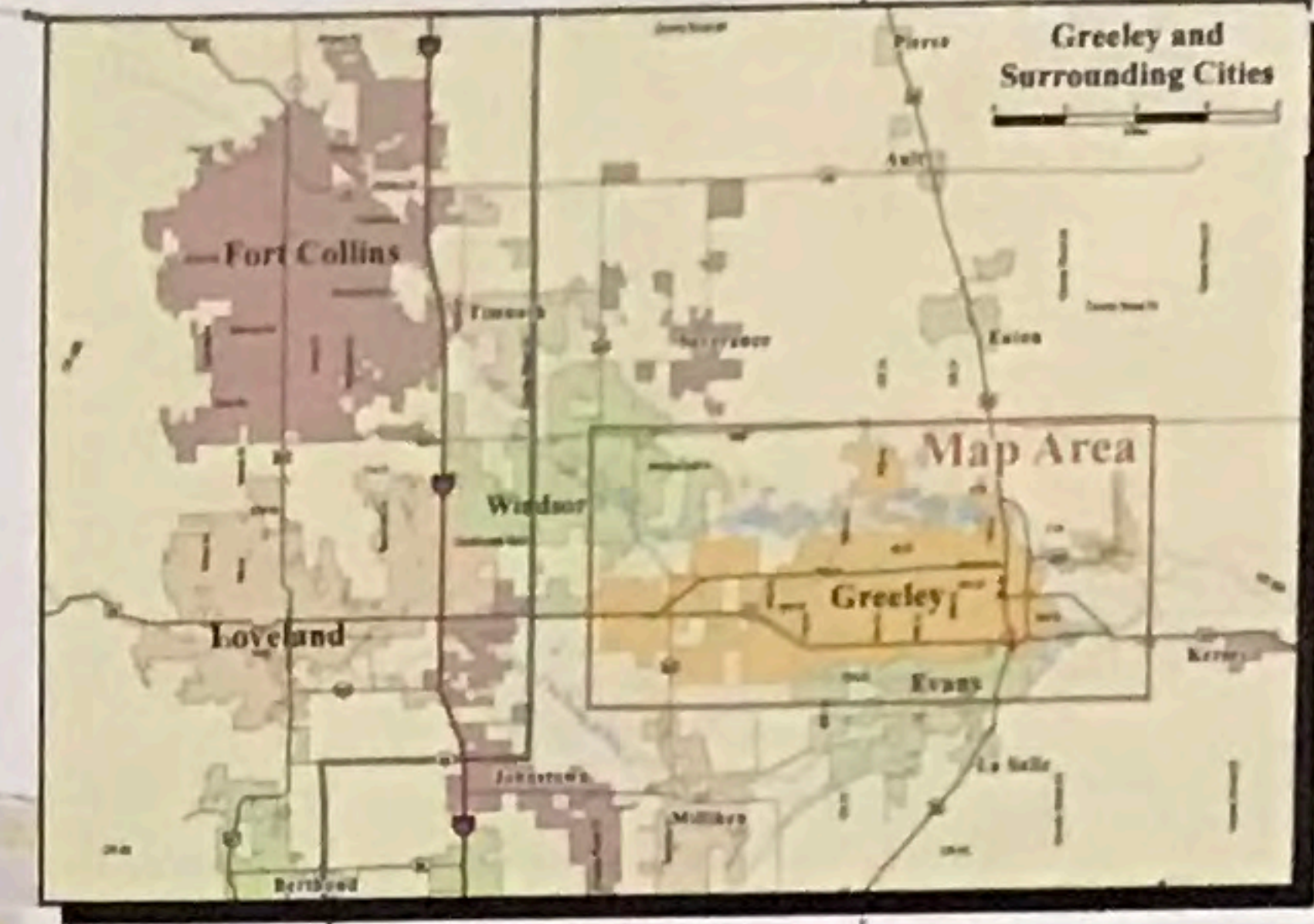
**City of Greeley 2017 Reference Map**

0 0.25 0.5 1 1.5 2 Miles

1 inch = 1,000 feet

**Legend**

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Structure	Public Schools	Kersey Town Limits
Parcels		



LIMITS

No Oil in City

No Oil

ANNEX

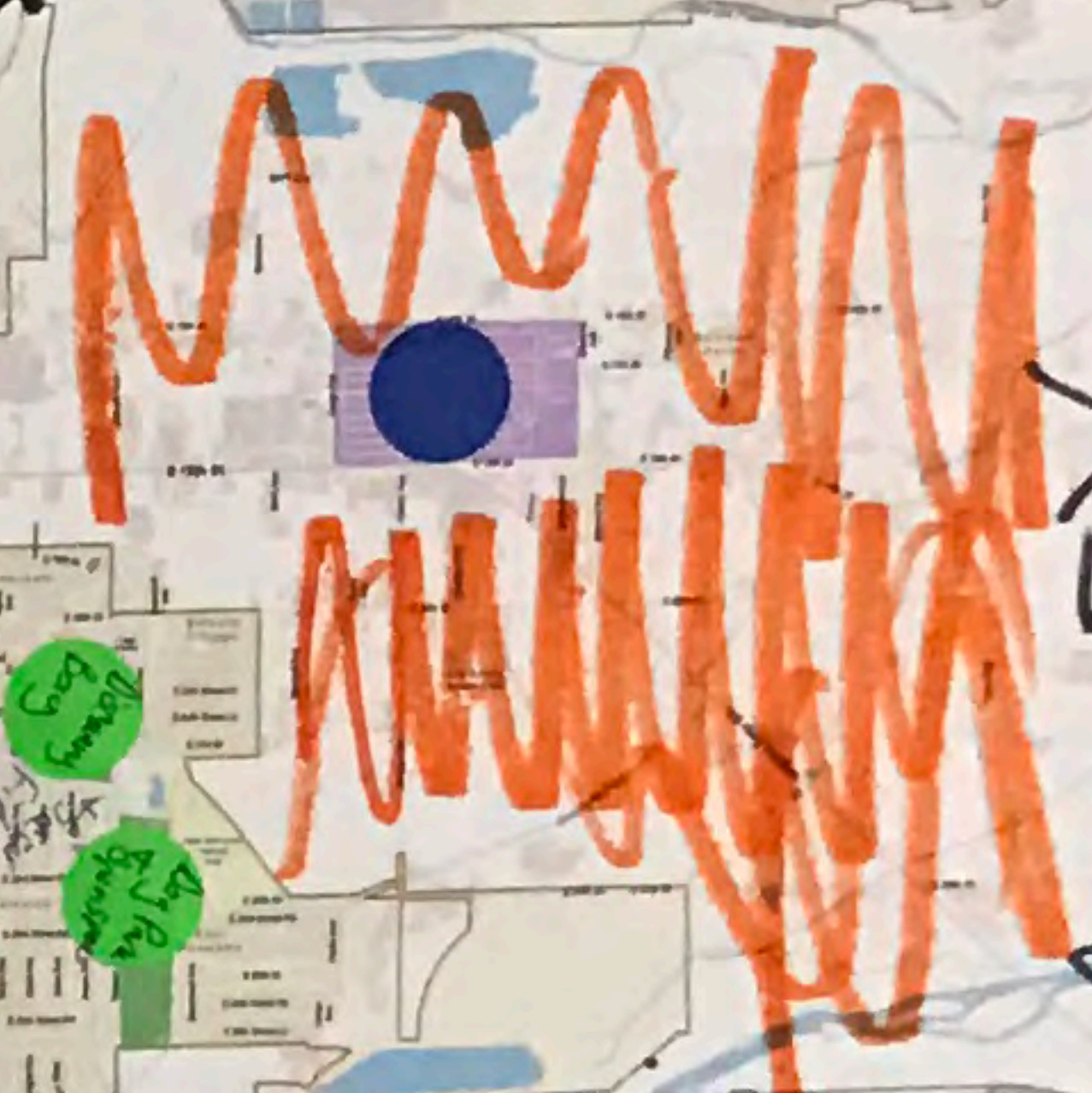
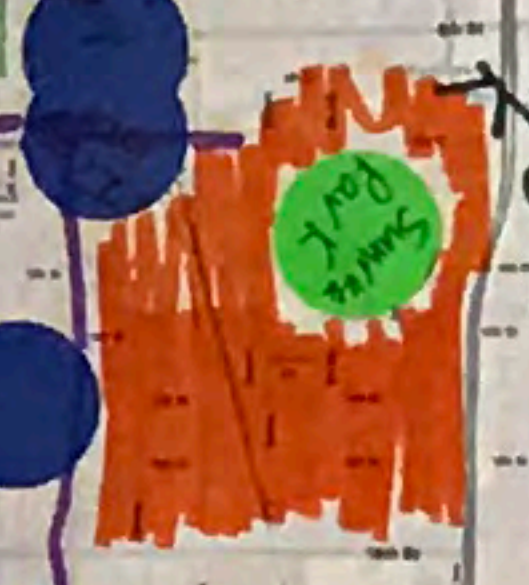
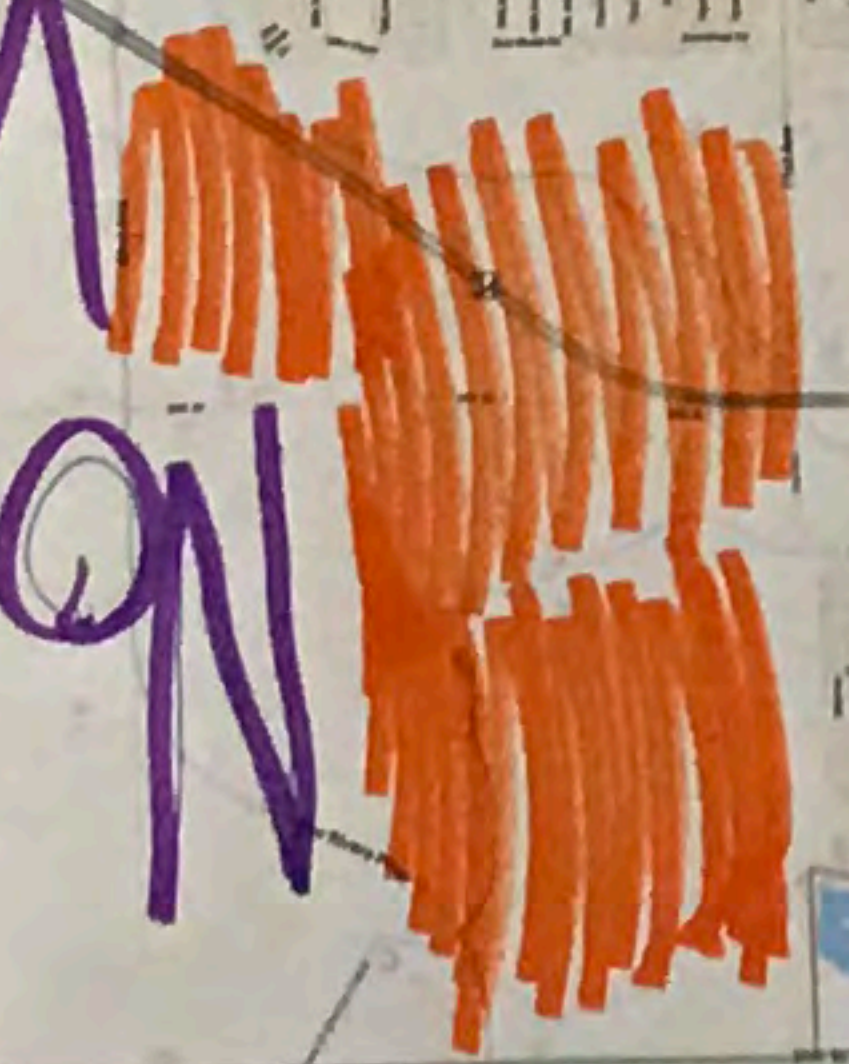
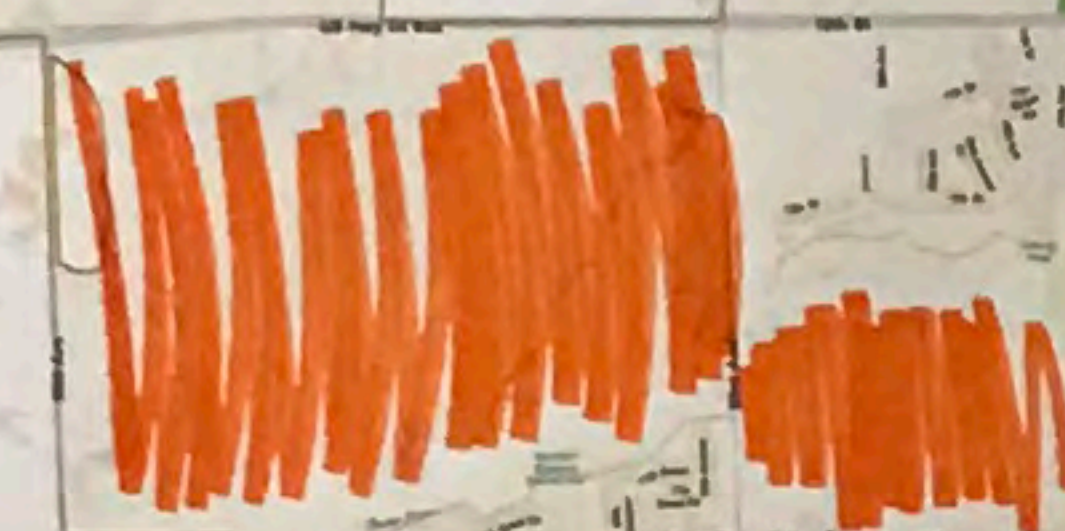
Park

St. Anthony

Windsor

Evans

New Park



Windsor

Evans

Evans

Evans

Evans

Evans

Evans

Evans

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Evans

Evans

Evans

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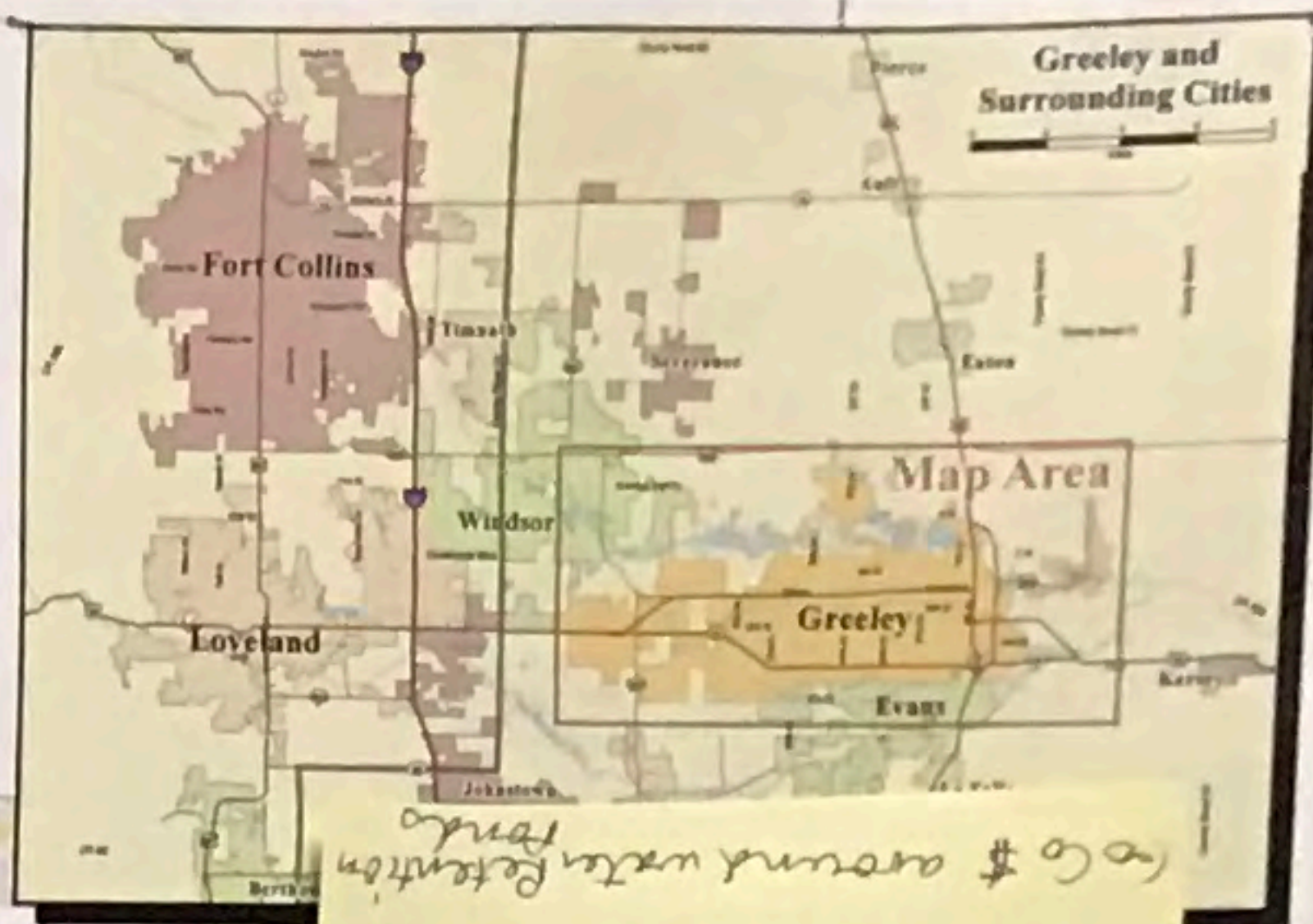
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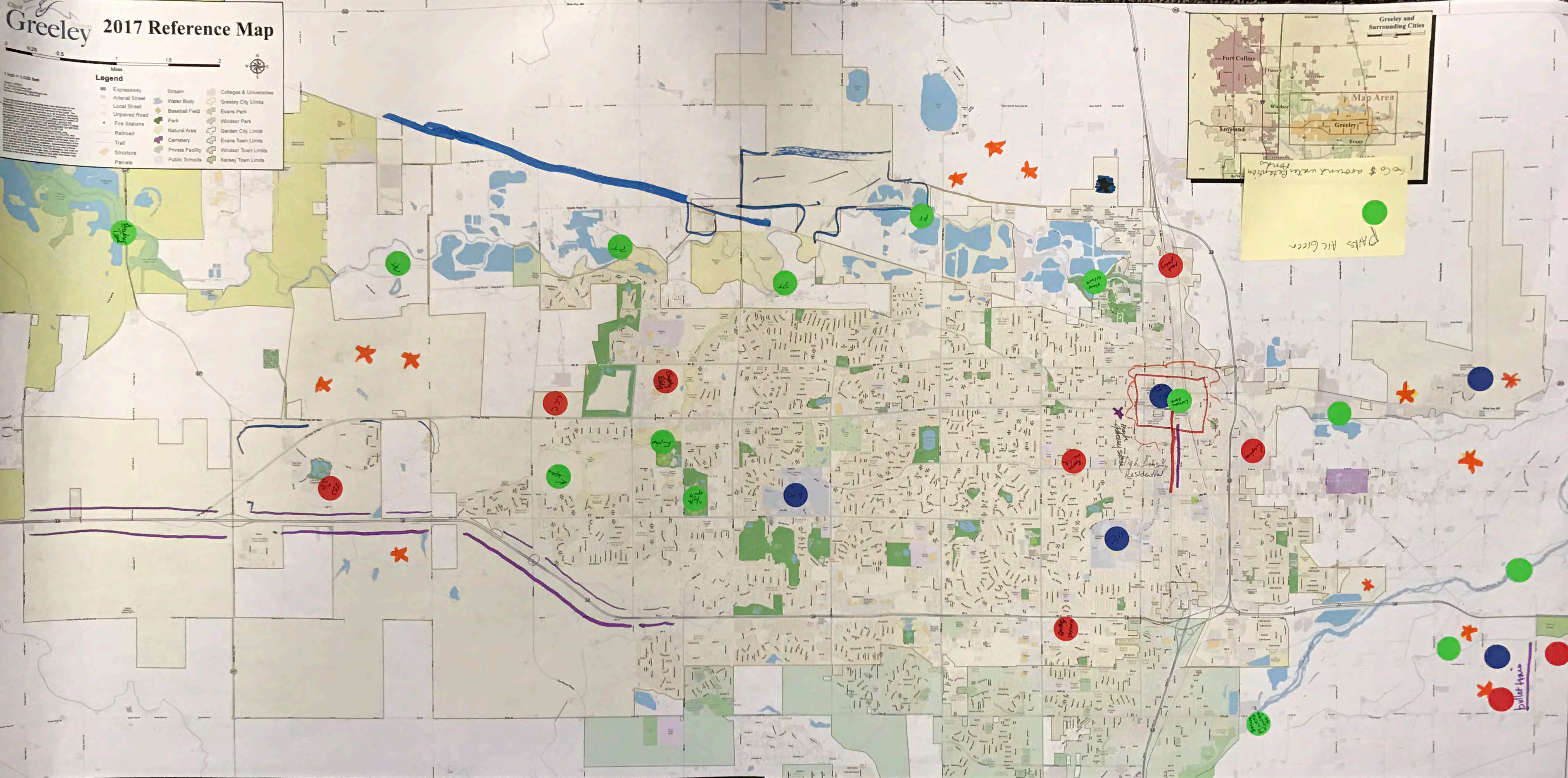
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Parcels		



*60 \$ around water retention*  
**PATS AIC Green**



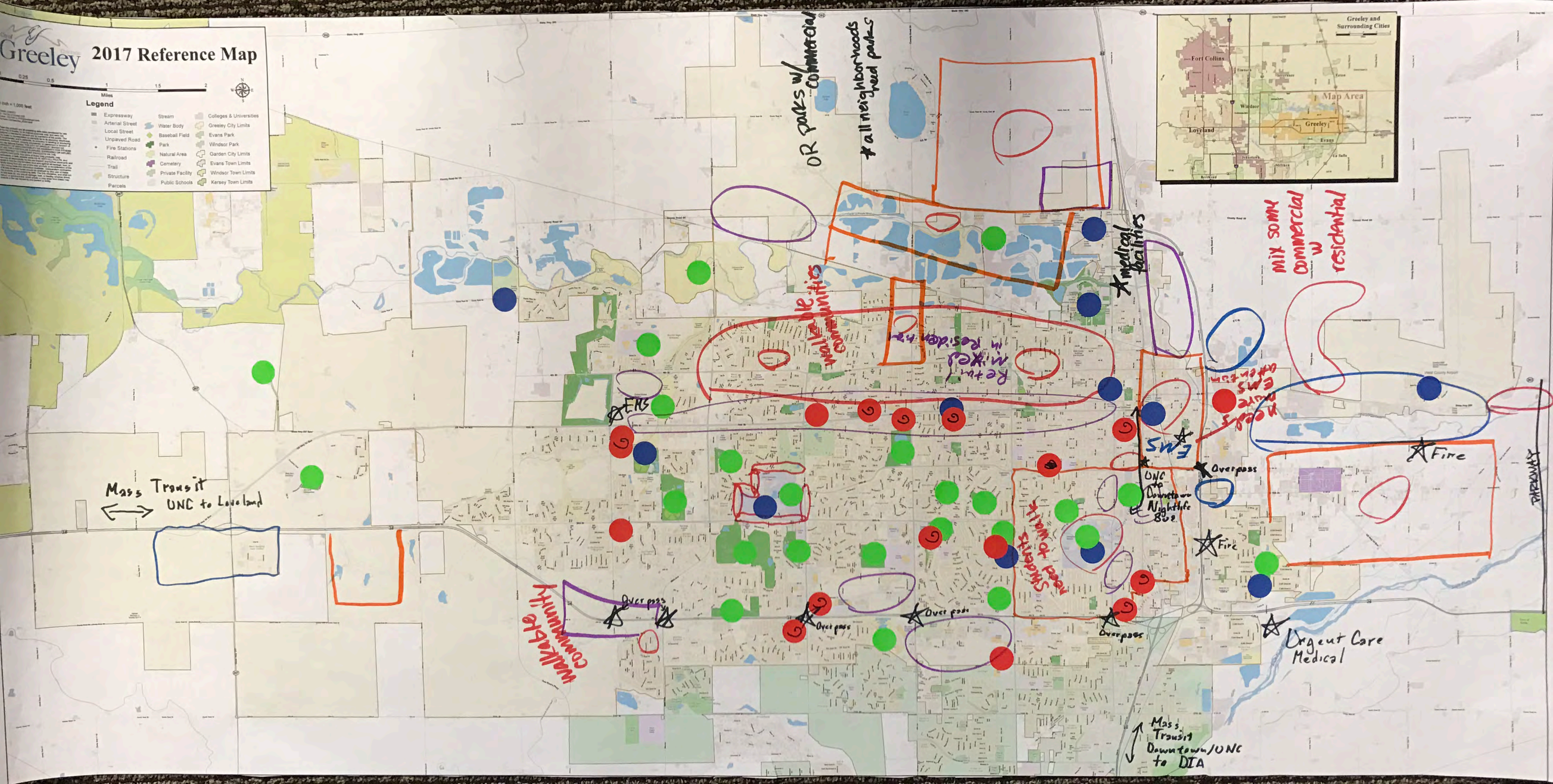
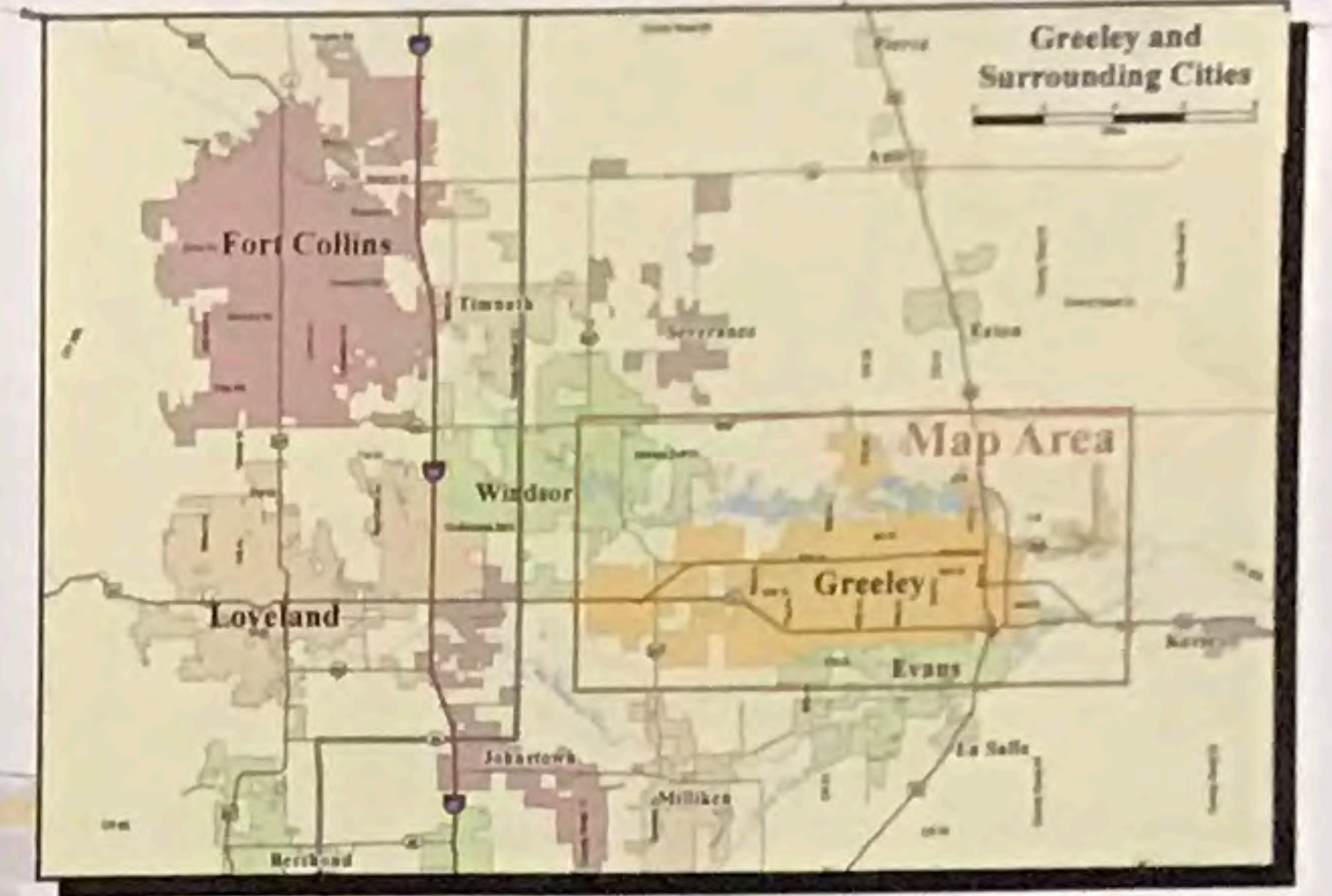
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Parcels		



Mass Transit UNC to Loveland

Walkable Community

OR parks w/ commercial  
all neighborhoods need parks

Medical facilities

MIX SOMY COMMERCIAL w residential

Fire

Mass Transit Downtown/UNC to DIA

Urgent Care Medical

UNC Downtown Nightlife

Overpass

Fire

Overpass

Overpass

Overpass

Overpass

Needs more EMTS attention

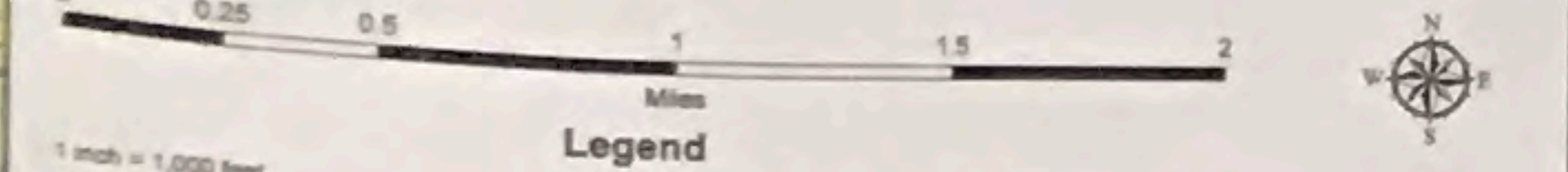
Return in Residential

Walkable Communities

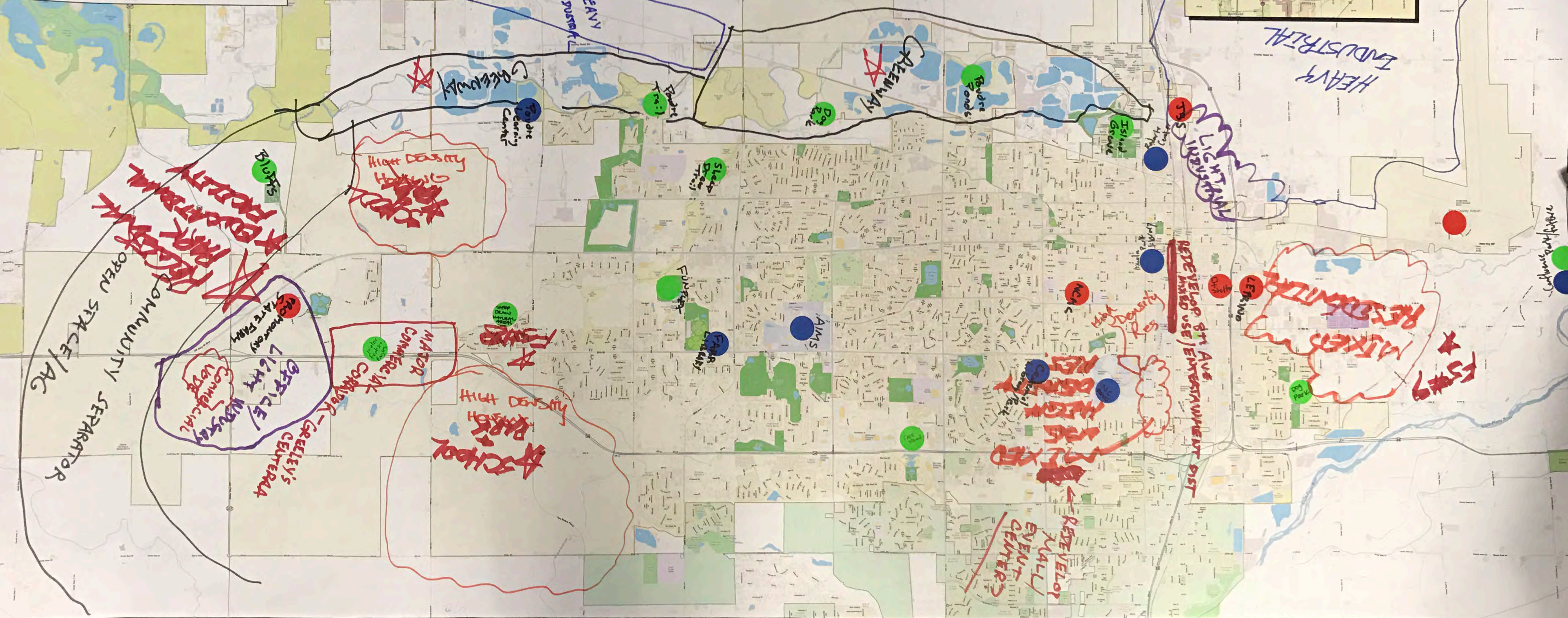
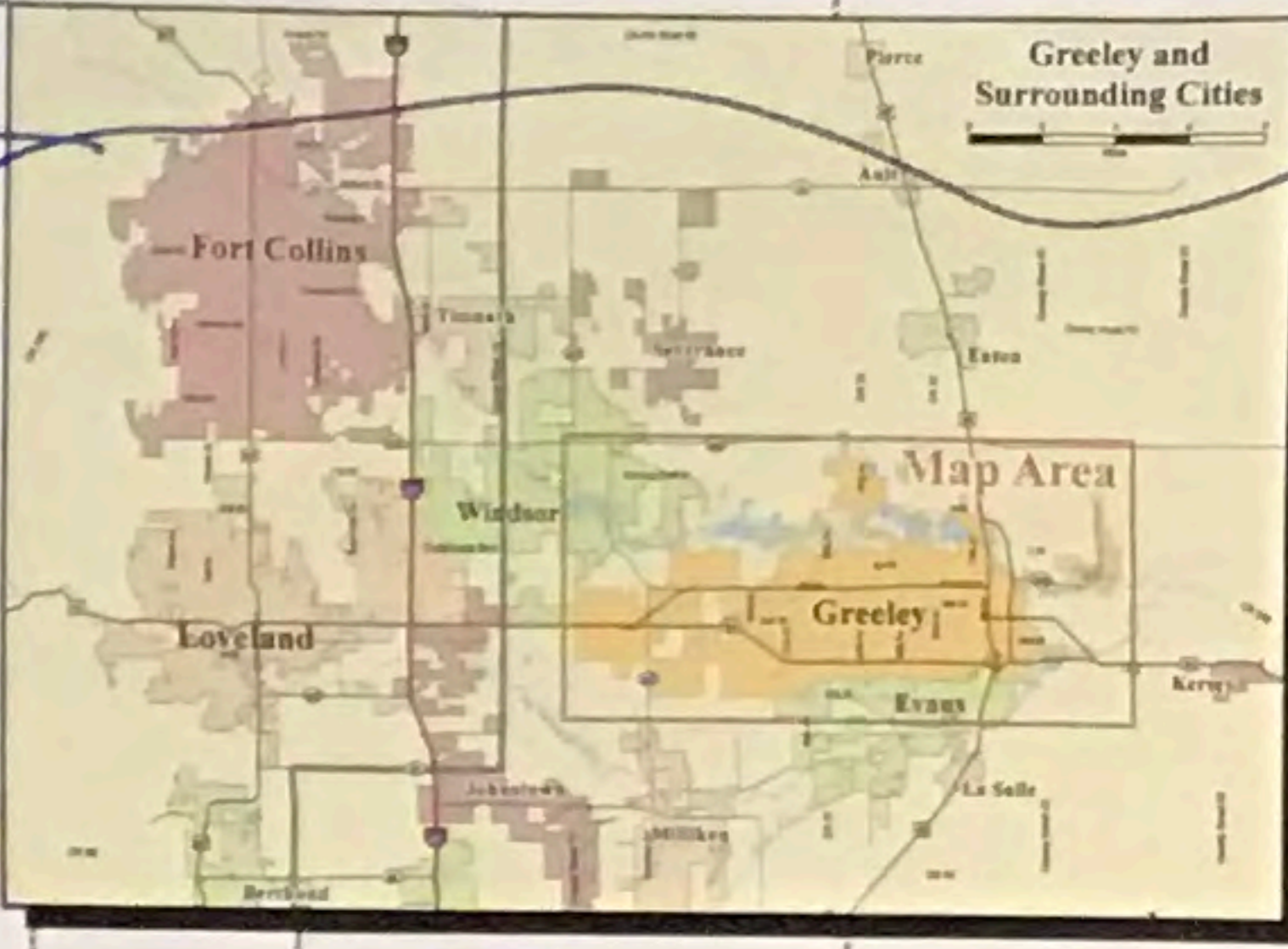
EMTS

Students need to walk

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Parcels		



COMMUNITY SEPARATOR  
OPEN SPACE/AC

OFFICE/COMMERCIAL  
LITHT WINDSOR  
CONVICTIAL WEDGE

MATOR COMMERCIAL CORRIDOR

TRAMWAY STATE PARK

ST. JOHN'S  
BANK

REDEVELOP MALL  
EVENT CENTER

REDEVELOP 8th Ave  
RESTAURANT DIST

REDEVELOP  
RESTAURANT DIST

RESIDENTIAL MIXED

HEAVY INDUSTRIAL

EST 10

GREENWAY

HEAVY INDUSTRIAL

GREENWAY

ST. JOHN'S

High Density

ST. JOHN'S

St. John's

St. John's

AMS

REDEVELOP

REDEVELOP

REDEVELOP

REDEVELOP

REDEVELOP

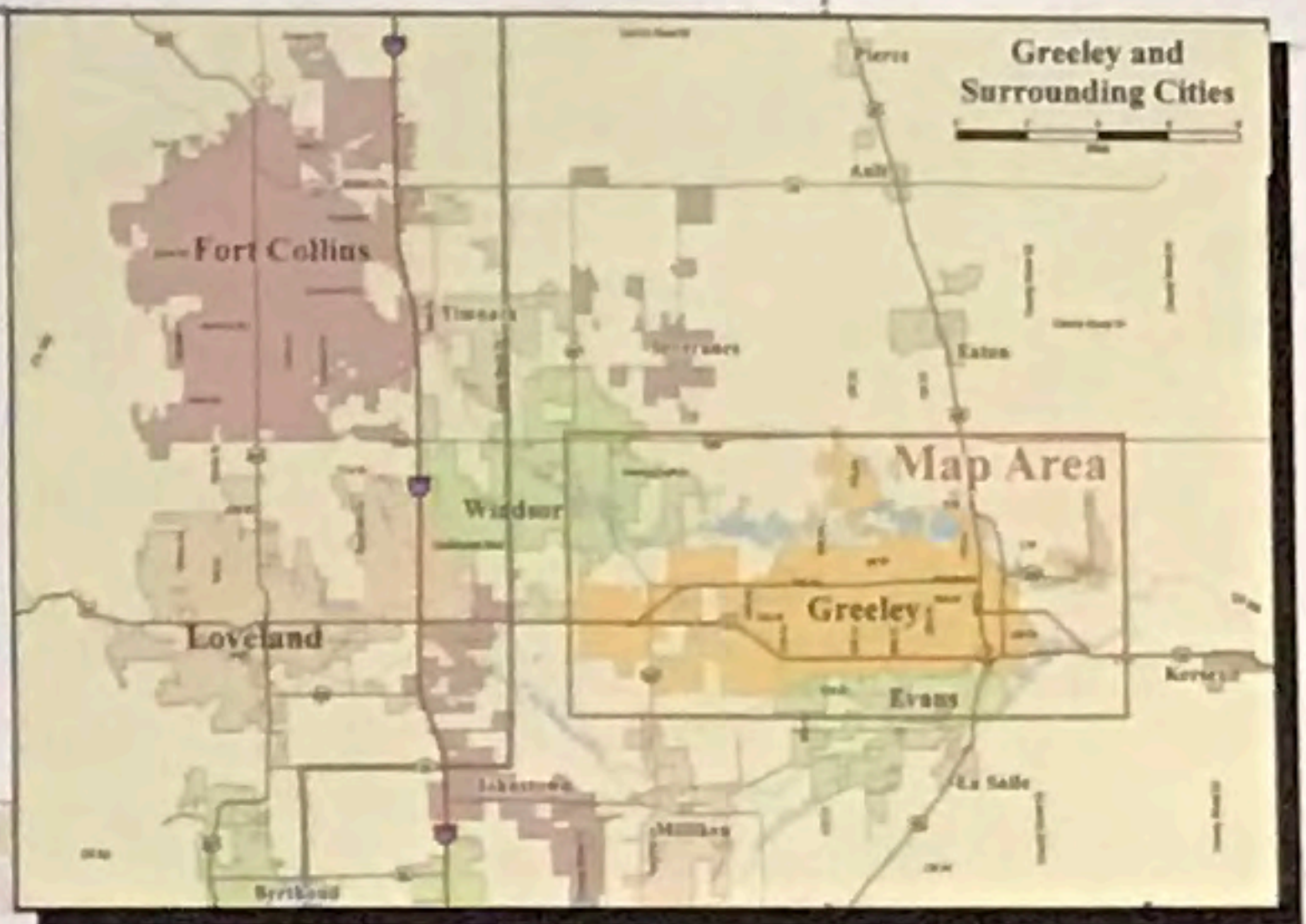
COMMUNITY SEPARATOR

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Parcels		



*Trails  
Pedestrian Access  
& Connections*

*Continue to develop non-potable water supply*

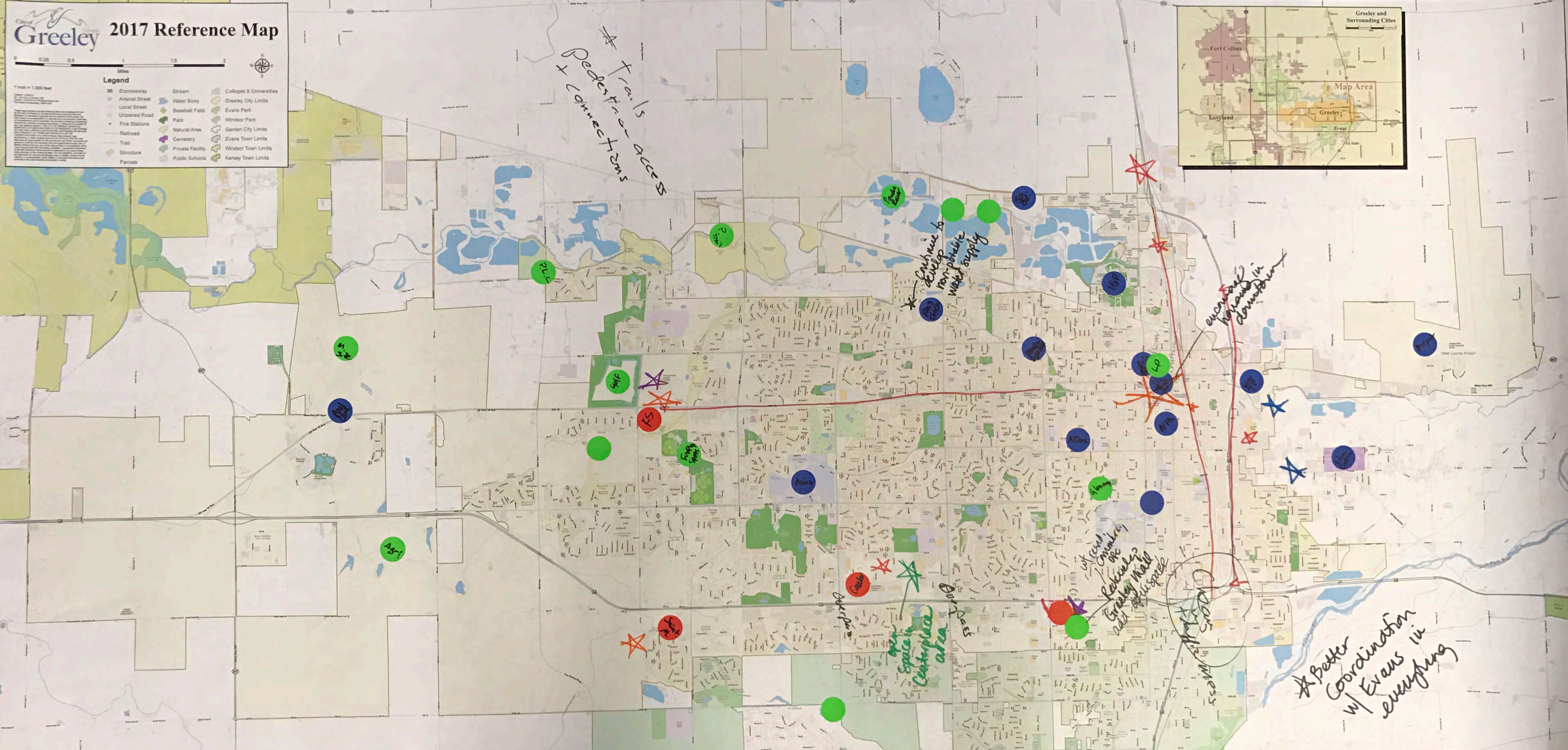
*encourage bike lanes in downtown*

*open space in Central plaza area  
Borlase*

*not read community  
Recreate? Greeley Hall add open space*

*Chaos  
mess*

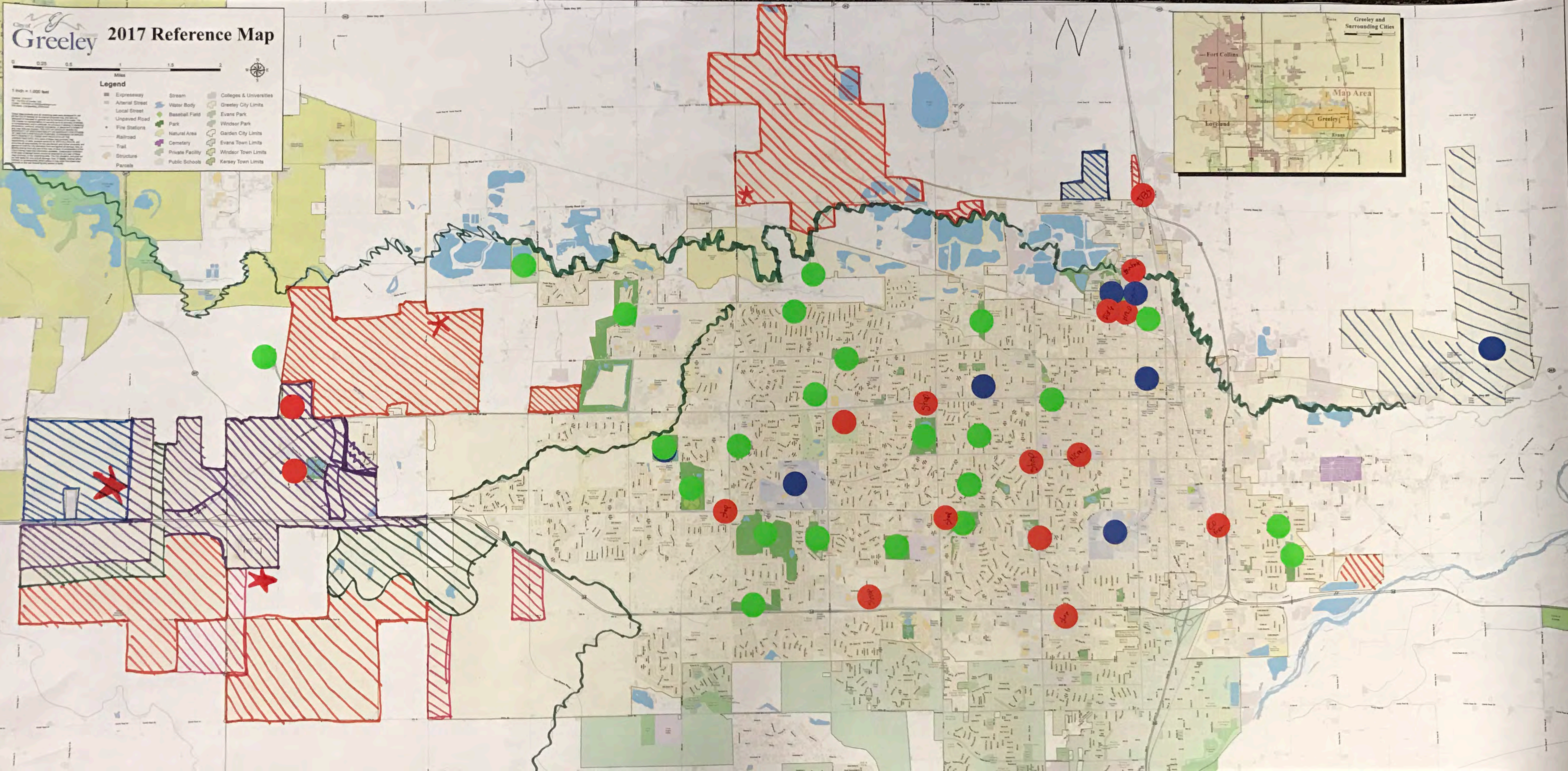
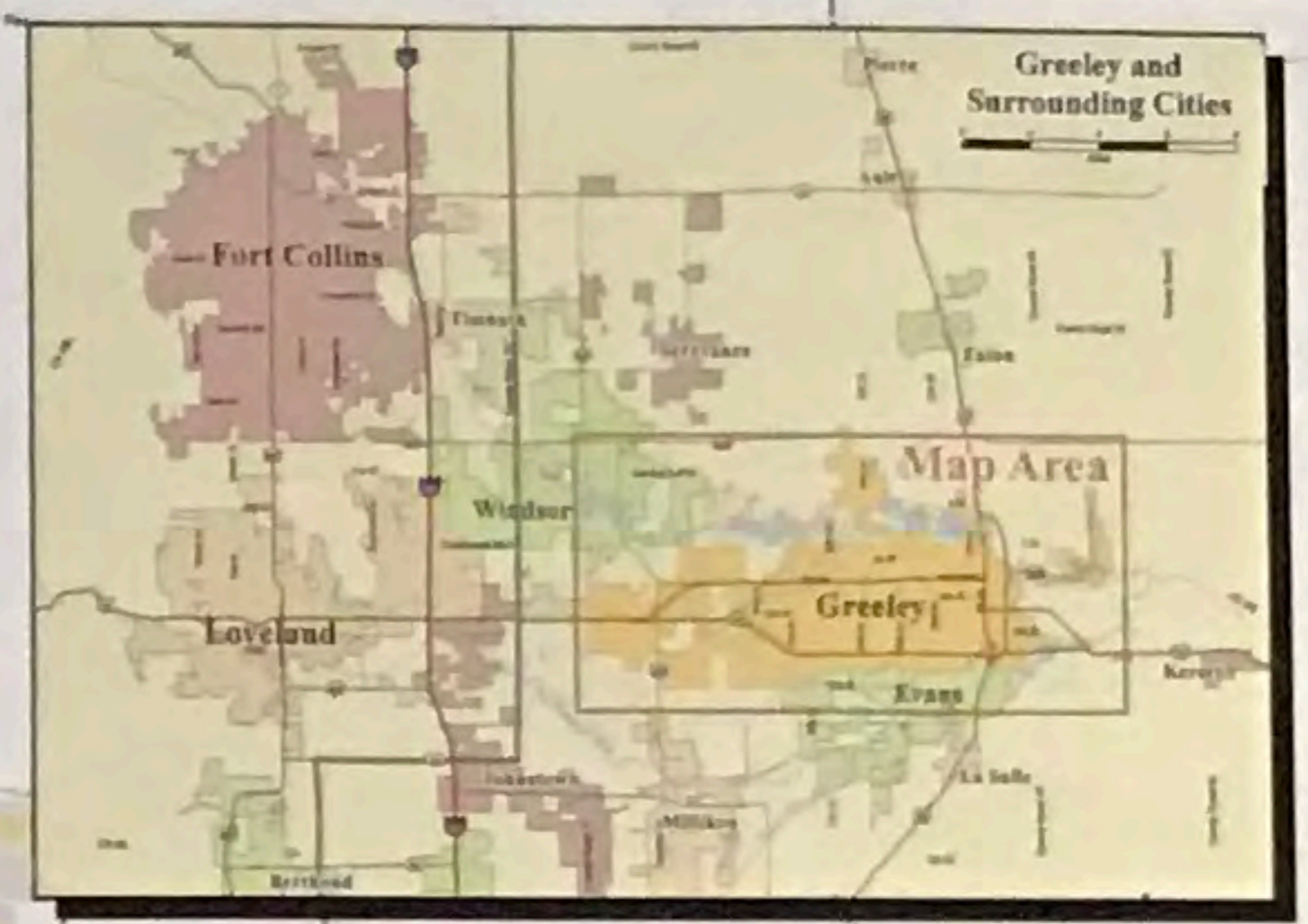
*Better Coordination w/ Evans in emergency*



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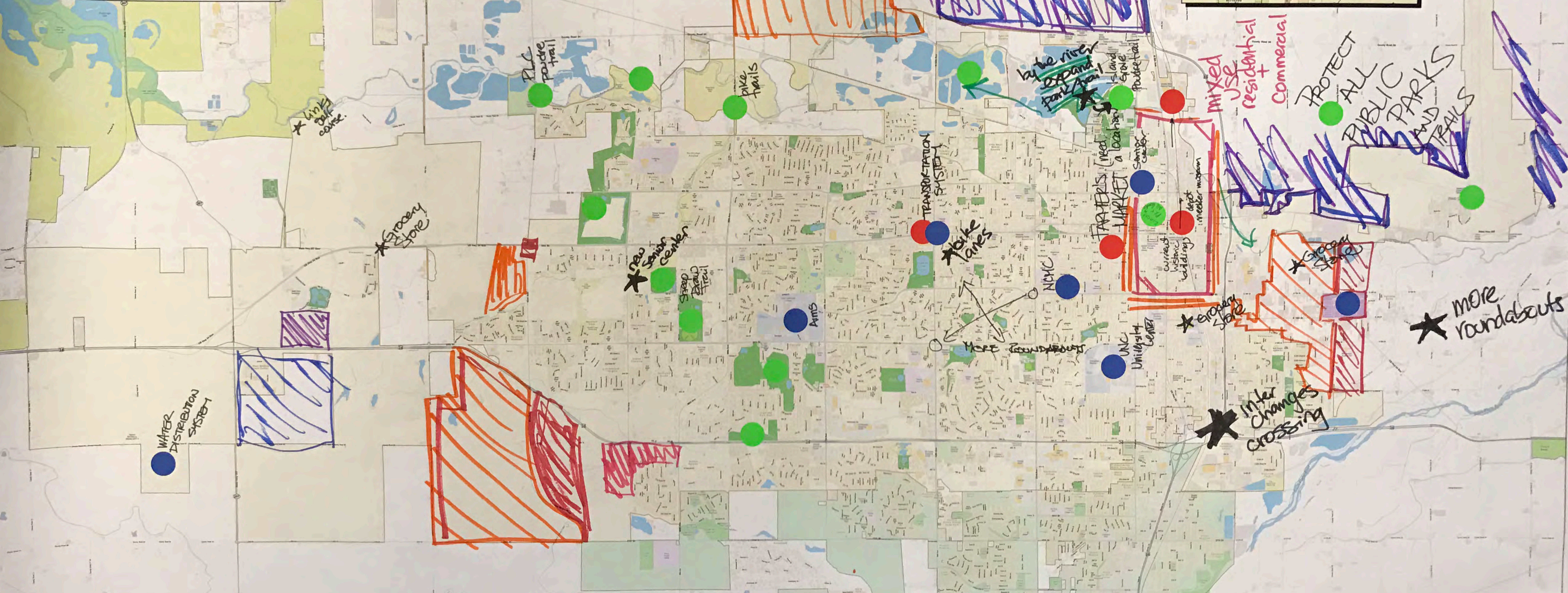
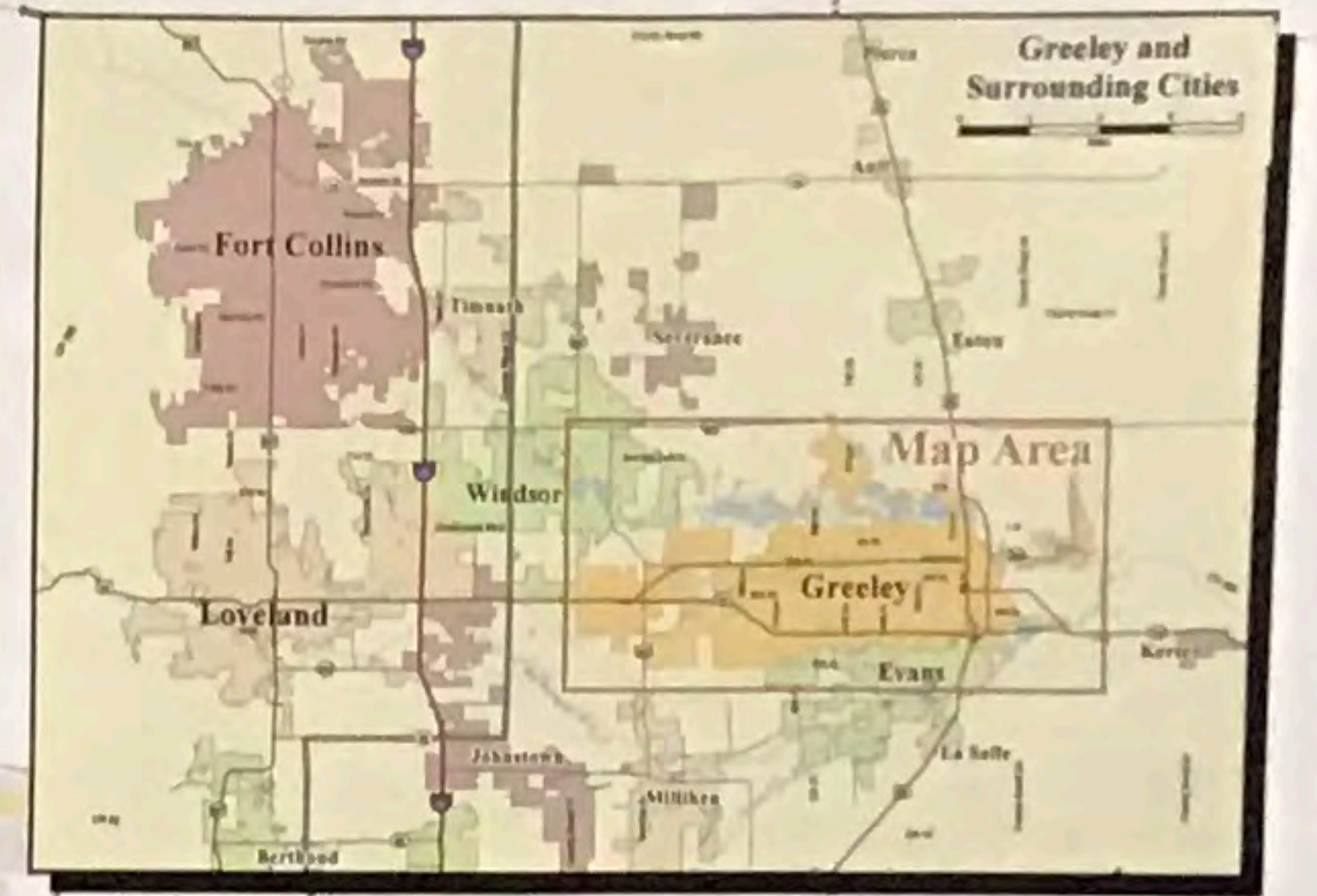
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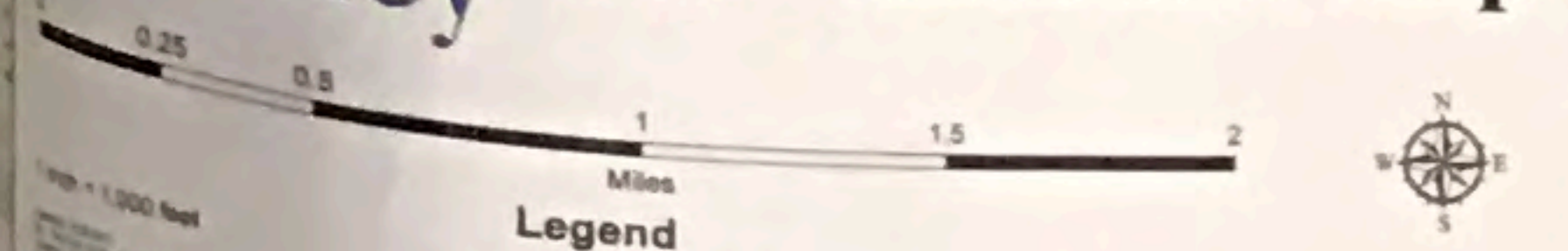
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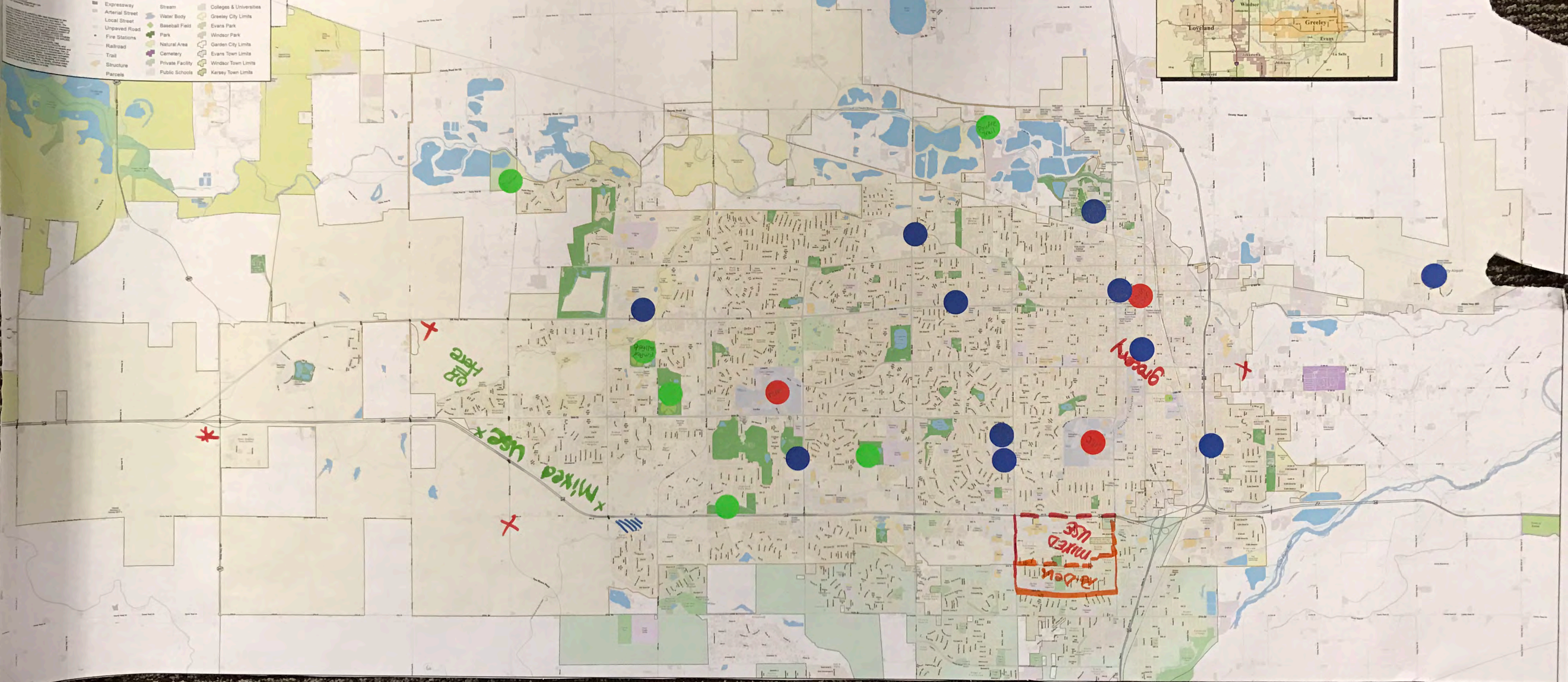
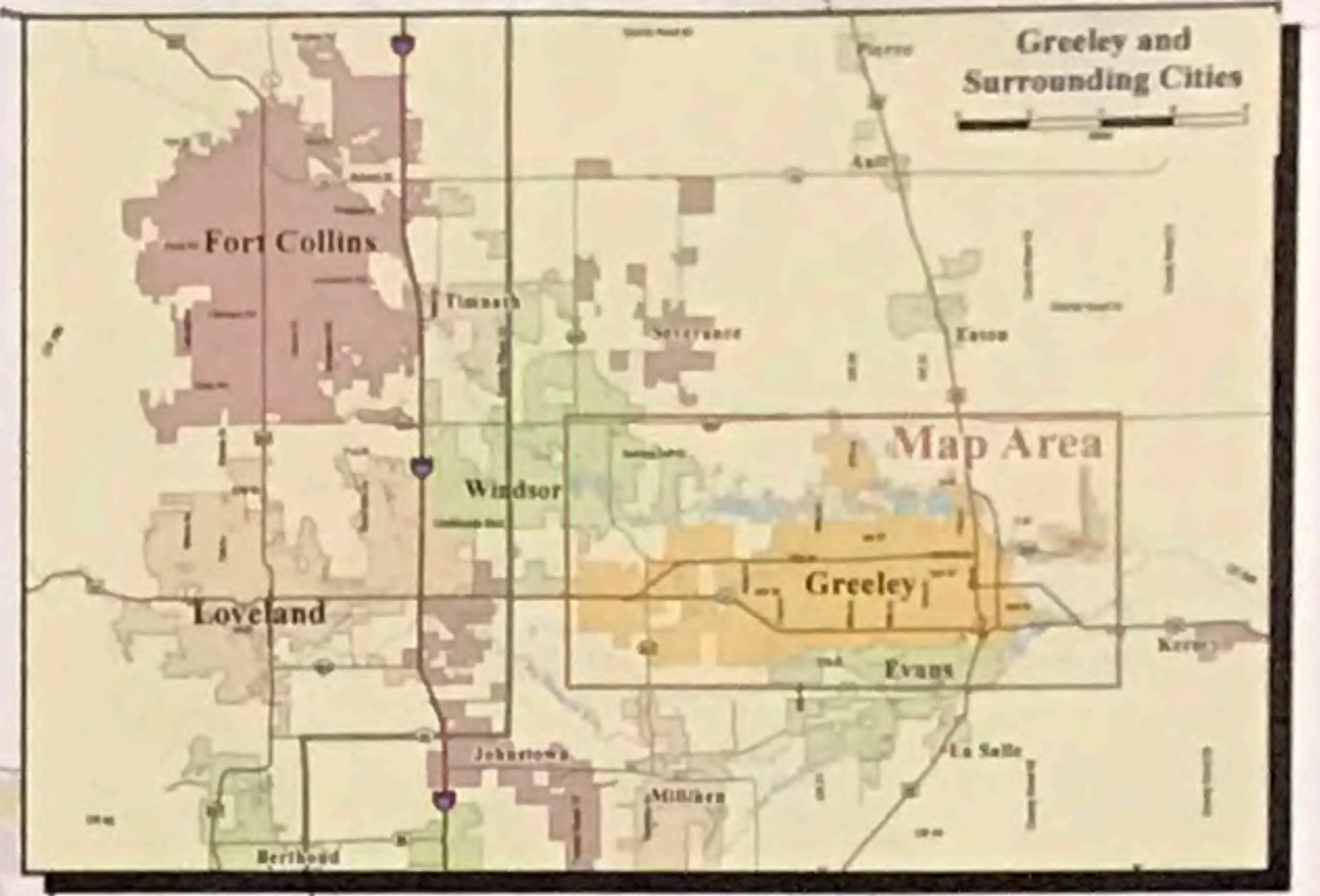




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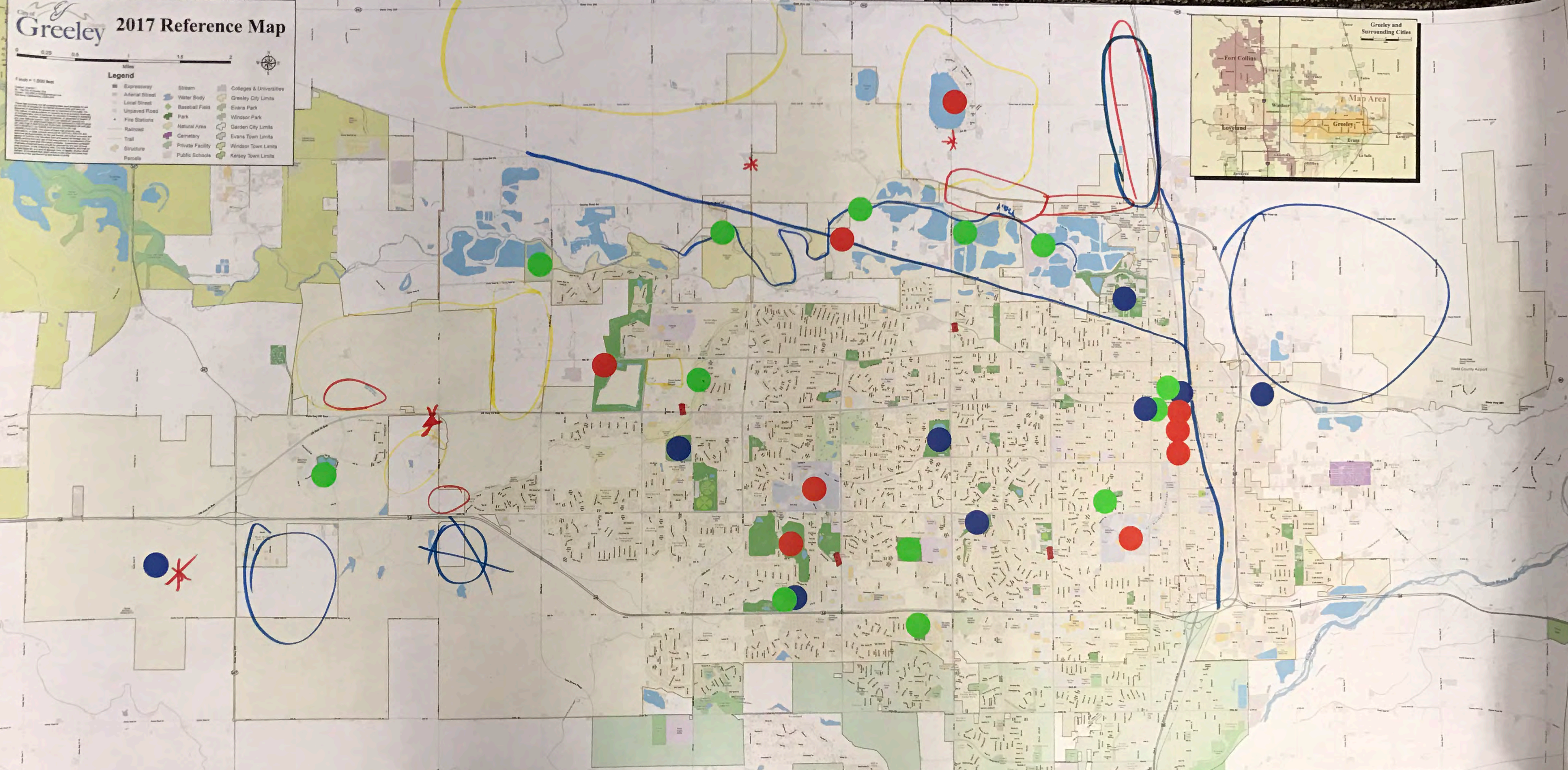
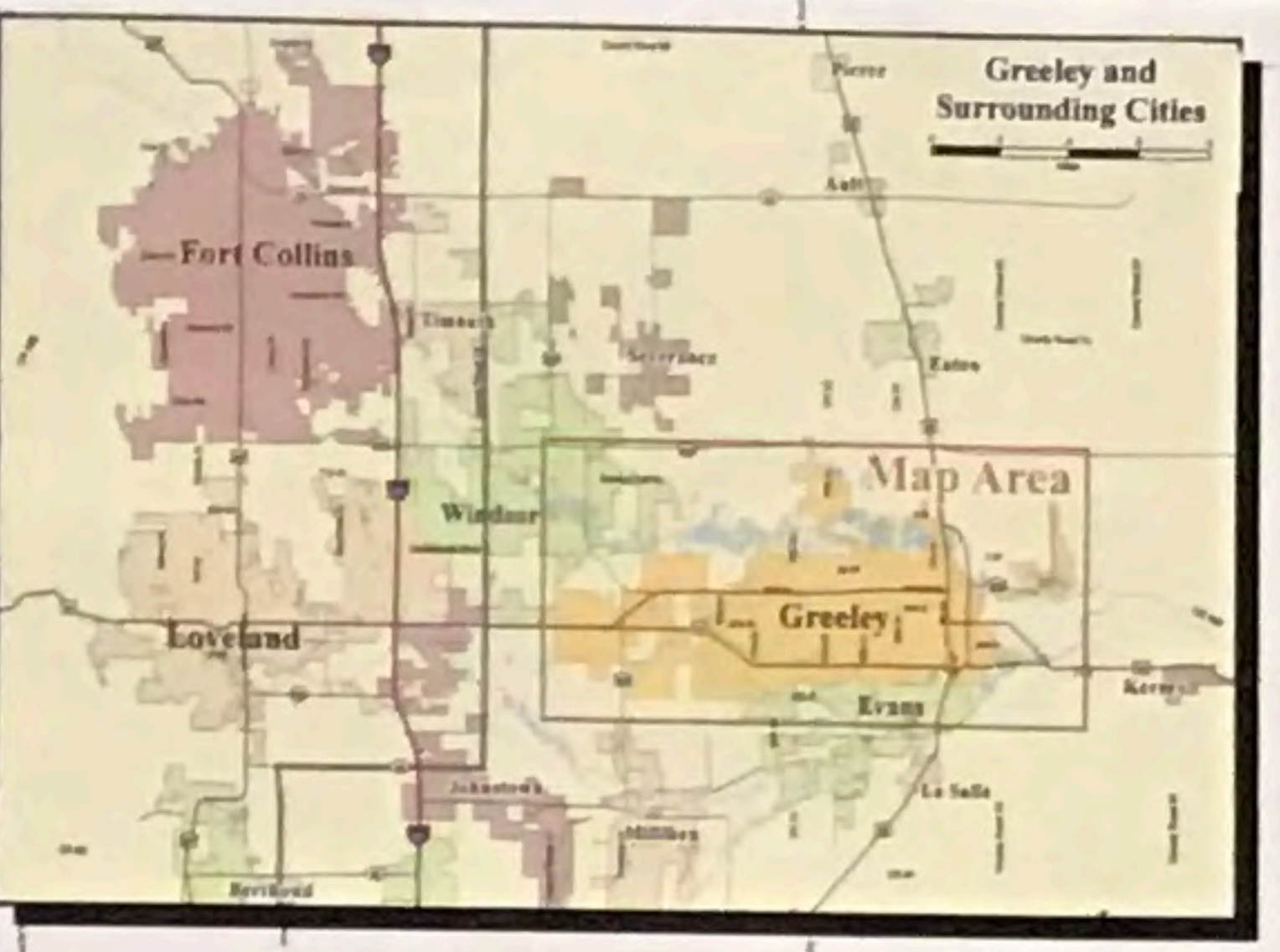
- Legend**
- Expressway
  - Arterial Street
  - Local Street
  - Unpaved Road
  - Fire Stations
  - Railroad
  - Trail
  - Structure
  - Parcels
  - Stream
  - Water Body
  - Baseball Field
  - Park
  - Natural Area
  - Cemetery
  - Private Facility
  - Public Schools
  - Colleges & Universities
  - Greeley City Limits
  - Evans Park
  - Windsor Park
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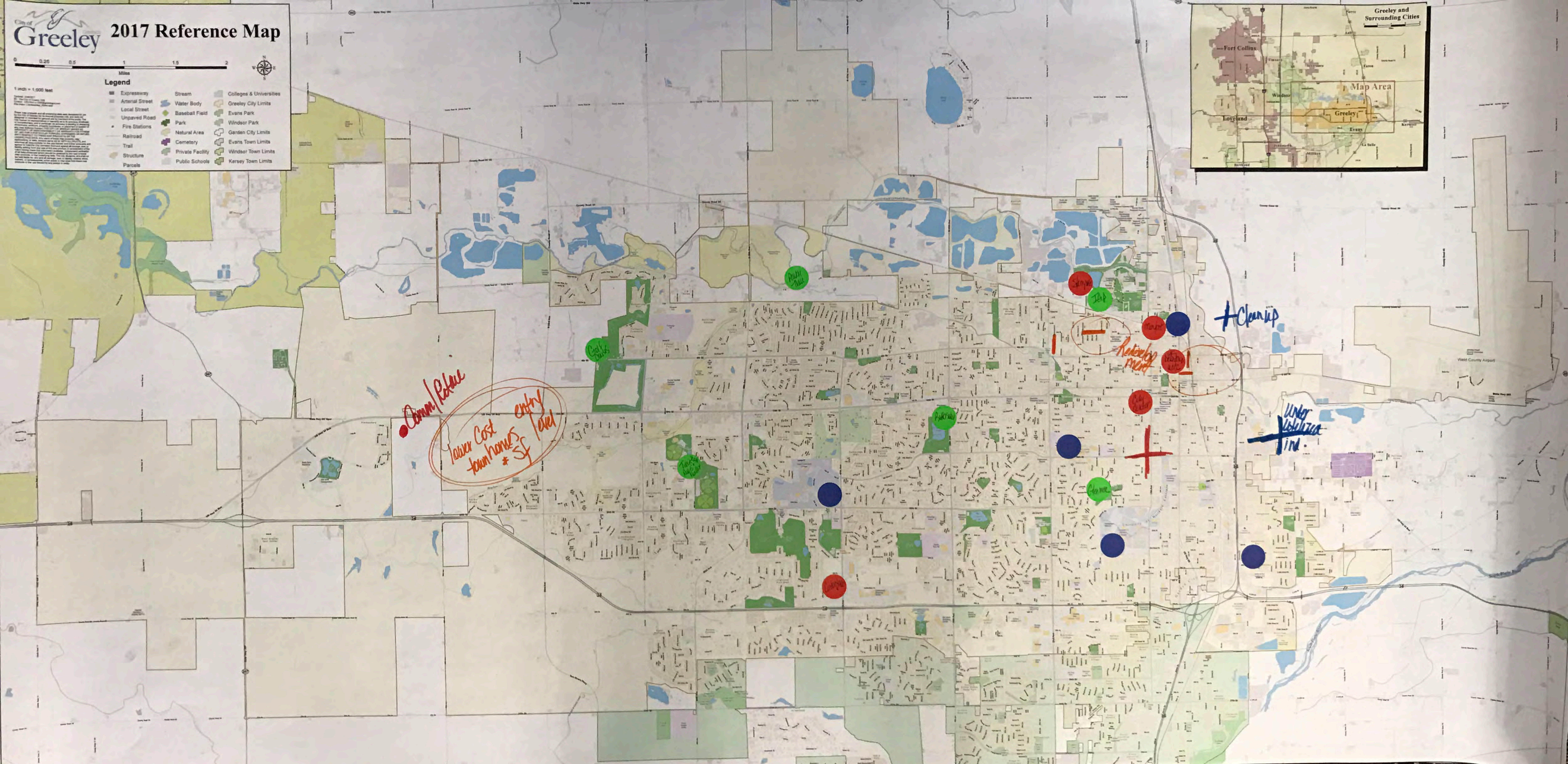
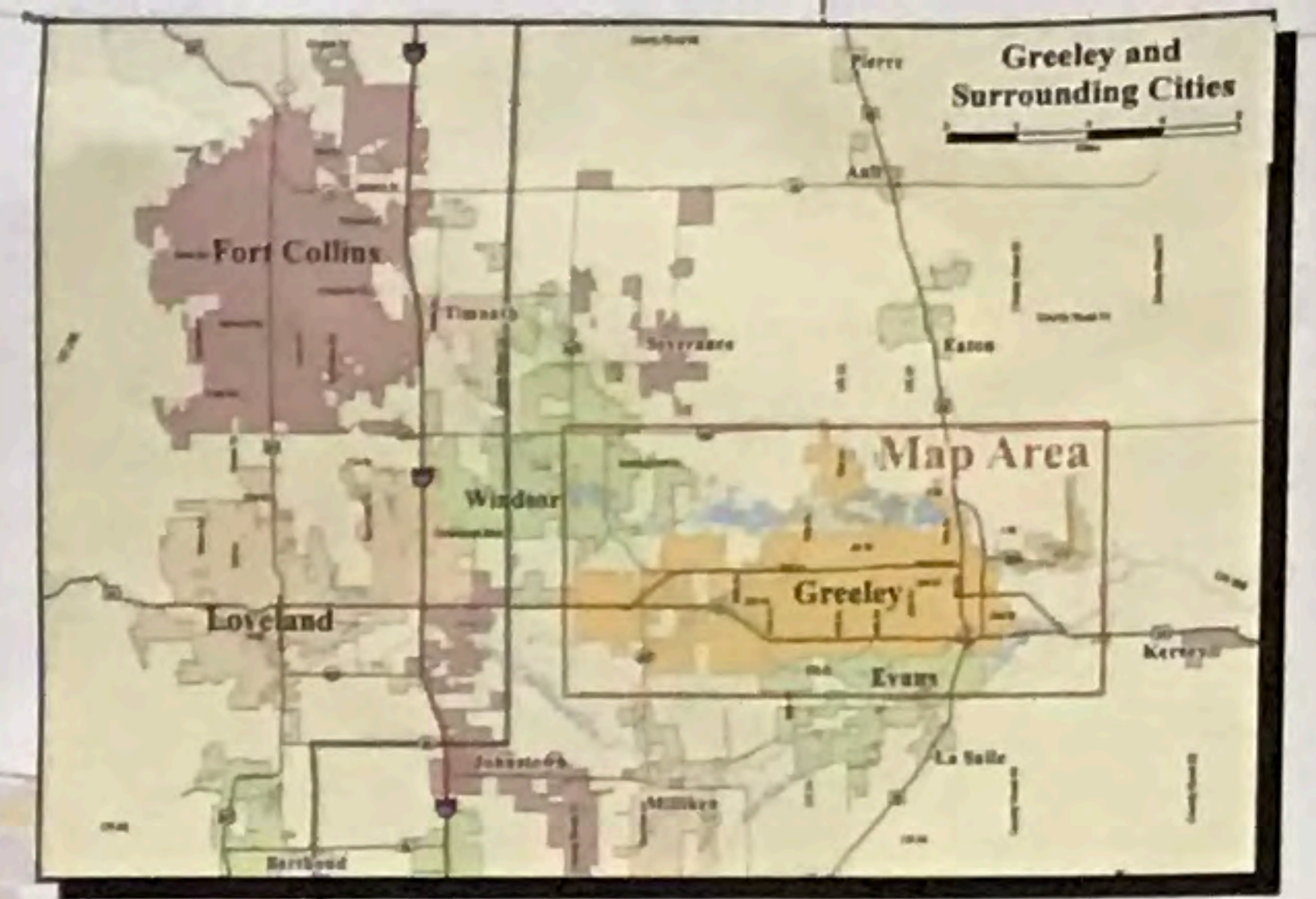
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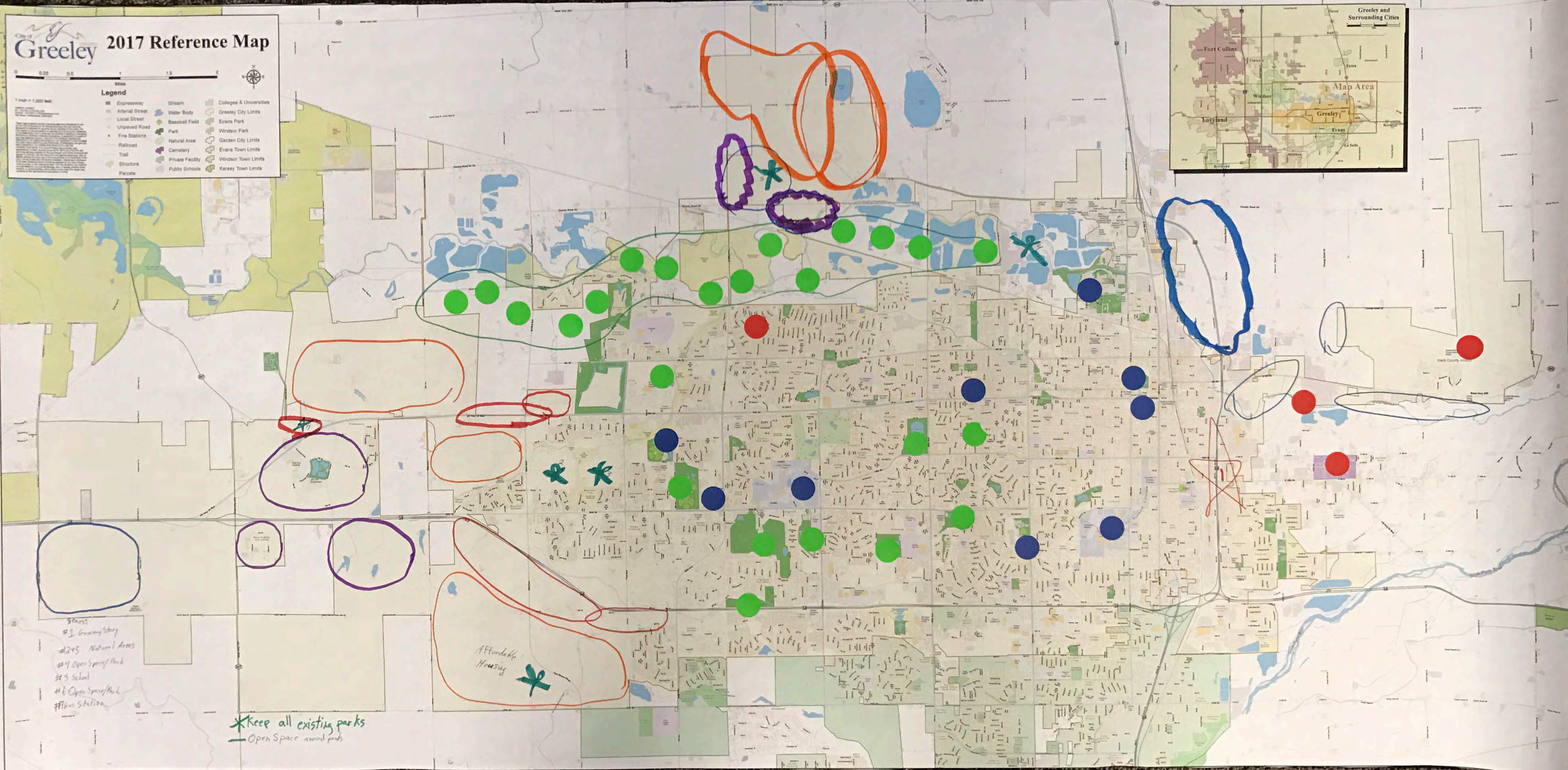
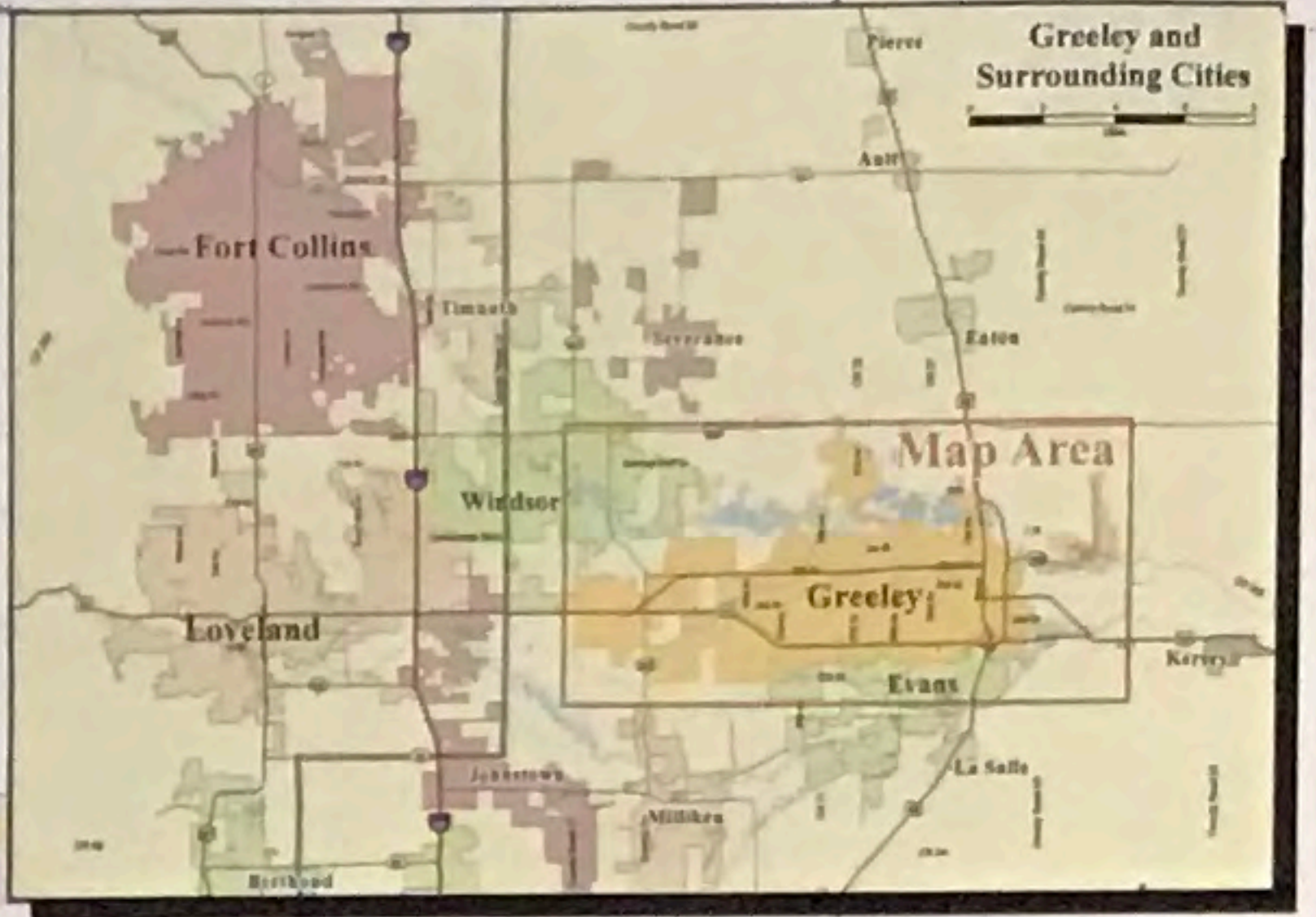


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Parcel		



- Stairs
- #1 Grocery Store
- #2 Natural Areas
- #4 Open Space/Park
- #5 School
- #6 Open Space/Park
- #7 Bus Station

Affordable Housing

\*Keep all existing parks  
 — Open Space around ponds

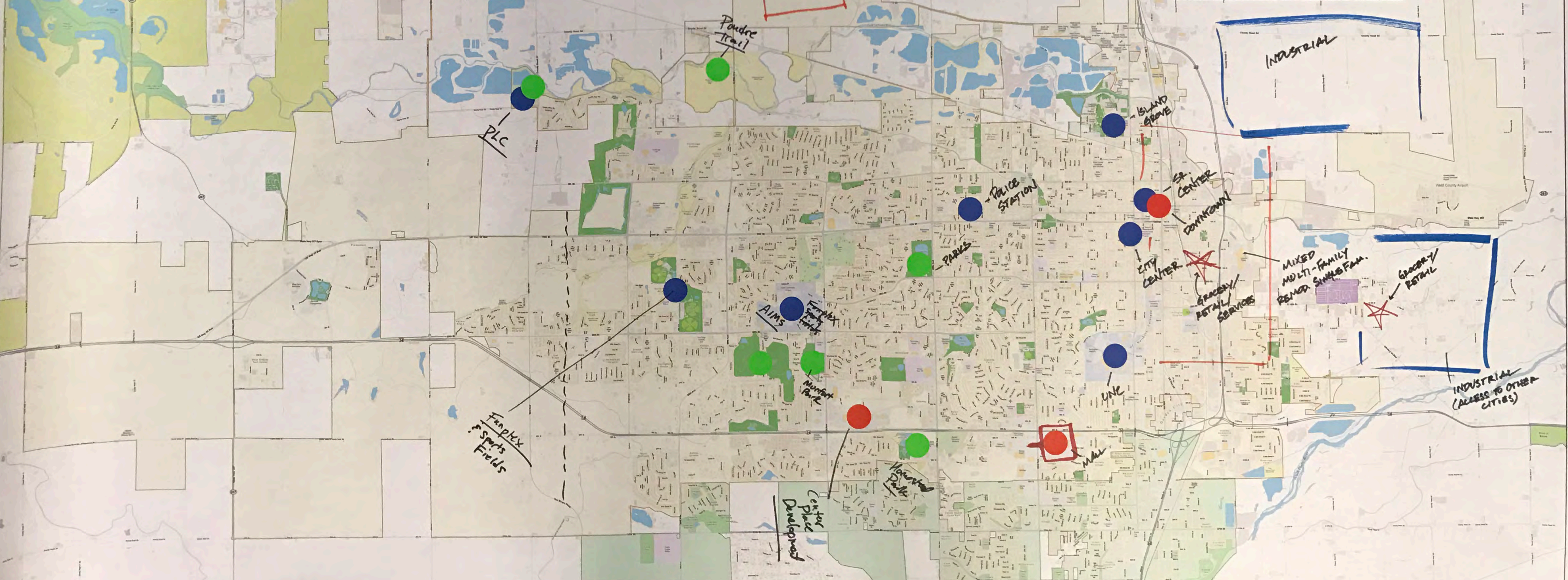
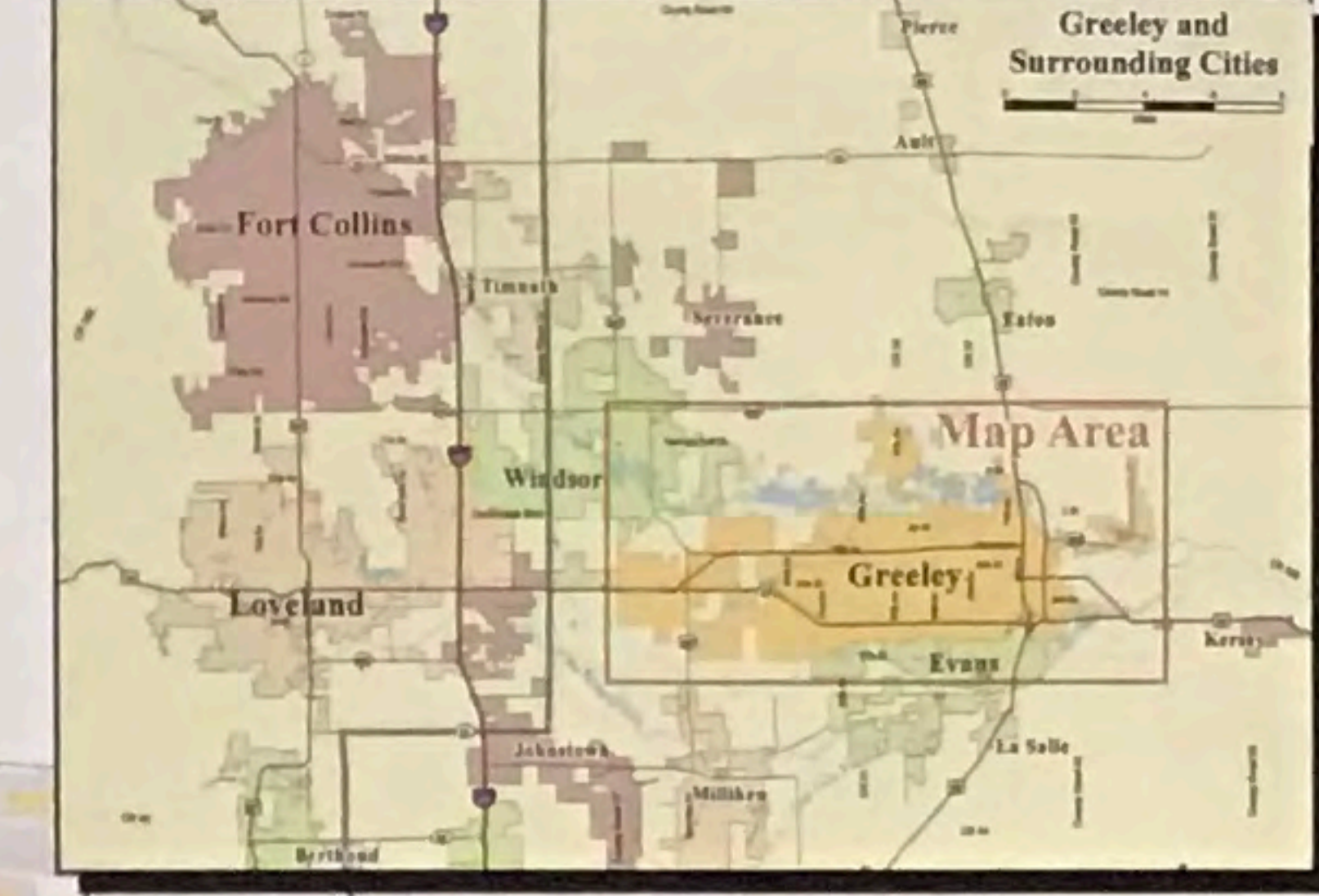
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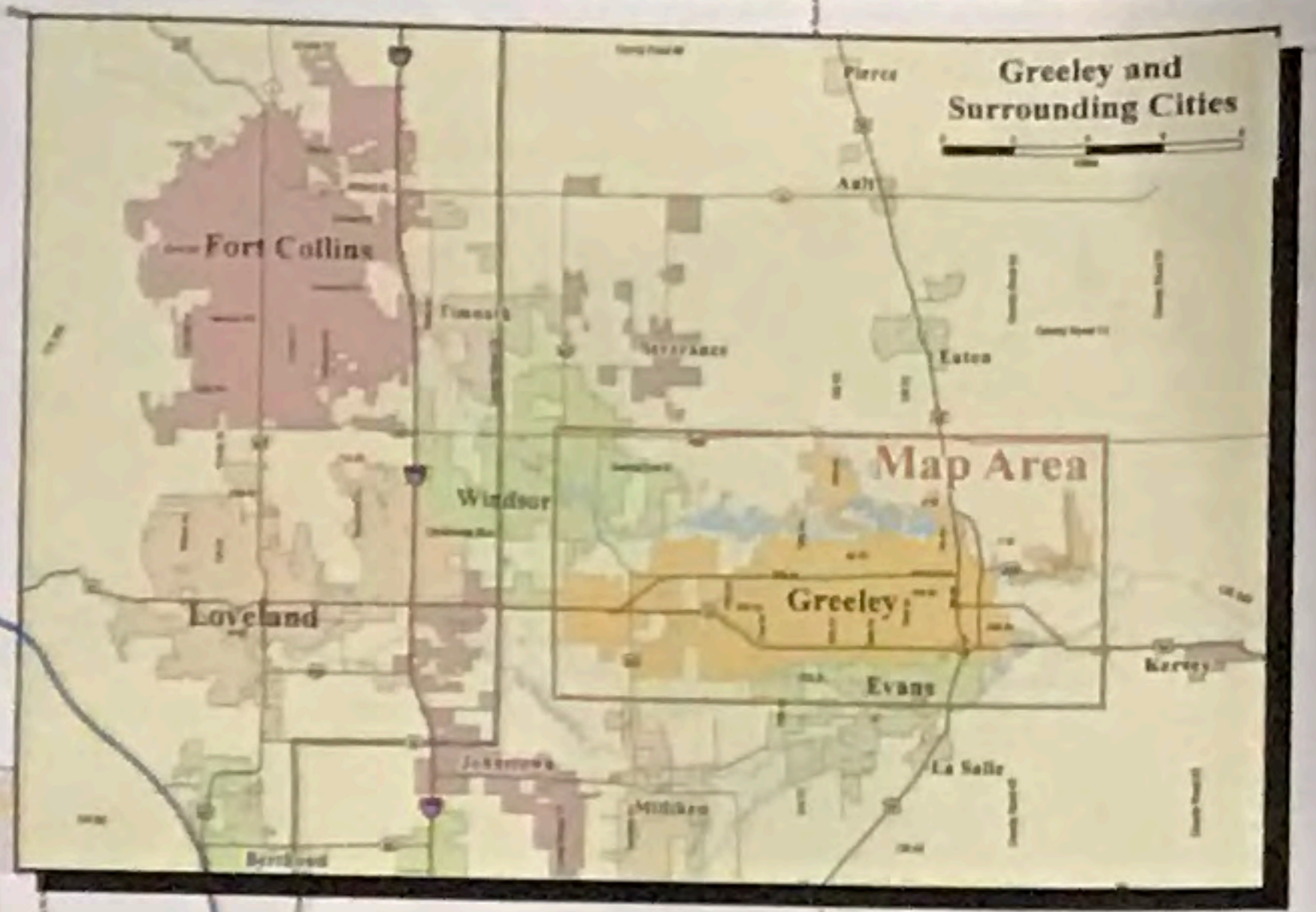
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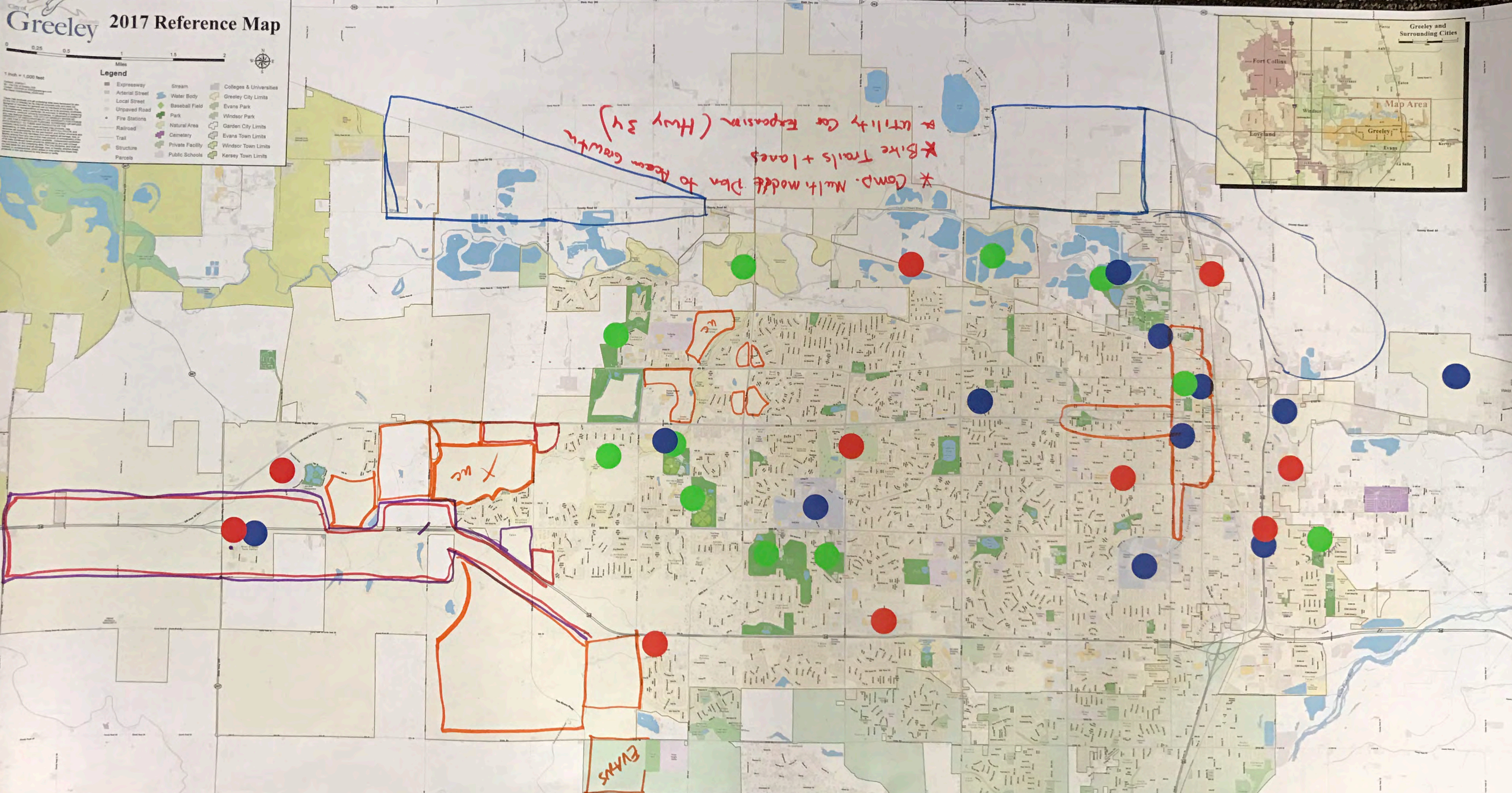
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*\* Compd. Multimodal Plan to Accom Growth  
 \* Bike Trails + lanes  
 \* Utility Cor Expansion ( Hwy 34 )*

*EVANS*

*X MC*





## THOUGHT WALL AND FOCUS GROUP RESULTS: UNC APRIL 2017

### Background

In April 2017, students, faculty, and staff at the University of Northern Colorado had the opportunity to share their thoughts on challenges, opportunities, and successes for the City of Greeley as part of a series of events and activities. Participants were asked to respond to the following questions, among others:

- **Challenges**—what are the biggest challenges you see for Greeley in the future?
- **Opportunities**—what opportunities do you see that would improve Greeley and/or the quality of life of its citizens in the future?
- **Celebrations**—what positive changes have you experienced in the time you have lived, worked, or attended school in Greeley that the community can be proud of?

Comments are summarized below in five categories: livability, growth and city form, housing, and economic health and diversification.

### HOUSING ACCESS

#### Celebrations

- More affordable than other cities
- Expansion: there is available land
- New complexes
- Sometimes cheaper than other areas
- Some affordable off campus housing for students
- Affordable
- People live here although they work out of the City of Greeley



## Challenges

- Not enough student housing
- Affordability and safety concerns (location)
- Housing costs going up
- Too expensive
- Goes too quickly
- Price ranges; are there enough homes in each range?
- Too many nice homes way out west or away from University
- Rental rates: cost of living is going up but salary is not
- Difficult to get good options
- Gentrification: pricing residents out of their own homes
- Disparity – housing, access

## Opportunities

- Incentive program (buying close to campus)
- Incentivize builders to build housing close to campus
- Housing options (condos, multi-family, etc. in the same area)
- More last name residents per house near UNC
- Vehicle enforcement
- Section 8 housing
- Affordable housing for students
- Promote homebuyer assistance
- Neighborhood improvements
- Community centers for children in better locations, development or more (kids stay out of trouble)
- More access to grocery stores
- More access to neighborhood parks
- Advertise more off campus opportunities on campus
- Better vetting of landlords for young people
- Better public transportation: promotion and regional transportation

## GROWTH AND CITY FORM

### Celebrations

- Campus Commons
- Connecting campus to downtown beautifications of 8th Ave medians
- New places to eat/ gather (welcoming environment)
- New hotel—full service hotel/convention offerings
- Centerplace development—growth
- Including arts/ beautification in new development
- 8<sup>th</sup> Avenue development to include walking corridor
- Bicycle trail and open space development
- Lots of park space and plans to connect
- K-12 UNC free bus rides

## Challenges

- Lack of neighborhood housing development-connectivity
- Major geographic division
- Abandoned buildings
- Public transportation
- Knowledge of access
- Regional connectivity
- Negative perception of Greeley (smell)
- Quality of new developments
- Traffic/ street design
- Parking accessibility as City expands
- Increase social space between 16th and 8th—Lots of space—uninteresting between UNC and downtown
- Letting people know about trails and open space

## Opportunities

- Better flow/parking infrastructure (on-street)
- Master planned communities
- Parks trails walking paths
- Development plans especially for families (inviting)
- Downtown development (consistency & incentives for business)
- Attracting large scale business—diversify economy
- Hyperloop route to DIA
- Regional Master Planning?
- East Greeley is prime for development (multi-family and student)
- Shuttle or trolley between UNC and downtown

## ECONOMIC HEALTH AND DIVERSIFICATION

### Celebrations

- What diversity we have
- Good industrial, over time
- Good economic foundations
- Opportunity for continued growth

### Challenges

- Northeast area is not diverse
- Can't afford to live where you work/ shop
- Attract diversity of industry and employment opportunities
- Town or city?: social options – need more; promotion of events

### Opportunities

- UNC provides diversification in conjunction with the City
- Increase retail and hospitality
- Shopping mall?: Revamp? Variety?
- Welcoming students and young people, LGBTQA and people of color

## LIVABILITY

### Celebrations

- Well maintained
- Nice neighborhoods
- Commuter students
- Blues Jam; Stampede not as popular
- Festivals (music and art)
- Downtown-nightlife
- Outdoor pursuits program for students/ UNC
- UNC arts, theater/ music
- Downtown has a lot of culture, small business/ Friday Fest vs Chains in West Greeley
- Free parking downtown
- Parks green space
- Orchestra and performing arts are strong cultural programs
- Access to Outdoor recreation
- Collaboration among institutions
- Community theatre
- Stampede
- Festivals and annual events (Arts Picnic, Parade of Lights)
- Cinema festival
- "Coffee with a cop"
- Inclusiveness/ diversity in School District 6
- Parks bike trails
- Public artwork
- Social service programs
- Downtown revitalization
- Poudre Trail
- Expanded bike access
- Kress Cinema
- Use of art in University District and Creative District
- Low cost of retail space
- Diversity
- Industrial base grounds us
- Distinct ID from Fort Collins
- GET bus
- Starting to be bike friendly
- Bike maps
- Self-guided tours
- Idea of canal (16<sup>th</sup> and 8<sup>th</sup>)
- 8<sup>th</sup> Avenue upgrades
- Volunteerism
- Many improvements to downtown Greeley life: restaurants, coffee shops
- Micro brewers
- Improvements/additions to Centerplace
- Connection to its heritage
- Greeley Stampede
- Education K-12
- Arts and Parks & Rec, FunPlex and kid activities
- UNC

## Challenges

- Not attracting bigger companies; how do we make ourselves more attractive?
- UNC students don't go downtown
- Commuter students
- Blues Jam; Stampede not as popular
- Lack of outdoor pools
- Safety concerns
- Stray animals
- Get more involvement from UNC students with the community
- Parking concerns
- Connecting UNC and Greeley
- Delivering services to the community
- Food access—gardens and such (awareness)
- Communication about Greeley's amenities
- Keeping the balance/ identity
- Multiple slogans leads to some confusion
- Perception and reality of SD6
- On racism; Make it better & stop ignoring over racism and discrimination.
- Escaping stigmatization of (Greeley) being an agricultural town that is discriminated for having this heritage
- Students seeing on campus workers as just that and not human.
- Greeley being stuck in the past and not able to make changes for the youth
- Too many bars and not enough places to visit casually without purchasing a drink or meal.
- The bike paths are awful – they go along and then suddenly end, only to start again in a block or so. Impossible to ride safely most places in town!
- Cleanliness in infrastructure
- Public transportation ( airport, trains, regional transportation, to Fort Collins and the mountains)
- Diversity in shopping
- Supermarkets
- Lack of development in northeast area
- Communication about programs, City events, newspaper access
- Pedestrian and bike safety (streets are bad)
- Traffic control
- Some streets need attention
- Greeley needs more for adults to do: those without children who don't want to sit in a bar
- Lack of LGBT culture: is there a gay bar in town?
- Stop access (bus)
- Busy streets are really busy
- Public transit EDU
- Public/charter schools (K-12)
- Attractive business vs. low rental prices
- Sense of belonging
- Housing, expectations of student/community interaction
- No neighborhood parks, recreation in certain areas
- The smell; the reputation
- Skate parks
- Shopping malls: we need more stores, clothing stores, book stores
- Large event space
- Parking
- Town-gown barrier
- UNC parking
- Arts/athletics
- Image/reputation: community schools

## Opportunities

- Advertising city facilities/ membership opportunities
- Increase community events
- Something similar to “The Recreator” (Fort Collins)—central advertising
- Social media/ Next Door app (City involvement). Use existing networks in a systematic way
- Have more things to do beyond bars
- Safety concerns especially for female students on campus and downtown (sidewalks and lighting)
- Designated drivers/ van systems for rides
- Welcoming signage—especially along the Hwy 34 Corridor
- Connection to UNC—especially for non-UNC residents (not so separate)
- Entertainment/Sports offerings for the community
- More public open spaces/ not so neighborhood based
- Walkability/ bikeability
- More bike racks downtown (in front of Ice House)
- Downtown business hours, a lot of stores close at 5:00 (tie them to special events/ festivals)
- Business School community involvement/ engagement, utilize the skills of our students/ faculty/ staff
- Wifi-Lounge/ bookstore/ toy show downtown
- “Keep Greeley moving” repair roads, increase bike lanes
- More businesses geared toward students under 21
- UNC providing services to the community—classes (Academic and helpful)
- Increase communication/ reader friendly
- University is underutilized
- Mutual dependency between University and City of Greeley
- Shared goals for growth and planning between UNC and City
- Shared ownership over topics like graduation rates, literacy, etc.
- 11th Avenue corridor between UNC and downtown
- Longer dining hall hours
- More places open later/longer
- Bigger mall
- Food variety
- Festivals
- More shopping
- More college-driven restaurants
- A bookstore like Barnes and Noble
- Community Wi-Fi
- Free bus service for the public
- Have more support for students of color
- Stronger local food scene
- More farmers markets
- Offer food and health education
- A Metro line between FoCo and Denver
- I would love to see more of an artistic community based out of the town, rather than the university.
- Recycling bins and other environmentally friendly trash composts.
- It would be great to see Greeley enforce recycling in the community.
- Build a real skate park in this town! A full skate park will give the youth of Greeley a safe, fun activity
- Climbing gym
- More buffets
- Better transportation options-especially to/from FoCo, Loveland, and Denver
- Another BMOC or BHOC (I'm not sure what it said)
- Better timed traffic lights
- New or updated parks for leisure activities
- Improve Greeley mall
- Reggae festival!

- Country festival (Coachella Greeley edition)
- Better sidewalks/roads
- Taco Bell in the UC
- Frack-free Greeley, invest in renewables
- PLEASE do something at the Civic Center for people younger than 70!
- Cute shops, purposeful inclusion
- Later bus hours
- Bike-able Greeley
- Rental bike
- Downtown bike racks
- Public transit EDU
- Race conversations at City Hall, GPD, District 6
- More opportunities to check in with students
- Local foods!! (we can always eat local)
- Neighborhood directories
- Partner with campus, have free shows for kids
- Focus on youth and community relationships
- Diversity: connections to our different cultural populations, more resources for migrant families
- More opportunities for young professionals: things to do, places to live
- More things focused on health and wellness: yoga in the park, affordable memberships, parking garage
- Museum promo – Island Grove, Centennial Village
- Encourage promote T-G
- Improve public transportation



## **COMMUNITY ENGAGEMENT SERIES #2 SUMMARY: PRELIMINARY POLICY DIRECTIONS & OPPORTUNITY AREAS**

*09/12/2017*

### **Introduction**

Following an initial engagement series in March 2017, the second Imagine Greeley Community Engagement Series kicked-off with a set of two in-person meetings held in Greeley on August 2, 2017 and August 3, 2017. Approximately 54 community members attended the meetings, which focused on key policy questions developed based on work completed by the Imagine Greeley Working Groups in the months prior, in addition to questions concerning growth and development opportunities in different parts of Greeley and its Long Range Expected Growth Area (LREGA). During the meeting, participants responded to a series of questions using key-pad polling devices, which allowed for instantaneous feedback from participants on the questions asked. These two meetings were supplemented by an online survey (available in both English and Spanish), which mirrored the questions asked during the meetings. The online survey was available starting on August 7, 2017 until August 31 2017.

This document provides a summary of the responses received to the questions posed to the community during this community engagement series. A brief narrative is provided at the start of each section to provide a high-level analysis of the results. Individual responses to the questions, as well as free-response comments provided are included for each question as well. Note that this survey was not scientific, and represents a snapshot of opinions of those community members who participated in the engagement series. As such, the results are just one factor considered by the Imagine Greeley project team in determining the direction taken on the policies and areas addressed through the survey.

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## Demographics

These initial questions sought to understand the demographic make-up of the workshop participants and those who responded to the online survey. In general, the majority of respondents were over the age of 45 (52% of respondents) and have lived in Greeley for ten or more years (58% of respondents). In addition, only 6 Spanish versions of the survey were completed, compared to 621 English surveys. While respondents were not necessarily representative of the community as a whole, their responses are still valuable inputs into the Imagine Greeley process. These results also suggest that future outreach efforts should focus more on younger residents of Greeley, newer residents, and Spanish-speaking residents in order to gain a more representative sample of feedback.

<b>1. WHAT IS YOUR AGE?</b>					
	<b>Under 18 years</b>	<b>18-29 years</b>	<b>30-44 years</b>	<b>45-64 years</b>	<b>65+ years</b>
Workshop 1	0	2	5	5	12
Workshop 2	0	2	3	11	4
Online	1	113	195	238	80
<b>Total</b>	<b>1</b>	<b>117</b>	<b>203</b>	<b>254</b>	<b>96</b>

<b>2. HOW LONG HAVE YOU LIVED IN GREELEY?</b>							
	<b>Less than 1 year</b>	<b>1 to 2 years</b>	<b>3 to 5 years</b>	<b>6 to 10 years</b>	<b>11 to 20 years</b>	<b>Over 20 years</b>	<b>I do not live in Greeley*</b>
Workshop 1	2	3	3	1	4	10	---
Workshop 2	0	2	3	2	7	7	---
Online	34	51	75	52	97	267	51
<b>Total</b>	<b>36</b>	<b>56</b>	<b>81</b>	<b>55</b>	<b>108</b>	<b>284</b>	<b>51</b>

\*This response was added to the online survey based on feedback from participants during the August workshops

## Part I: Preliminary Policy Directions

Questions on preliminary policy directions were organized by the Imagine Greeley focus areas:

- Growth & City Form;
- Housing Access;
- Economic Health and Diversification; and
- Livability.

These topics, and existing goals and policies associated with them, were examined in greater detail between March and June by four working groups made up of citizens, subject matter experts, and community members directly involved in issues related to the focus area topics. The working groups reviewed existing goals and objectives found in the current Comprehensive Plan and provided recommendations for updated goals and objectives that reflect Greeley's current and anticipated future situation. A number of big-picture policy questions were raised by the working groups as those that would benefit from further input from the community. The questions, and the responses to them, are summarized below.

### Growth & City Form

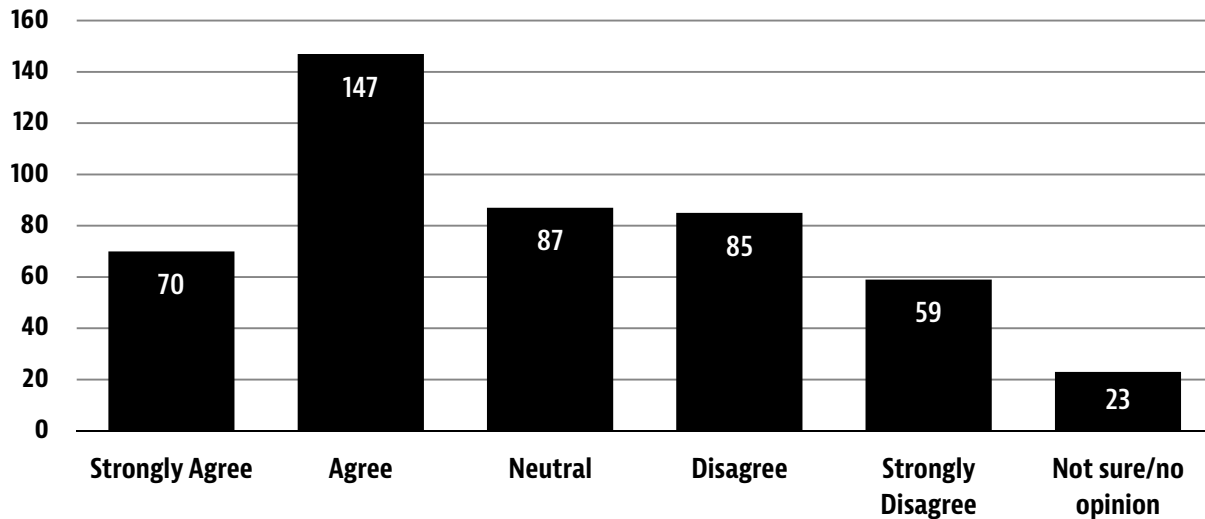
The questions for this focus area were concerned with concepts and ideas that were included in the previous Comprehensive Plan: compact development, mixed-use, and community separators. The questions sought to confirm that the community continued to support these concepts, or to solicit more detailed feedback from the community about where and how these ideas might be implemented. Overall, respondents favored encouraging a more compact pattern of development in Greeley, with roughly 46% agreeing with the concept and 31% disagreeing. However, about a quarter of respondents were neutral, unsure, or had no opinion.

On mixed-use, survey respondents remained supportive of the concept that was introduced in the City's current Comprehensive Plan. A large majority of respondents favored seeing a greater mix of land uses in Downtown Greeley, along major corridors, and in retail/commercial centers. A number of respondents provided more specific locations where mixed-use development would be appropriate or should be encouraged in their free-response answers, including:

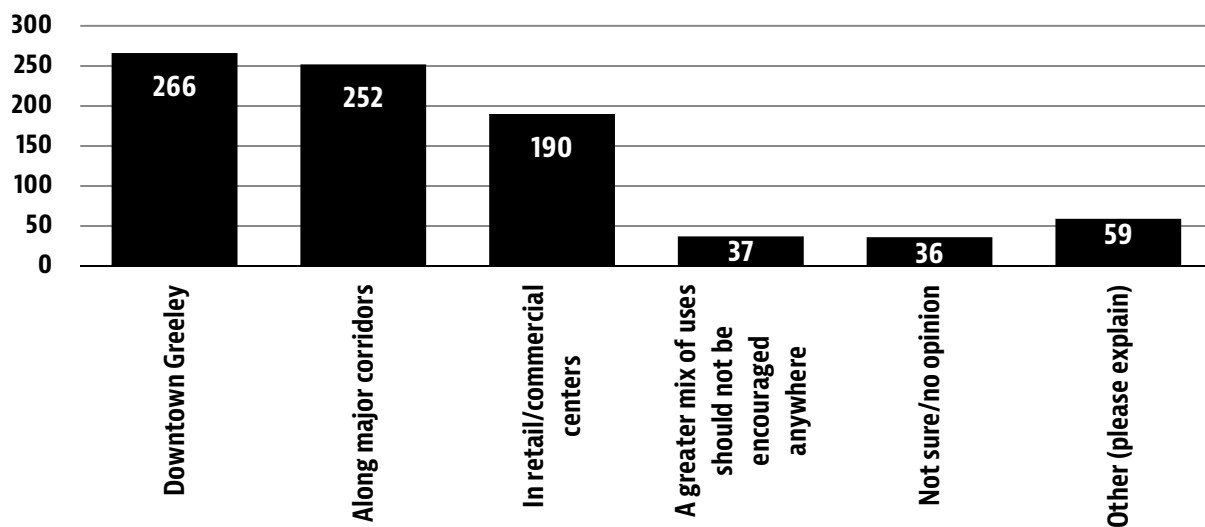
- Cottonwood Square
- St. Michael's Square
- 10<sup>th</sup> Street Corridor
- East Greeley
- West Greeley
- The Greeley Mall

On community separators, the majority of respondents seemed to support the concept and likewise supported a range of approaches for implementing this idea. That said, the most popular approach appears to be agricultural preservation through voluntary easements or other methods.

**3. Should the updated Comprehensive Plan encourage a more compact (and potentially higher density) pattern of development overall?**



**4. Where should the updated Comprehensive Plan encourage a greater mix of uses? Select all that apply:**



**“Other” Responses:**

- Planned mixed-use neighborhoods
- I work with students and families in the community, and a theme I consistently hear is that downtown areas, as pretty or great as they may seem, feel dangerous. As an example, a group of young families went to Lincoln Park with cupcakes to celebrate the first day of school; they were approached by three different homeless individuals, literally demanding money and some of their food. They will not take

their children back downtown again. I think that amidst all the plans for development and revitalization, the human factor is the wildcard. How can we care for and support the poor, but also make public spaces look, feel, and BE safe spaces?

- A mix of residential and commercial, such as what we see at St. Michael's, seems to be desirable from an practical standpoint, but does not seem to be sustainable from a financial standpoint??
- Encourage housing with retail ala Cottonwood
- Please close the tunnel under the 34 bypass at 27th St and 15th Ave Ct. John Evans is no more. All it does is bring crime to our neighborhood. CLOSE IT!
- Major thoroughfares
- New residential neighborhoods are already too dense; 10 feet side-to-side and 40 feet back to back is too dense. No privacy for new homes.
- The community comprehensive plan needs to include reducing government barriers that prevent housing developments in Greeley. Supply is not keeping up with the demand in Greeley. I did not see this alarming issue addressed clearly in the preliminary goals.
- With special attention to east Greeley.
- Not sure exactly what you are thinking of by "mix of uses." Residential areas should be allowed to have convenience and small convenient stores/shops/barbers/Mom-and-Pop groceries. Apartment buildings should not have to suffer heavy industrial neighbors. Light industrial should not have to be separated from other areas as much as heavy industrial should
- It makes sense to have a good mix of uses throughout Greeley, probably mostly along major corridors. Citizens should not be allowed to keep certain uses and developments away from their properties for personal reasons (NIMBY)! All of our residents deserve to live, shop and recreate where they please, as long as it does not drastically and negatively affect the City.
- I would love to see walkable, bikeable neighborhoods with amenities so that I don't have to get in my car and drive to every single thing I need (restaurants, grocery store, coffee shop, etc)
- I would like to see retail and business development bring residential development with it as a requirement. Perhaps more in the European style of retail on the ground floor, and residential above. An example of this is Cottonwood Square, at 23rd Ave and 17th Street. The requirements might be for every X amount of retail/office/business there would be X amount of residential to go with it. This would be an excellent mix of uses.
- "Oil and gas is necessary but they do not belong near residences and schools. Colorado law allows drilling too close and needs to change. We need much larger separators for oil and gas."
- It would be nice to be able to walk and bike to retail/commercial areas.
- Buses such as CDOT
- All areas
- In neighborhoods as well- more multi home buildings as opposed to more subdivisions.

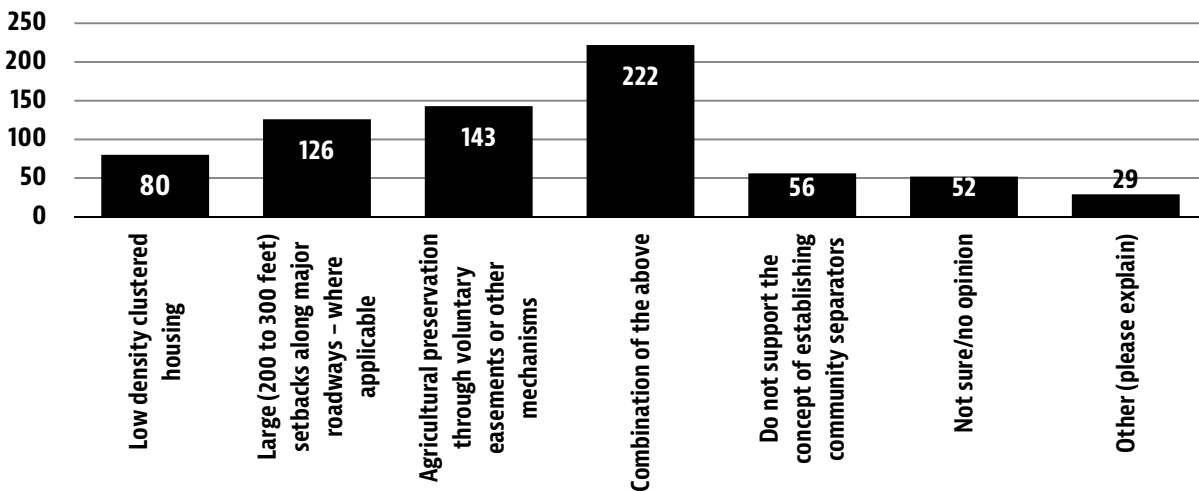
- Please put asphalt on the alleys. It is hard to breathe with all the garbage collectors and speeding cars using the alleys.
- The city should encourage heavy mixed use in any leap frog developments. This includes mixed housing types.
- St. Michaels Square
- all cities should serve all citizens equally well, hence integration everywhere is essential
- I believe that the most important area that needs revitalization in Greeley would be the 10th Street Corridor especially as you get closer to Greeley. Second would be east Greeley.
- Placing apartment complexes in neighborhoods that is all residential. It does not fix the neighborhood. Example. the proposed apt. complex on the 20th St. across from Aims. It does not fit the area.
- The young and the elderly need more aggressive protection from the ever growing homeless population. The police are quick to mention their civil rights but what about us, I nor others children or elderly should be forced to be approached by these drug using alcohol addicted maniacs who think we as a society owe them something. They choose this life but the good should not have to suffer for their irresponsibility.
- "We need to stop this sprawl that's going on. Beside the fact that the houses are hideous, everyone living there is going to take their business to Loveland - that money doesn't stay in Greeley. Focus on downtown and maybe work on building up the area along 7th avenue.
- If there's more development in areas such as Centerplace, let's make sure it's more quality retail and restaurants - ""Good enough for Greeley isn't good enough"" right? Stop with the Chick Fil A and whatever Fuzzy's Tacos is. We can do better. Have more faith in and respect for your citizens."
- revamping already built structures
- New sustainable urban developments or re-developments should provide a variety of commercial, institutional, educational uses as well as housing styles, sizes and prices. The provision of sidewalks, trails, and private streets, connected to transit stops and an interconnected street network within these mixed-use developments provides mobility options and helps reduce pollution by reducing vehicle trips. Walking, bicycling, and other mobility options should be encouraged throughout the urban mixed-use core and mixed-use neighborhoods with easily accessed and well-defined centers and edges.
- Even with the above text explain, I do not understand what this question is asking.
- This isn't a question for the community. This is something the City should already know. That is the reason you have planners and engineers. Right?
- Moving East by Airport in order to revive some of those areas
- in neighborhoods
- Define mixed use?
- West Greeley

- "The City needs to address several factors regarding the Downtown, if it wishes it to become a center of community activity. First, the homeless population is a fact. I feel Greeley is pro-actively addressing this issue, but eliminating their presence from the Downtown will not happen, unless you take what I view as the inhumane approach some NoCo cities have taken of trying to force them out. Though they are homeless, they are still human beings. Second, existing structures need to be revamped into upscale rental properties. If they were nice and affordable, this would be a great option for many new and existing residents, as well as students living off campus. And conversely, improve the image of the Downtown considerably. Right now you seem to be trying to create an ""oasis"" in the midst of impoverished dwellings and conditions. Hence, the success of areas out West. Third, we need to provide generous incentives to attract medium to high quality eating establishments (not chains!) to the Downtown. Imagine if you just graduated Culinary school, and opening your first restaurant was far less expensive in Greeley than in surrounding areas. Add it all up, and you have a modernized and vibrant downtown.
- In-fill whenever possible
- We need to have enough flexibility to incorporate higher density in places that it makes sense. Higher density needs to be supported by mixed land use where people can walk/bike to school, church, retail, and work.
- West Greeley
- Shopping for older women's clothing. Nice dress shop or pantsuits would be nice again. We have lost a lot when the Greeley Mall took out Joslin's/Dillard's. The clothes are not good to shop at in Greeley choices.
- Stop throwing good money after bad at the downtown area. Until it becomes a retail area and not just a service area for the transients and homeless it will continue to go along the same pattern as we have already seen. This is a college town focus on those monies that are not being made from that influx of population every year
- We must be smart in planning and include open space and parks, trail system...
- W. Greeley, west of 59th, is congested enough along 47th.
- This is not specific enough to understand what agenda you are promoting.
- I think the area between 8th ave and 23rd ave north of highway 34 would be best. The property is cheaper, and improvements in this area would raise property values over all, and benefit more for the dollar than any other location.
- In neighborhoods. St. Michael's has banking, vet, restaurants, retail, etc. I think we should have more neighborhoods like that where people can walk to amenities.
- Near UNC...
- Along the rail corridor, in historic warehouses and industrial buildings
- NOT IN EXISTING NEIGHBORHOODS!!!!!!!!!!!!

- "What ever you do, you NEED to include the Pastors & Churches! You should contact them 1st! They can assist you greatly! You NEED to recognize them, too. After all, we are here because of Jesus & the Churches!"
- In new areas as they are developed so new buyers know what to expect
- Incentives to revitalize, re-purpose older buildings
- Bring more accessible retail/commercial to some mostly residential areas and vice versa – West Greeley
- Downtown
- More retail stores – clothing do something with the mall, it needs to be updated!
- Other. Please diversify the mix at the Greeley Mall site
- In all but heavy manufacturing, industrial areas
- Mixed-use compatible where things are in walking distance
- Not in established neighborhoods
- Near the University, mixed use in downtown and near Greeley mall could help to bring more quality affordable housing and attractive structures
- Along main corridors - plus we also need great planning in other areas of the city mixture of housing and businesses
- Downtown! Nodes along corridors with density of mixed uses

**5. If community separators are incorporated as part of the City's overall growth strategy, what types of approaches/tools should be used to implement them?**

Select all that apply:



**"Other" Responses:**

- I completely disagree with large setbacks along major roadways that include seizing private property from established homes.
- It makes neighborhoods feel blocked off.

- It be nice to have a Botanic Garden in Greeley. Or something along the lines to promote STEM related experiences and educational. This space may be used as a rental venue as well, which may create revenue. Space where cultural diversity is also embraced.
- It is sometimes difficult to understand your ill-presented explanations/questions. - You could just leave well enough alone, and let the individual neighborhoods create, maintain, and modify themselves, although of course you would not then have as much control over people and property, and you would have less reason to raise taxes.
- The map and the descriptions of community separators are way too tiny for me to read; therefore, I cannot really answer this one.
- The most sustainable options possible!
- Buffers that consist of natural drainages with vegetation and trees with a bike/walking trail would be a wonderful way to border communities, as well as a relief for water drainage, a natural buffer for noise, and a nature-relief increasing the quality of life of Greeley residents.
- Parks and trails
- These separators are mostly in West Greeley. While it may increase home values there, it means more money will be spent on west Greeley than in east Greeley.
- Disappointed my home in Hill and Park is not included
- Design streets with bike paths. Paths that do not just end abruptly-like 16th street between 35th Ave and 47th Ave.
- Agriculture should be a priority to the Greeley weld county area, not concrete jungles. More areas for the young in the poorer areas of Greeley so they have an opportunity to expand them selves.
- Can't see the map or legend clearly at all
- Continue to develop parks as community separators. Develop walking and bike paths to better connect the city.
- I like the idea of unique communities but I wonder if the investment to build these 'separators' wouldn't be better used in creating some general parks for everyone's use? (I'm thinking along the line of creating something like Avon's Village on the west side)
- Can't read the map. Thought maybe the link would have it, but the link is so large that my computer blows up to load it. Seems someone should reduce the size of the download or upload a more readable map.
- Greeley would not exist without our agricultural and ranching background. To force these people out of the City is simply wrong. Greeley has so many strengths rooted in our past, yet there seems to be no regard to preserve these or capitalize on them.
- "Natural open space (vs. agricultural land) where this would be appropriate.
- Greenbelts that partially or completely encircle. These would incorporate walking, hiking and bike trails."



- "planting of area to be used for forest, trails, recreation between cities to stop intermingling of cities. In the future, we will need more forests to combat climate change.
- Don't want cities to meet as Greeley grows. "
- Good family areas
- It would be great if every neighborhood had green space within walking distance of their residence to promote health and outdoor activities.
- LISTEN TO THE NEIGHBORHOODS AFFECTED BY THE CHANGE. REACH OUT BEYOND THE 500 FOOT LIMITS. EXAMPLE: PLACING HIGH-DENSITY ADJACENT TO LOW-DENSITY WITH NO COMMUNITY SEPARATOR IS WRONG!!!
- Open space, trails, linear parks
- Greenbelts, parks
- Open space, and geographical open space
- I've lived in places where small nickle-like communities run seamlessly together, yet still show clean separators. Usually a nice sign or statue or something of the like does the trick. However, I think a lot of what causes these communities to feel separate despite being so close is that they leave unique character and amenities – like a downtown strip of shapes. I guess, overall, what probably separates communities is that they are different, rather than geographically or physically separated.
- A visual transition would be nice
- Prefer Boulder County's separate community to Larimer County and Metro Denver where a sign is the only separation
- Would this be a wise use of funds? How has it shown to be beneficial to other communities?
- Continuous open space/green belt areas/pocket parks
- Combination - don't go past Weld County Road 13 and Highway 34
- Strategic location of parklands, not just easements, recreation corridors

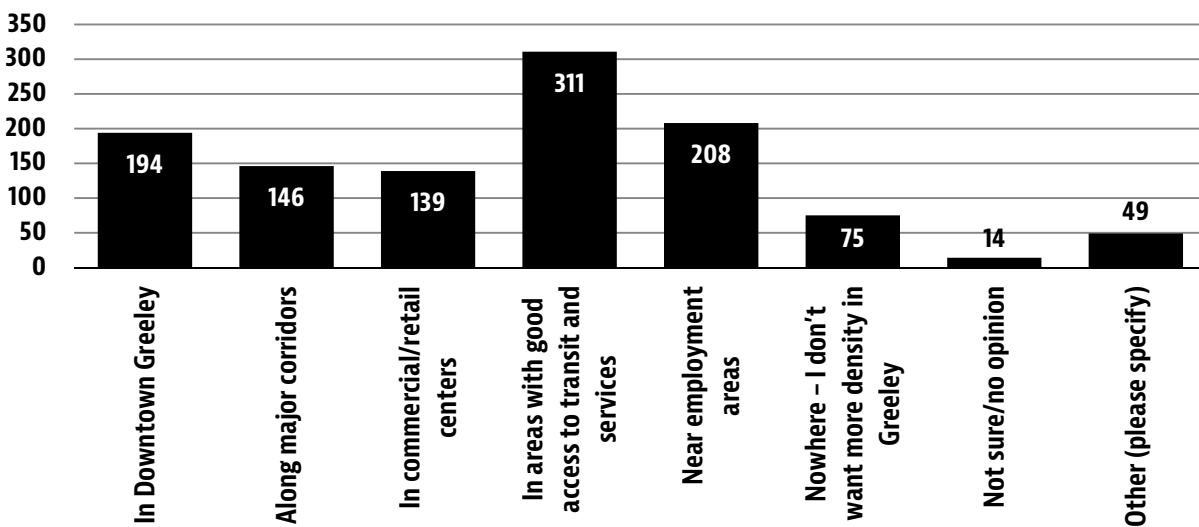
## **Housing Access**

The questions for this focus area sought respondents' opinions about where it would be appropriate to encourage higher-density housing types in Greeley, as well as on preferences for how the City might encourage higher-density housing. Generally, respondents were supportive of the concept of higher-density housing in Greeley, with just 75 indicating that higher-density housing of any kind is not appropriate in Greeley. Areas well-served by transit, areas near employment, and Downtown Greeley were the three types of places that were cited most frequently by respondents.

In terms of strategies, the most popular one among respondents was to utilize creative design at the block level, followed by updating the zoning map to allow for more multi-family (while also requiring high-quality design). Survey respondents also indicated support for densification strategies that would not result in the construction of new multi-family buildings, such as allowing residents to build accessory dwelling units.

While residents were supportive of higher-density development in general, many cited the need to exercise discretion when allowing for higher-density housing types, especially in existing neighborhoods that are made up predominantly of single-family homes. Free response comments cited the need to take into account the character and scale of homes in existing neighborhoods, as well as the impacts higher-density housing might have on surrounding infrastructure and services, particularly traffic and congestion on roadways. The need for high-quality design for higher-density housing was also mentioned.

**6. Generally, where in Greeley should higher-density housing types be encouraged? Select all that apply:**



**“Other” Responses:**

- It is difficult to address a major baseball
- We need more housing options in Greeley--we should be encouraging developers to come in and work with us! We need more housing for homeless individuals and families.
- "I don't know where this comment is appropriate: Greeley must do something to encourage affordable housing specifically for disabled members of our community.
- Affordable housing is a huge problem."
- However, there is a major concern of where a new residential development is going in west Greeley (10th & 83rd). It is not the actual development, as to the quality of the builder/homes that will be going in. Greeley as spend time and money on branding and making a positive impact on the community and now a low quality home similar to east Greeley will be going up on the west side of Greeley. Both access into Greeley will be low, poor quality homes. Not good on the image we are building.
- "Could multiple family housing draw folks to east Greeley? We have space out there!"

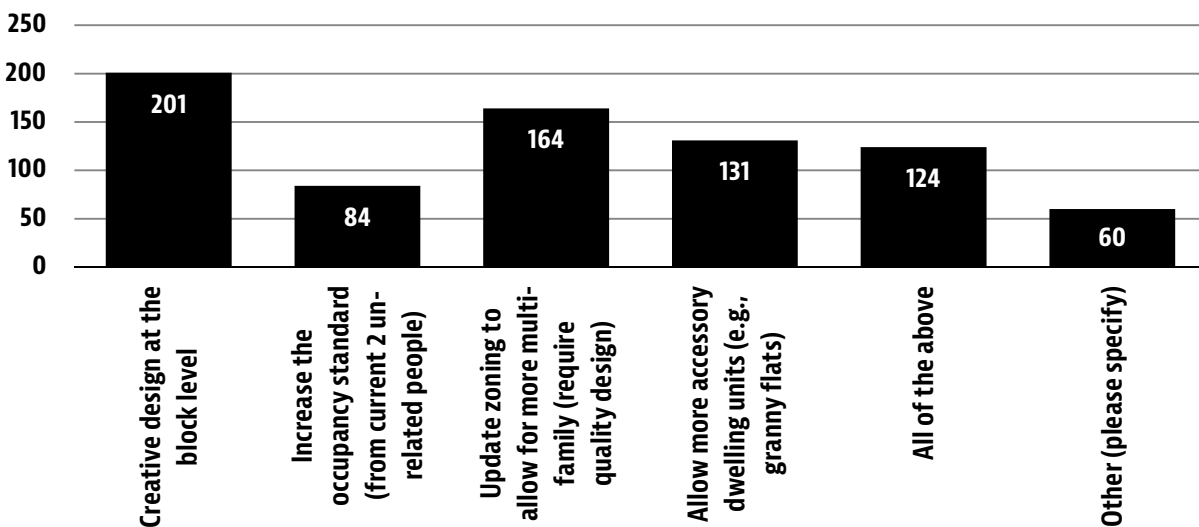
- By "encourage" do you mean "persuade" through argumentation, or do you mean "force" via legislation?
- Spreading out higher density housing and affordable housing is important. I would lean towards placing higher density housing near different types of transit.
- "In areas where existing roadways and traffic patterns can handle added population from high density housing."
- Near university of northern Colorado
- Far away from oil and gas!
- There could be a lot more density in West Greeley...especially compared to other areas.
- Centerplace and along 10th street could be great places for encouraging higher density housing. Residents such as the elderly would be better able to access retail and amenities, and residents who may be of low income or working multiple jobs would have easier access to places of work or retail.
- Around the University
- Sounds like this idea is aimed to pile the low income housing people together, while keeping the white privilege status quo.
- Would really like to see Greeley develop without the urban sprawl that I have seen growing in other locations (Denver, San Francisco, DC....)
- High density needs to be mixed throughout the community. I can already hear those near golf courses complaining but why should there neighborhoods be given more voice than every other local?
- Greeley is so condensed near UNC and by Downtown. Focus efforts to expand on the outskirts of town, and start developing retail out in those areas.
- Higher density does not need to be apartments or condos. It can be townhomes or rowhomes. That would fit the area and fill a need much better than large apartment developments as it would provide room for small families too big for an apartment, too poor for a house.
- If density is increased, the number of active fracking wells should decrease as well as ensure human and environmental safety from abandoned or non-active wells.
- I believe Greeley should have higher density housing near highway 34 in the Center-place shopping area. I think that the land could be better utilized.
- "The population in Greeley is going to be a major problem. The traffic is unreal. To get anywhere now takes twice as long. At 3:30 p.m. on 47th avenue going north takes 3 times for the light to change to get to 10th street."
- We are seeing more apartment complexes going up in places that are out of place. Example 83rd and 34 Bye pass. It took away from the homes on the east of the complexes and are too tall. Plus, have you ever been over there at night, there is not enough parking. I think the city is more concern on placing the complexes and not looking at the whole picture. The cost of the infrastructure (sewer and

water) is making it harder for builders to build new homes. I know it is a catch 22 but putting in high density building create more problems then it is worth. There is an increase of crime and traffic.

- Affordable housing will attract good people and industry by itself anyone watching the news can see the Denver debacle housing is way out of control so people are now looking to move to other areas of the United States to work, have a good home, and raise their families.
- I have to laugh at the "areas with good access to transit and services" ... For a city that is soon to be the third largest in the state, we have a very weak transportation system. Busses don't even run on Sundays and stop early on Saturdays which is just ridiculous.
- There is a huge housing shortage and something needs to be done! More low income apartments!
- west and developing areas. or again- remodeling older buildings and converting them into housing
- Please do not let cheap, 3-4 story apartment buildings be put up. Those are often flimsy construction and very noisy. Apartment buildings should be taller, with concrete between each floor, to keep it quieter for residents.
- In areas that could contain ample parking alternatives beyond street parking.
- Near Aims and UNC.
- Specifically along the 8th Ave corridor between UNC campus and downtown.
- If it must be, to discourage "slum areas" from developing near downtown, why not focus high-density housing on the west side of town?
- "Near university
- Higher density everywhere is more efficient, but these areas especially"
- "Must ensure that transit services grow with the size and population of the city.
- We must be more thoughtful about how we plan development so that our city is more walkable and bikable. People should not have to get into a car to go most places. More mixed land use with work, retail, schools closer together. Suburban sprawl needs to go away."
- Please consider the concerns of current residents. Higher density housing should not impede on established neighborhoods and cause property values to diminish.
- As this is the only place with the ability to handle increased traffic at this time
- higher density housing, housing with access to transit and other services will be important in the future. Housing must be more compact, sound proofed, with ample storage, and covered parking. Housing must be environmentally friendly and built to hold solar panels.
- High density housing should certainly not be right next to low density housing where people have no input into what the high density will look like and how dense it will be!
- I do not see a needed for more high density development
- I believe high density/affordable housing should be mixed within the entire city. Certain areas of town should not be sectioned off as high density. However, locating this type of housing near transit and businesses would make the most sense.

- "Away from established neighborhoods so as not to lower property values.
- Traffic needs to be taken into consideration before approving new high density developments."
- In 1969-70 I moved to a new single family housing development near Franklin School. In 1972, Franklin Apartments were built and to this day I think of how wrong that is. Today I'm faced with the same situation and again think how wrong it is. Apartments DO NOT BELONG in the backyards of single family houses.
- Near Aims and UNC
- Downtown, commercial retail, employment areas, and R-2 zones
- Undeveloped areas so future development knows ahead of time what will be around them; also consider high-density "communities" with built-in groceries, restaurants, amenities
- Downtown and 8th Ave. near campus
- Eye appeal and a feeling of space would keep
- Near retail, commercial, light industrial
- No higher density in Greeley
- People are going to move out of their nice neighborhoods if more density
- B-E; I think we need to forget downtown and concentrate on other areas of Greeley, especially east of 8th Ave.
- Higher-density housing is best near transit opportunities and entertainment amenities

**7. Which of the following strategies for encouraging higher-density housing options is right for Greeley? Select all that apply:**



**"Other" Responses**

- Just come up with a plan and stick to it. It seems like the zoning changes with the wind.

- You've already created quality of life issues by allowing large new homes to be built on very small parcels. The yards are not large enough for kids and pets and privacy and you're not keeping up with the requisite needed parklands.
- Greeley does not do a good job supporting it's current residents. We certainly do not need to add to the problem.
- Refurbish our dilapidated buildings and homes we have now, into affordable and useful properties. Stop think - limit all the oil drilling within the city...wells within the city & next to homes is NOT ACCEPTABLE.
- But encourage in some inner city neighborhoods a return of rental units to homeowners.
- I'm opposed to higher-density housing.
- Educate people how to budget so they don't have to live with a ton of others illegally.
- Not needed or wanted.
- Revisit the definition of single family dwelling to truly be SINGLE family, not unlimited extended family members over crowding neighborhoods.
- We have enough high density. Do not agree in changing zoning. Too many unrelated people living in residences now.
- Changing occupancy standards and zoning makes sense . . . and scares me. I live in the University District (on Glenmere) -- where single family homes are vulnerable to the downsides of student housing.
- Update zoning to allow for more multi-family (do not require whatever you think "quality design" is - leave that to the owners, architects, and renters/buyers). Allow people to live in trailers and mobile homes, parked on private property, without time limitations.
- we don't need any more people in Greeley
- The zoning has to be spread out around the city to make various types of housing accessible to everyone. If the zoning for high density is primarily in one or two areas such as east greeley or north greeley, you miss a whole population of residents
- Are there options for sustainable/tiny houses? If more people are allowed to live in one location you will really need to consider parking options as well. Otherwise, Greeley will become just another Denver.
- I think developing more higher-density housing is good as long as we don't end up with a cookie cutter look in too many places. Please insist on unique designs and colors so that neighborhoods look different
- This must be done very carefully. Occupancy standard could be changes but only in very specific areas - not citywide. Infill in specified areas might work well. Do not disrupt established cohesive neighborhoods. Rather, infill on fringes with multi units similar in nature to the area, i.e. luxury units near upscale housing; economical units close to more affordable single family neighborhoods.

- Above strategies may be ok depending on the locations involved. No single strategy will be appropriate in every circumstance. The acreage available, surrounding use (homes/commercial), existing roadways, etc, should all contribute to decision-making.
- Closer to uncrowded schools
- As usual, please take into consideration the context of the smaller communities within Greeley.
- Enforce occupancy related laws already on the books. High density housing creates safety issues and violence. We need to thoughtfully and fairly resolve population growth so piling and cramming people together will and has been proven to create more stress and violence.
- More access to more rural areas of Greeley and connection to more of Colorado.
- Do not encourage high density housing
- Why wouldn't I just pick "All of the Above" for all of the questions? Have you done research on the benefits or barriers to each of these? Which are more expensive? Which are more likely to be adopted by the demographic that currently lives in Greeley and the demographic that is immigrating into the town? What is this current survey actually trying to accomplish?
- More affordable housing options, but not more trailer parks. Encourage improvements in existing areas. Greeley has many areas where homes are so run-down they need to be torn down and rebuilt-apartments included.
- More apartment buildings. We do not want to encourage multi families in single family dwellings. This is still a family community and would like to keep it that way. Encouraging more people in a single house does not encourage the type of people we want in this community.
- I think that the most important step the city takes is by allowing contractors to come in and build quality but affordable 4 person family homes.
- I'm not opposed to high density housing where it is appropriate, but care should be taken to consider the long term consequences. Historically, high density housing degrades over time as the economy and demographics change. A review of Greeley Police records will bear this out.
- If you have to have the apartment building should be 20 feet and no taller. They could have basement apartments or garden level. They are an eye sore but you do not make as much money. Increase the parking requirement.
- A very slight increase in occupancy would be ok but if you try to ball people up like sardines then comes the crime and more bad people than good.
- Appeal to the young professionals who are looking for affordable places to live without the typical atmosphere of student living.
- Downtown Greeley is a great location for this and should consider what millenials who are professionals would consider living. This would draw in younger people with money to the community.
- Don't like any of these options.
- I don't want higher density housing but if we have to I pick updating zoning.

- Cheaper housing and rent rates
- Housing over retail or developments where housing and retail are planned together and designed to be walkable/bikable.
- We need to preserve Greeley. Downtown area should be what it use to be. Instead everyone is moving west to get away from it and giving up more & more of what should be nice family areas.
- Multi family housing should only be allowed in pre determined zones of the city. Allowing these everywhere will devalue current neighborhoods.
- To many people living in one house. And the ordiances not being followed. Says something about what we have now for are leaders. This has gotten out of control. Not having yards cleaned up . Need to make a hotline for people just to call addresses in. Anamously.
- No high density housing
- Continue building affordable housing. Allowing multi family use discourages owner ship of homes and pride in community
- How about none of the above.
- We should be focusing on what housing we DON'T have enough of. Also, high density housing usually ends up looking poorly with time.
- "Greeley needs senior housing--condos, apts.
- At present, patio housing with basements will not suffice for seniors. Condo's with stairs won't work either. Seniors do not want to use stairs and want laundry facilities on same level as living level. A property company is trying to sell an asset based plan where seniors buy into property and still pay \$1100 to \$1700 month for maintenance. Seniors can't afford this either. Seniors don't want to live anywhere near oil and gas wells or slum areas either. "
- Try to make greeley higher class and lower density, were already looked at as the hole of northern colorado, let garden city put high density east
- I do not believe Greeley needs more high density development
- Rankly they're most of the ones I've seen are ugly, and a few look like they came out of Russia. Hi density housing isn't the answer. IT's always about making a buck, and not the community.
- I do not agree with higher density housing.
- You realize of course that the two unrelated standard is outdated, not followed and a waste of everyone's time. Stop focusing on the 1800's.
- High-density is WRONG for Greeley.
- stop the over growth of Greeley
- Creative design at the block level
- Tiny house – co-housing
- No granny flats. Higher density – more traffic, noise and crime

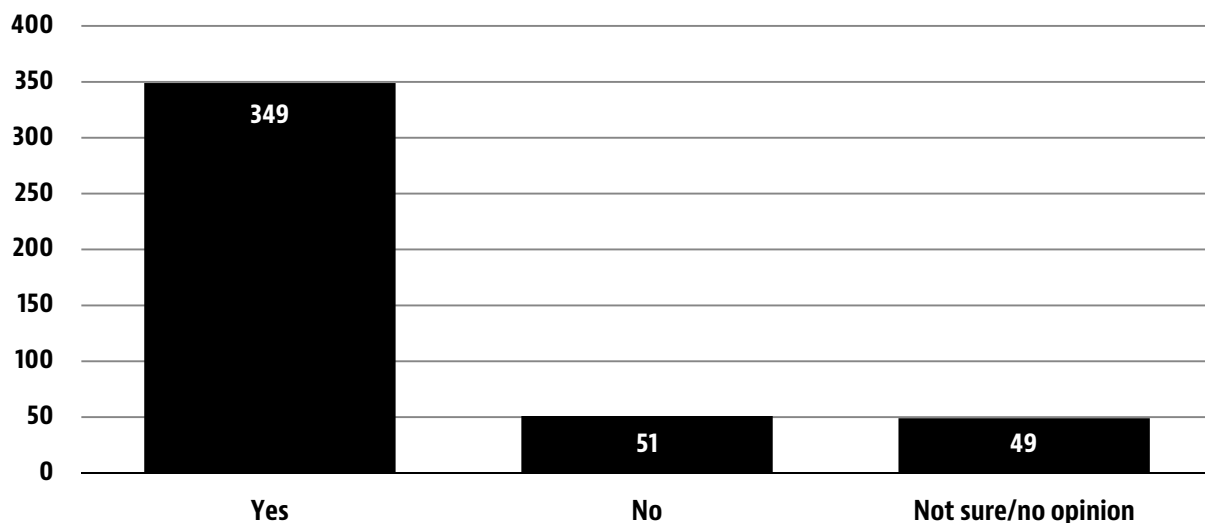


- Tiny houses – the city really needs a housing commission to provide short and long range planning actions on housing needs
- Change code to allow for smaller housing options such as tiny homes – similar to what Ft. Collins has done
- Find alternatives to the meaningless occupancy standards which are difficult to enforce
- I find it somewhat unfair that a married couple living in R-L and R-M zoning districts don't have the option to rent to an unrelated person when the R-H zoning has no limitation on this and only has to abide by occupancy standards

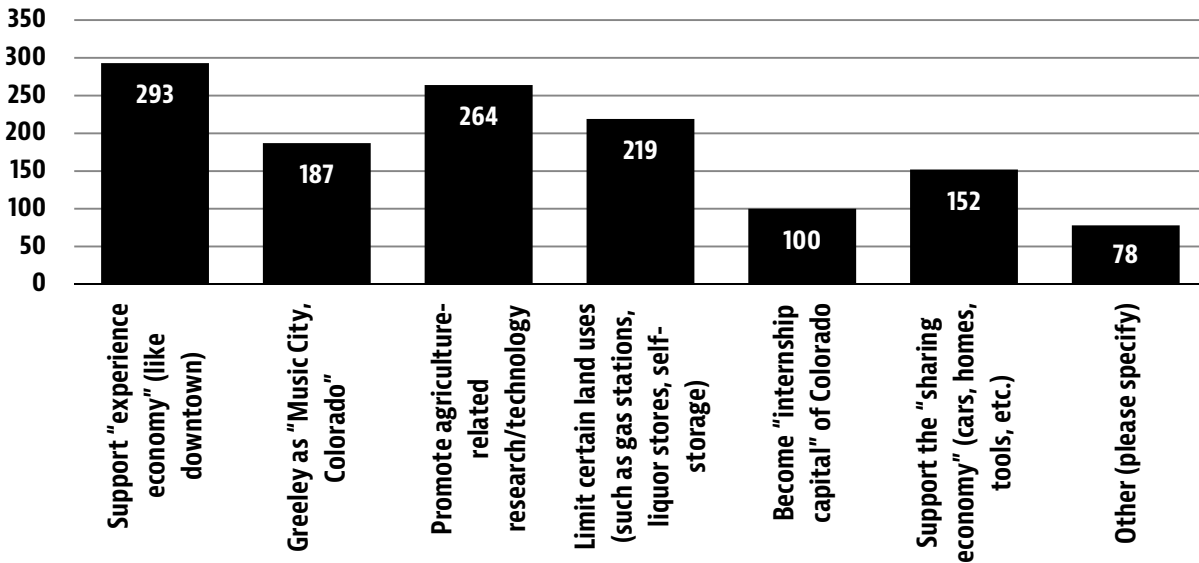
**Economic Health & Diversification**

For this focus area, questions sought to gauge the community's desire for the City of Greeley to take a more proactive role in supporting local economic development, as well as potential strategies to pursue. Respondents overwhelmingly supported the City taking a more active role in local economic development. However, responses were more mixed when it came to potential strategies the City might pursue to support local economic development. Supporting the experience economy (e.g., efforts to create unique and interesting places for residents and visitors, such as in Downtown Greeley), promoting agriculture-related research and technology, and limiting certain undesirable land uses were the top three choices among respondents. Many also had their own ideas about potential strategies the City could pursue.

**8. Should the City take a more proactive role in supporting economic development?**



**9. How should Greeley best leverage its existing strengths? Select all that apply:**



**"Other" Responses**

- More family restaurants and LESS BARS!!!!
- Not sure I agree that those options are existing strengths.
- Promote Greeley's cultural assets and rebut the negative popular image of Greeley promoted and sustained by Denver, Boulder, and other communities. Historically, Greeley has demonstrated in ways that other communities never thought about. We need to celebrate that and continue to be visionary.
- "Greeley is a town, not a bedroom community like most of metro Denver. Keep Greeley a ""real town"".
- People will come."
- Greeley is a rich with education and health with UNC, AIMS and the Medical Center. We should focus on our strengths.
- Control the proliferation of Air BNB
- Limit massive apartment building.
- Greeley has never wanted business.... look where Budweiser went and numerous others. You all do not have a clue about how to build and maintain a City of this great caliber.
- It seems the City is more concerned with what some businesses can contribute to them financially than about the quality of life of it's citizens. Prime example is the oil and gas drilling all over town next to homes, along with the semi trucks up and down city streets making them seem more like highways than city streets. Not to mention the damage those trucks cause to the streets.

- Jobs, business, and work opportunities are essential for people. We must do everything possible to encourage business to locate here to provide employment that pays well---not minimum. I encourage capitalism as it is the only system that generates wealth---socialism does not.
- "People - and cities - become great not because they try to become great, but because they do great things. People do what they love (plant trees, play music, open a certain business), or what they feel is important (invest in business, donate land for parks, fund concerts and other performances, become surgeons, sell cars, sell flowers, sell food). City government should not interfere with peoples' desire to help and contribute as they see fit. Music should not be legislated (or ""encouraged""). There are music lovers who will see that music does not abandon Greeley. If neighborhoods want a theater or saloon on the corner, they should be allowed to have that; if neighborhoods do not want a park in or parkway through their neighborhood, they should not be forced to have one. If they want a dog park, they will build one. If they don't want a dog park, building one is a waste of money and an antagonism to residents. People really are almost as smart as a special person on the Greeley city council or other government elite. Let people decide. There are plenty of laws to take care of bad things. City Council can back off now, and if they are really good at ""encouraging"" and ""persuading,"" all will be well. It's only if the City Council fails at making good legislation, fails at avoiding over-legislation, or forces the dictates of the elite few on the hundred thousand resident commoners, that things will not be well.
- The City Council took a role in ""supporting"" economic development and look what happened. A special higher-taxes taxing district (Center Place) (what a painfully dull name!), and taxing the food that families buy for their children. Greeley Government supports Weld Food Bank because it helps feed the hungry. Lower food costs, which would follow from the elimination of hated food taxes. (We do most of our grocery shopping in Loveland.)
- No, when the City Council ""takes a role in supporting economic development"" its the residents who take the hit! If you want to support economic development, you, individually or in groups, can use your own money to invest in business, start business, or hire people to come here and start businesses. I have better uses for my money, what little you have left me."
- I checked all of these but the ones I feel most strongly about are 'become internship capital of Colorado' (people are our greatest asset, and if we can get young people with skills to Greeley that would be great, BUT we need somewhere for them to land post-internship); and limit certain land uses. No one wants to live in a town where all they see from the road are liquor stores and gas stations.
- "In support of Downtown Greeley, create Quiet Zones at each and every railroad crossing. The cost might be minimal when the long term benefits are considered. Immediate impact would impact the hotels, restaurants, Friday Fest, UCCC events. Beyond that home improvement private citizens might be encouraged to make to their homes east of 11th Avenue. The sales tax generated might easily pay for the quiet zones. In addition to beautifying and rehabilitating neighborhoods, with very little effort blight might be abated."

- Leveraging the cultural/arts is where it's at in Greeley, breweries, coffee shops and collaborating more with UNC/Aims.
- I like the idea of developing/promoting Greeley as an internship base. This would likely bring younger people to Greeley and could make us stand out in a unique way in northern Colorado.
- Move with haste to manage the homeless situation in Greeley... especially in the downtown area. The park now is not the most pleasant area. The new hotel will draw many visitors - both local and from out of town. The reviews they pass on will have an impact on how Greeley is viewed which will have a direct impact on future economics.
- Everyone is welcome here. Promote UNC as a "gem" of the city.
- Limit fracking close to residential areas.
- Clean AG processing businesses
- Education
- "Do not allow oil and gas so close to residences, businesses and schools. Drilling is too close to now which makes me want to move away from Greeley and Colorado."
- Greeley really isn't "Music City, Colorado"...so I wouldn't go for that one!
- Place-based strengths are definitely an asset.
- Enforce existing laws for quality of life. Limit how close fracking can be from schools, residential neighborhoods and children playing. I know Greeley is growing but it must be done in a way to preserve Greeley's unique quality of life.
- It seems to be that Greeley's/Weld County's existing strengths include agricultural heritage and UNC as a teacher education institution. The city should play on the agriculture background by finding ways to facilitate partnerships between smaller farms and restaurants/school districts. Much of Greeley's future will be tied to individuals who are priced out of Ft. Collins, Windsor, and Boulder. Few will come and stay until the quality of the school district is brought up to the standards of these other cities. Partnerships between UNC and District 6 must be aggressively pursued.
- More buses to and from Greeley to better provide people without cars chances to enjoy our city and contribute to commerce.
- Need fiberoptic infrastructure throughout city to encourage tech businesses; need a city run broadband option for residents and businesses
- No more environmental destruction, start a campaign to remove the fracking industry, the mayor, and any others who support a get rich quick scheme. Replace white privilege in power and diversify the government. People are hungry and although what you are proposing helps the aesthetic view of the city, it serves no purpose to the common good. The art I see around town could have a double use if it was wind or solar generated ~ it could be supplying much needed power, instead it just looks good. Rethink the capitalist approach, the world is changing.

- Move away from suburban sprawl and invest in downtown/retail areas. Mix them with residential. With a few exceptions, everyday life in Greeley requires a significant drive. Everything is segregated. Even the downtown/creative district doesn't have a major grocery store. Instead, Safeway decided to pullout and implement a non-build/non-compete condition on selling their property to Greeley. The long-term result has made downtown a food desert and not super sustainable for a vibrant residential culture.
- I will only support "internship capital" if these are paid internships. I disagree with unpaid internships for students. Please note that "payment" could include college credit.
- Limit extensive fracking.
- The city needs to fund a tech incubator where tech startups can share equipment and synergy at a low cost. While ag can be a good tech sector, it is nothing compared to other sectors. The city should also invest in a city wide internet with faster connectivity than the private companies.
- Not shy away from or discourage so-called "heavy" industry that requires significant fixed investment.
- Capitalize on history of Greeley. We are home of the state education school, now we have UNC, a mid-sized research institution, and Aims Community College.
- Support smaller businesses, rather than large national chains.
- Please do not support economic development through the gas/oil industry. That does not seem sustainable environmentally or health-wise at all or does it provide long-term jobs and economic growth.
- We need to be more like Fort Collins. Encourage more community, have SOMETHING TO DO HERE and preserve our agricultural heritage and NOT by continuing to be be "Cow Town"
- I think Greeley is doing an excellent job promoting it's existing strengths. The city just needs more housing.
- The first goal of economic development should be diversity of businesses. Primary sector jobs provided by companies that are not interdependent is necessary for long term economic security. Secondary jobs should not be ignored in economic development strategies, as well as other sectors that contribute to the lasting economic health of the community. Ready infrastructure and an uncomplicated permitting process are the best things a community can do to attract potential employers. Community leaders need to be flexible and responsive to economic development opportunities.
- Economic development is best handle by a third party. Then the third party can approach the city for guidance and recommendations.
- Leverage that Greeley is an all-around cultural mecca for the arts, musical and otherwise.
- Instead of allowing the business's to take over all the vacant business lots and promoting drug use, smoking and other things that don't promote a good community related areas that are in reality

promoting drug and alcohol use should not be allowed, instead trying to establish help for homeless like training and rehab to become useful citizens

- Music City? We're actually very art-centric - what about pushing that?
- Although i love Tree city, Music city sounds delightful, maybe a merger?
- increase promotion on culture, museums, arts to attract genealogists, enthusiasts, families & researchers to use our extensive collections held & supported by COG
- Limit oil and gas development. Support renewables - the companies that develop renewable energy sources, and the businesses that commit to 100% sustainability.
- More collaboration between the city and UNC and Aims.
- The City Manager should hire an Economic Development professional to run their department and not micro manage. Get an actual Director not people without an Economic Development background. Greeley has a bad reputation throughout the region because of the low paying jobs, poor school district, and the idea that they are cowboy country. Some of these things need to addressed and corrected befor moving forward. This is not good for business attraction. There is a definite need for incentives but not to help bail out the companies that don't pay their taxes.
- Downtown is awesome! I would like to see more development out west now however. I feel like when I want to go out to eat on Friday away from the Friday Fest crowd I can only choose from Cables or Coyotes. I'd love to have more choices
- Start to work WITH UNC instead of against UNC. For example, they had all summer to do the chip seal process on 10th Ave along the campus.. ALL FUCKING SUMMER!!! But they wait until the week that students move back in to do the project, which was a huge inconvenience to the students and their families, (for many of them this was their first impression of Greeley.) This is not the first time this has happened - about 10 years ago the city was making "improvements" to the intersection of 10th Ave and 20th St, and they started it late in the summer and it wasn't completed by the time students moved in. Also, this summer the city made the unilateral decision to change the parking along 10th Ave from diagonal to parallel parking, eliminating over 50 badly needed spaces. As a friend said on Facebook, they went into the neighborhood with the worst parking situation in the entire city, and made it worse with NO INPUT from those affected. This is inexcusable, and is not the way to form/build a good relationship. It is the EXACT OPPOSITE of what good government should be doing. It appears that the city only wants UNC students to provide tax dollars and receive nothing in return.
- Encourage educational experiences and offer educational opportunities to the public
- "Greeley should support economic development but until it decides to end the good ole boy system - handing tax payer's money to someone's brother-in-law or partner, to get their business running, economic development will suffer.
- Also, Greeley's council and City Manager need to have a realistic view of what Greeley is. It is not Ft Collins, Loveland, Longmont, or even Windsor, and it never will be. They have location. Greeley does

not and never will. It does have pros that could help lure business in, but it doesn't appear that anyone is trying to play that card. "

- "In the 1980's, Greeley got all the top acts for the Stampede; now they all play Cheyenne. Why? Because Cheyenne saw the potential of Frontier Days and invested. The current Stampede in no way compares to the Stampede of the 1980's, is too expensive, and not nearly as fun. Remember when our parade was on 9 News?
- Greeley as ""Music City""? Ok, then create venues for upcoming, independent artists to play, create recording studios, and retail outlets that cater to musicians. Naming yourself something doesn't make it reality!"
- Stop putting so much money into the downtown area and start putting that money into the western area of Greeley.
- Housing far away from retail, work, schools and churches is not helpful. Focus on walkability/bikability and social cohesion.
- Allow the sale of marijuana in Greeley, not just garden city
- Focus on using the resources we already have in place and improve them. Stop waste and get rid of private organization that suck up potential city income. Ie DDA
- Encourage urban farming initiatives. Develop better transportation to surrounding towns.
- First, the word "progressive " has to go!!! Too many definitions for that word! The city's strengths should be well defined and extended/promoted upon. We shouldn't be what we are not. And, we have to have an identity that doesn't look like Ft. Collins or Loveland!
- Please, no agriculture-related technology. Keep our water free of chemicals. More organic options.
- "Greeley needs industry that doesn't pollute.
- More oil & gas infrastructure is not acceptable.
- More methane is not acceptable. "
- Support west Greeley starting by enforcing city code and try to get away from "east Greeley" mindset poorly maintained private property's are everywhere and making "downtown" nice for two blocks is putting lipstick on a pig
- Greeley has existing strengths? I thought Greeley's claim to fame was cheap housing. With cheap housing you become a bedroom community where the only reason people live here is because it is cheaper than anything else around and for some it is the only option.
- Build along the 34 corridor, 65th. Fill in empty spaces
- Encourage more higher-tech and higher paying businesses. We have enough Ag related business. Let's branch out and encourage a diverse group of employers to accommodate our diverse community. We need to keep our educated kids in town.

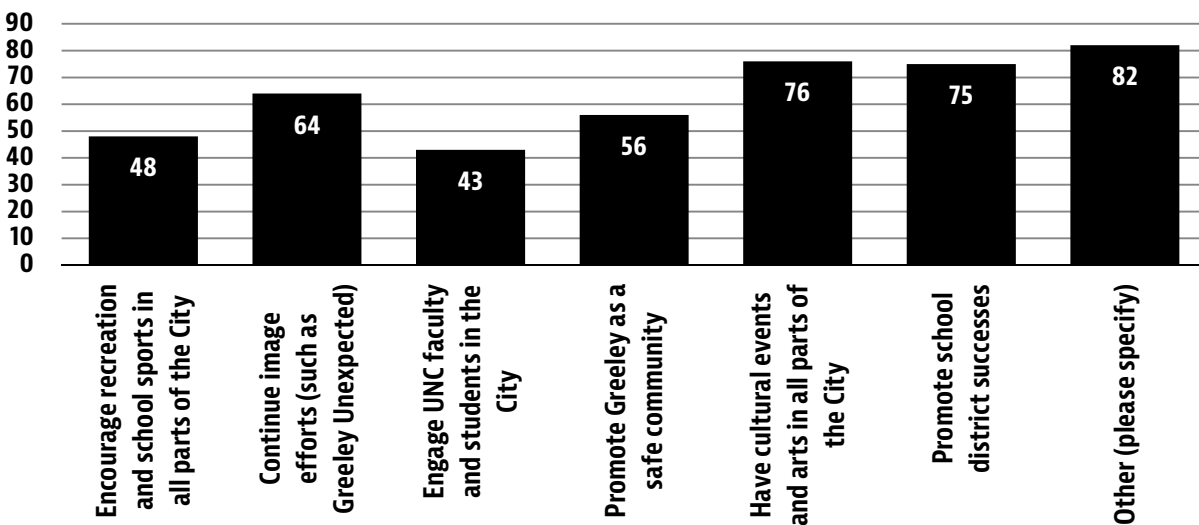
- With several universities located in northern Colorado, does Greeley try to attract high tech companies? It would seem that it may be attractive to these businesses, especially on the west side of the City closer to I25.
- Can we finally stop focusing on our "ag-heritage"? It's old and not progressive. I understand it's importance, but most of Greeley is not farmers. And the cow theme is just being met with rolled eyes.
- Leverage existing zoning and land uses to expand Greeley's current employment types and locations.
- Increase support for reuse of historic buildings and add incentives for projects that reuse old buildings rather than demolish and build new
- Greeley is going to be a bedroom community no matter how it leverages its existing strengths, especially if the goal is to increase high-density zoning.
- Greeley is NOT California
- Should actively recruit business by leveraging the City's affordable housing market, and invest in amenities like trails to attract businesses and employees.
- Use Your Churches
- Emphasize our "elbow room", space to grow
- Greeley has been known for agriculture so keep with it and add to it
- Needs more options for entertainment and bring people together like Loveland's Art in the park
- Not only ag-research but also local food production – a lot of larger farms in the area, build from that and encourage urban farming, add more community gardens, change chicken ordinance within the city
- Could also tie to "sharing economy" for land, homes, etc.
- Also – "technology" or "entrepreneur" capital of the west
- How about entrepreneurship capital of Colorado
- Promote more UNC internships and training with local businesses
- Bicycle events
- Youth events – sports, music, educational
- Poudre Learning Center
- Support medical offices, hospitals – I'm often encouraged to go to Loveland or Fort Collins for care.
- Using existing locations to bring in more experiences (i.e. Greeley Stampede – location for concerts, entertainment)
- Continue to build a health care area/partner with UNC and AIMS
- C and D
- More emphasis on the arts and cultural resources; each city or town in Ontario has a community art gallery



## Livability

The last question in this series asked respondents to pick the top way in which the City of Greeley could support their quality of life. The “Other” category received the greatest number of responses, followed by cultural events and arts in all parts of the city and promoting school district success. Topics addressed in the “Other” responses included: transportation and the transportation system; limits on fracking and oil and gas development; increasing the availability of trails and outdoor amenities; and increasing natural areas and open spaces.

### 10. What is the best way to support quality of life in Greeley? Select your top choice:



### “Other” Responses

- "Whatever is required to encourage business and industry that will provide well-paying jobs we must use; otherwise low/minimum income people won't be able to support the community and its activities.
- We must have a council, staffers, and residents who know how to attract business/industry."
- STOP SPENDING MONEY ON DECORATION AND USE IT FOR HOMELESS, SCHOOLS,
- ""Greeley Unexpected"" - o my god. As good as ""Greely. From the ground-up!"" You paid thousands of dollars for that!? To a company not even in Colorado!!? Greeley needs a watchdog group to prevent such wasteful spending. Imagine all the food taxes you could eliminate if you had asked for suggestions from people who \*actually\* \*live\* \*in\* \*Greeley\* instead of hire an outside firm - what, were they somebody's brother or friend?
- ""Encourage recreation"" - The downtown rec center is all but completely closed. Let schools and churches and clubs arrange for team sports and recreation. If you want a city league, form one from your employees, but pay for it out of your own pockets, not from our taxes.

- "Continue image efforts" - If you have to pay and work at having an image, then you are lost before you begin. A city's image is the result of what the city IS, not what they city pretends it is, not what it might become if all your dreams come to fruition instead of crashing. Instead of trying to make an image, be an image. That means you have to allow people to be who they are, and do the things they want to do. If you want an image of an "environment friendly" city, let people plant gardens and collect rain-water (who was the idiot who made that illegal - what other stupid laws have you not bothered to take off the books?), be in parks after 10 pm or whenever, swim in the lakes for gods' sakes, fell trees and burn wood, and leave lumber in the side of their house without being ticketed. (Etc.!)
- "Engage UNC faculty and students in the city" - It's not easy being a college student, even with courses becoming less rigorous. I have found that students who \*want\* to be involved in the city their college is in, have no problem doing so. They don't need your help. Likewise with faculty. Many of them don't even live in Greeley, and of those who do, at least some are pretty disenchanted with many of the City Council's decisions. Leave them alone, and they'll come home.... probably.
- "Promote Greeley as a safe community." - It is NOT. So if you do this, you are liars. (By that I do not mean that if you do not do that, you are not liars. I mean, look how you lied about the food tax being a "temporary" tax. haha.)
- "Have cultural events and arts in all parts of the city." - You probably know what you mean by this. Or not. If you have some art you have done that you would like to display, go ahead. I don't know what you consider a "cultural" event - a Christmas party, a rodeo, a re-enactment of the landing of Columbus or the Mayflower, the First Thanksgiving, archery contests, karaoke, line dancing, bobbing for apples, barn-raising, flag-burning, cross-burning, bridges-burning? Too often "culture" is too toned-down or misrepresented or both. Here's an idea - let the people take care of that instead of their government overseers. If a neighborhood wants a statue, let them put it up. If they want a concert in the park, let them do that. If they want a "festival," let the merchants do that. ;)
- "Promote school district successes" - Education is not the proper purview of government. What is taught, how it is taught, when it is taught, really isn't the city council's business. Nor unions' either. It is the concern of first, parents, second teachers, and third, with the welfare and general education of the students themselves in mind. How would City Council promote school district successes anyway, by raising the food tax?
- "We we can't promote schools, then we need to support cultural and arts events. "
- These are all good. UNC needs to have a bigger and more positive exposure/ reputation in Greeley. They support the town and the people and the people and town will reciprocate and support the university. Having cultural events all around town will show various groups they are recognized by the city and part of the city and will educate city residents of the variety of greeley residents

- Continue and increase cooperation with the school district (shared use of facilities/properties) as well as with UNC.
- The school district MUST regain its premier status. When those who are considering relocation, businesses, families, esp. those with children, they want to know how successful the schools are.
- "All these depend on transportation ie roads and streets. More people means more cars and more traffic. Greeley lags on this. Some 2-lanes must be expanded to 4 or 6 lanes NOW."
- Change the law so drilling is not so close to residences, businesses and schools.
- More transportation. Those who can't drive are overly limited by poor bus availability.
- "Stop the oil drilling and oil patch culture that has developed and taken hold"
- "Promoting school district success is not the problem, its the school district's success. We need better schools to attract businesses and more successful residents
- We need to integrate UNCs teaching prowess into district 6 -- partnership programs are required by education preparation programs accrediting bodies, but these are only done on the professor-teacher level; this needs to be fleshed out more and have a formal university-district agreement to encourage a more productive cooperative effort in making district 6 better."
- Cultural events sound good, but which culture? More Nature events sounds better, campaign for community gardens, better water protections including diet education (incidentally one of Greeley's water reps made a comment that diet education is "preaching" when suggested, first that is a biased religious comment, second preaching comes from a manipulative pulpit-education comes from the soul. The person in question should not be in charge of my drinking water and should keep church and state separate, a big problem in the US for hundreds of years) alternative fuel and power sources should be top priority.
- Develop and promote natural areas and trails. The poudre river trail is amazing! The Sheep draw area is decent too. However, there are lots more opportunities to seize before Greeley gets too big. Develop a Platte River Trail with Evans and connect it to the Poudre trail. Develop natural areas in a north-south orientation, not just east-west. Develop the tunnels under Greeley for tourist opportunities. Greeley unexpected tends to focus on a few random things that aren't exactly current trends. Focus on the breweries, the natural areas, the creative district, the tunnels, and UNC/Aims.
- "All of the above should be wanted efforts and I would add aesthetics, what people see when in our city. I believe this is key to many levels of the above list. More parkways with trees and art, less concrete and asphalt. The wide and hot concrete slab out to Promontory is not a great entry to our city!"
- All of these are good ideas!
- Pave the alleys. Enough dirt and dust!
- "Build a better transportation system...Take pride in having the best in colorado for disabled, elderly, and working class who find owning a vehicle too costly.

- Also develop some sort of safe transportation system to stem traffic congestion and accidents on GREELEY major thoroughfares, and push it.
- Work with other towns and cities to develop three county transportation for workers, with more help, (ride vouchers, other ride incentives), from employers.
- Develop a homeless community system centrally located between Weld/Latimer/Boulder counties, working with Denver area, where their needs can be met more readily with transportation hub to access all surrounding communities.
- And finally, make Greeley a safe community. Crime follows alcohol, marijuana, and gambling. Limit these! Nathan Meeker was right.
- I would check "have cultural events and arts in all parts of the city", but only because there is no check box to limit fracking and oil development in the city. That is the biggest threat to quality of life in Greeley (through public health, limitations to parks/schools/homes, etc.)
- Engage UNC students and faculty as well as promote cultural, agricultural, and arts events with submissions/activities run by UNC groups. Especially holiday events like Christmas caroling and a Christmas market-type event
- "The city needs to step away from its agricultural past and the oil industry or it will never change. While they are big employers, they have done little to benefit schools over the past 20 years. Greeley once supported the schools and they were some of the best in the state. I recognize it is a chicken or egg issue but we need a tech sector with an educated work force. Pet peeve. The farmers market should be an event. Close down a street downtown on a weekend morning and make it a festival. It would support all of the surrounding businesses instead of being a block over on the railroad. Where is the attraction in that? Also promote local restaurants to do a \$5 lunch on one day a week to draw people downtown. "
- TRANSPORTATION. People don't want to commute from this town because the only bus that can get you out of Greeley is Expreas Arrow. Folks who live in Denver would be willing to commute from Greeley if they had reliable public transportation to get there, and affordable housing.
- Both engage UNC community and promote school district success—both of these seem to be different sides of the "be an educational center of excellence" goal.
- Put more funds into neighborhood schools so kids don't feel they have to go to charter schools for a good education and to avoid bullying.
- New City Planners
- Greeley Unexpected needs to go away. We're not unexpected, we haven't done anything to BE unexpected. It's still cow town, it still stinks, there's nothing to do here to draw people from other cities to visit or live. I go to Fort Collins all the time for good restaurants, beers, and activities. We do not have that.

- These all sound so cosmetic. Not sure any of them will be successful as long as Greeley has a "broad streets and narrow minds" reputation -- based on reality -- and as long as it stubbornly refuses to integrate itself into the Front Range by hindering transit to Denver, Loveland/FtC, etc.
- no fracking
- Provide better access to facilities with public transport.
- I don't think the above categories are "best ways to support quality of life" - my suggestion would be not just to "promote school district successes" but to increase the actual number of successes and the education of K-12 students - we have to demonstrate, not just promote
- Greeley does a great job of promoting itself but we need the citizens to participate. I'm not sure why Greeley and UNC does not have a better partnership? There is some lack of pride between Greeley and UNC.
- I think recreation and sports, image, engaging UNC faculty and students, and being a safe community should be number one
- All of these ideas would help Greeley and promote quality of life for all of us living in Greeley!
- ALL OF THE ABOVE. Especially Greeley Unexpected. It was slow going at first, but it is gaining momentum.
- Greeley Unexpected is not cutting it. There is a balnce of quality of life for the most part. What is your goal with this? Trying to market the quality of life to people looking to move to Greeley or tryi g to prove there is good quality of life for those who already live here?
- I think a combination of encouraging recreation and cultural events and arts in ALL PARTS of the city is very important to not only support diversity but to ensure the health of our community members and the community as a whole!
- "Engage UNC faculty and students in the City" Lol. See previous response
- engaging UNC, cultural events and Greeley unexpected all are great ideas. Making Greeley safer not just promoting it as safer is good. Also leader of cutting edge such as solar powered sidewalks and streets
- The very culture of Greeley would have to change- probably the biggest force is major employers. The biggest one is Swift, which does not align with the image change Greeley is attempting. We would have to work to become attractive to other employers- perhaps ones that innovate in music, arts, clean energy, new transportation methods, etc.
- All of the above help drive a robust quality of life. Although if pressed to choose one, I would say encourage recreation the most although not necessarily school sports.
- By focusing on walkability/bikability, connectivity of walk/bike routes and more transit options overlaid with mixed land use so that housing is close to retail, schools and work sites.
- Not just promote Greeley as a safe community - improve the safety of the community

- Stop doing construction!! When you fix the roads don't block major roads so people have to go around to get to a destination. IE 49th street
- "Better venue for concerts than the ucc. Downtown does not take into consideration the college students or surrounding community that would pay to not have to go to Denver or Loveland for concerts. Put more \$ into local business incentives for Better downtown shopping experience "
- Greeley is not as safe as it use to be. More crime now.
- Improve blited areas with sidewalks, etc. Improve bike options along major streets.
- Figure out how to engage all walks of life of Greeley to be more community
- Allow the city's internet structure to grow and advance. For too long Greeley has been pretty much locked into having the same 2 internet providers which is bad for the city and its citizens. Let's please create a city-wide ISP utility and let Greeley grow and not get stuck in the mud!
- Connect bike trails and routes so that people use bikes as transportation and not only recreation. Removing the seperation from our surroundings caused by cars makes neighbors more friendly to each other. Also, downtown events are great!
- "Make Greeley a safe community! Get rid of Oil and Gas! Require flaps on trucks! Cut out noisy vehicles and diesel vehicles in the city. Greatly increase access to buses and promote use to keep gas guzzling vehicles out of town. Promote bicycle use. Promote solar! Work with businesses to add solar to their roofs so that residents can use excess energy. City needs to use solar parking spaces. Find area near town for solar farms and promote it to Xcel or other solar companies. Slow down traffic."
- All of the above art culture amenities and maintenance, along with keeping laws on corporations so we're not just the commerce city of northern colorado
- Quality of life could be supported by not putting in unwanted projects. It seems the only quality of life Greeley is concerned about is the country club elite. If you have money in Greeley, city officials are bending over backwards for you. If you don't have money, your quality of life is of no concern to the city!
- More housing developments with their own parks/pools. Like High Pointe out in Windsor.
- The quality of life in Greeley will never improve if you don't start with the schools first. Children who go out into the world without an education or who are not prepared, can't turn around and help their own citizens. Greeley's schools are in sad shape and Greeley Unexpected seems to be nothing more than billboards. My spouse, who has lived here before, mentioned that these words have been spoken for many years and yet, nothing changes.
- All of these public image efforts are great but they have to be inline with what it's actually like in Greeley. You want to develop downtown. All of this money is being put into downtown and public art, which is great. What about infrastructure in the surrounding areas of downtown? The sidewalks all around downtown have so many tripping hazards or aren't complete sidewalks. Do you want residents that live close to downtown to ride a bike or walk downtown? Then focus on this area for

improvement. If you are just trying to get the west side of Greeley to come downtown in cars then keep focusing on the retail area of downtown instead of the broader residential area. If people from the west side drive downtown and see trash everywhere, the busted up sidewalks, the rough streets, businesses right next to residential housing, run-down houses, and/or dogs off leash right before downtown and it doesn't give a very good image to the downtown area. You're trying to give people a new image of Greeley but not following through. I live close to downtown and every time I tell someone where I live it's "Oh, that's the ghetto" or "You walk around in that area?" When we were considering buying a house here, we were told but residents and non-residents to not buy a house east of 23rd ave. Work on image yes, but then work on the reality.

- Leave more/larger undeveloped or minimally developed open spaces.
- I agree with the list of Preliminary Goals listed above. I would like to see continued focus on open space, trails, dog parks and recreation centers. Also, making mass transit convenient and affordable. Traffic will continue to be a problem in a growing city. Doesn't it make sense to fund either free or very low cost mass transit rather than spending so much money on roads and parking??
- All of the above
- This list is limited.
- "Increase open space and natural areas. Improve appearance and function of outdoor spaces, Green Infrastructure"
- I don't think there is one top choice that would be the best way. I think it will have to be a combination. Safety seems like a no-brainer, because no one wants to live somewhere this is unsafe, but I think focusing on the strengths Greeley has, particularly in doing whatever we can for local businesses, students (all students - non-traditional, refugee, college and high school, K-12) and their parents, and cultural/historical/athletic entities to reach those from all walks to life.
- Listen to the citizens! And that means listen to the citizens that aren't responding when you reach out to them. Greeley is more diverse than our surrounding cities so Greeley needs to address the diverse population more than other cities.
- Stop trying to be another city
- We need to invest in our urban trail system to support alternative forms of transportation so that we can compete with other Front Range Communities!
- "bibleinschools.net NOW! N 39 States! Legal! Endorsed by Walker, TX Ranger! just like the whole State of Kentucky THIS YR!! An online, elective bible curriculum!"
- Better shows and lower prices at UCCC
- Better support of college of PVA
- Improved transportation to create greater mobility
- People and business move into communities with good schools
- Sidewalks in every neighborhood

- Parks are a huge attractor, greenbelts, bike lanes, hiking paths, jogging trails
- If the schools districts are rated higher, then people will want to move to that city. Again, need to have more community activities but also promote them so people know about them
- Draw greater connections between UNC and key areas of Greeley – more of a corridor between campus and downtown
- Incentivize Downtown Greeley along 8th Ave.
- Very hard to choose just one. I will remark that:
- “sport” is not the answer
- Windsor has “sport” pretty well locked up
- One of things people mention to use when I ask them why they love living in Greeley is the pace of life. Greeley is appreciated for its lower levels of activity and psychic energy. People feel like they can breathe and relax here. They can spend a day at a park with their kids without noise, both in their community and in their heads.
- Good roads, effective, efficient, reliable transit system, safe and good sidewalks and curb cuts – snow off sidewalks and curbscuts. More bike lanes and paths. Safer pedestrian crossing – car driver yield to pedestrians. Limit annexing (none past 71st Ave. and no further south of highway 34 and north of O St.
- Greeley’s strength needs to become global, international, and multicultural heritage and nature. This affects sports, arts, UNC, and of the other dimensions

## Part II: Opportunity Areas

For this part of the survey, questions sought input from the community on the types of uses and development patterns desired in particular locations of the city. Five of the six opportunity areas identified are located primarily outside of the city limits, and do not have city zoning (or if they are within the city limits, the zoning was predominantly Agriculture/Holding). The current comprehensive plan includes a land use guidance map, which is intended to provide guidance on the types of uses to be encouraged in Greeley and its Long Range Expected Growth Area (LREGA); however, the map does not provide such guidance for many areas of the city. Responses to the questions on the opportunity areas will be used to develop a more detailed future land use guidance map.

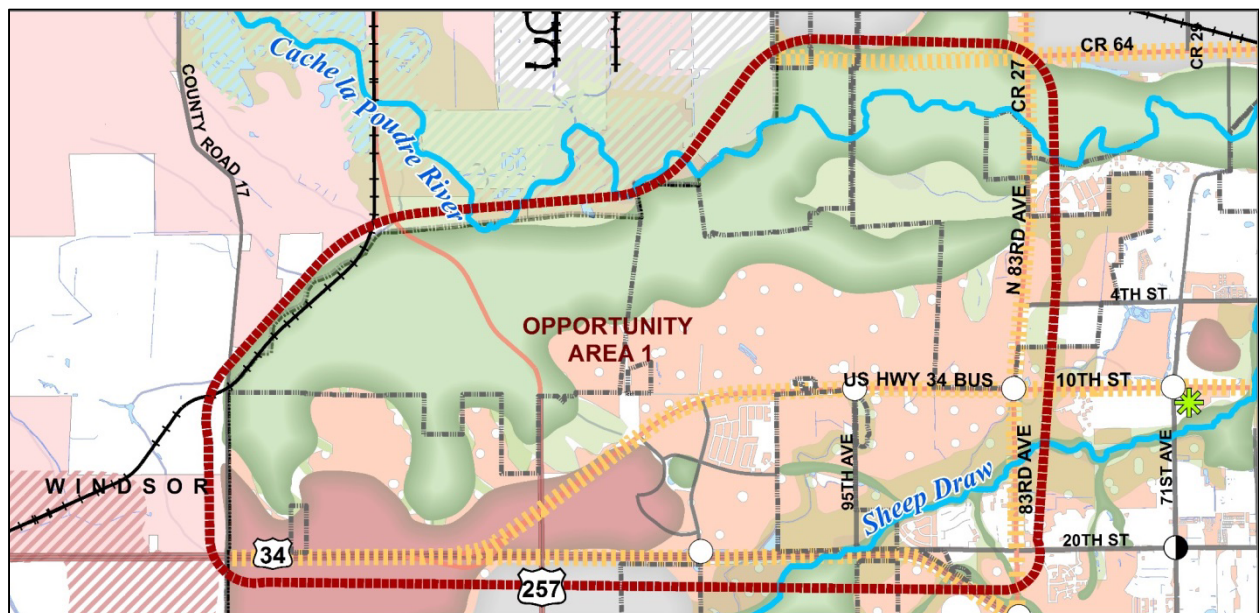
While responses varied by opportunity area, a few themes emerged. First, most respondents supported encouraging a mix of uses in each of the opportunity areas, rather than focusing on a single use (such as residential or industrial). In many areas, respondents desired more retail and commercial services to provide existing and future residents with easier access to everyday goods and services. There was also strong support for preserving agricultural uses where they exist today, as well as preserving open lands, either in the form of community separators or as open space. When asked about the types of housing that should be encouraged, most respondents supported a greater mix of housing types (i.e., not just single-family homes) in most areas of



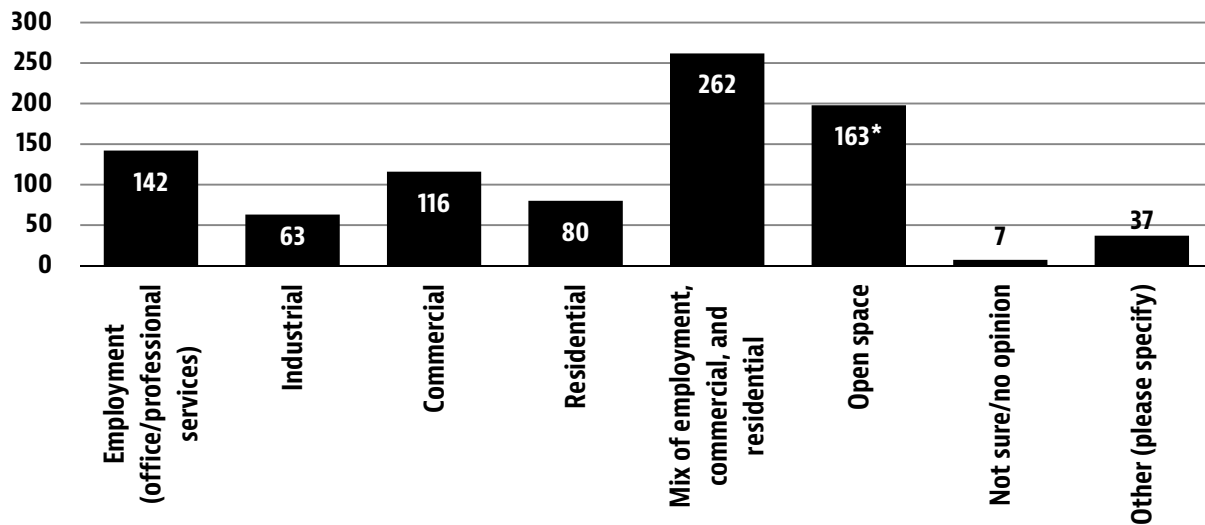
the city. However, many of the free response comments on this topic expressed concern about compatibility issues that may result from locating high-density housing next to existing single-family neighborhoods.

Opportunity Area 6 focused on established areas of the city (i.e., those areas that have already been developed), and questions sought input on where redevelopment and/or infill development (i.e., development on vacant lots within established areas) should be encouraged. Broadly, there was support for infill and redevelopment, but again, concerns were raised about compatibility with existing development. Many responses indicated that the character of the existing area should be preserved where possible, as should historic buildings and other structures. Reflecting many of the free response comments on this opportunity area, the final question of this series asked respondents to rank their top priority for City investments in infrastructure and amenities in the future. A large majority wanted to see investments in established areas of the City, and supported encouraging development and new growth in these areas rather than at the city's peripheries. Overall, the responses in this part of the survey corroborated the results of the questions on Growth and City Form and Housing Access asked in Part I.

### Opportunity Area 1: US 34 Gateway/Corridor



**11. Which types of uses should be encouraged along the US 34 Gateway/Corridor in the future? Select all that apply:**



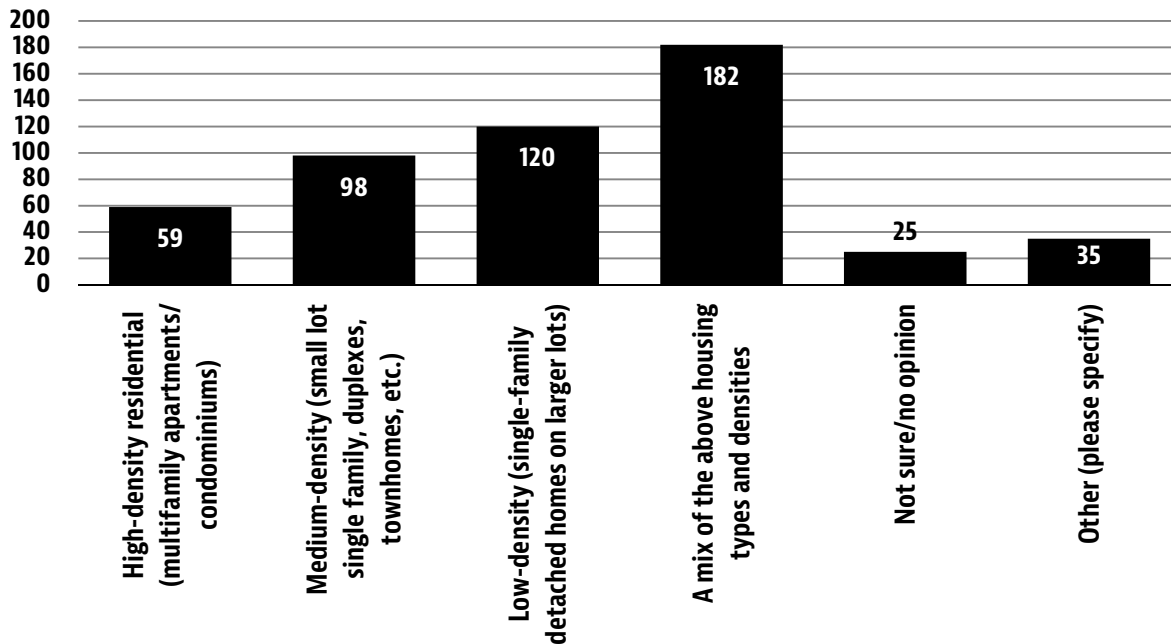
**“Other” Responses**

- All of these possibilities are valid -- my worry is the downtown and east Greeley --- will West Greeley become the new "Greeley?" I want the downtown preserved and the eastern part of the city bolstered . . . . while having good growth plans for west Greeley.
- "opportunity areas" - really? Plain direct English isn't good enough for you. You have to create cute friendly positive "inspiring" little catch phrases?
- A mixture of industrial and employment might work. Look at 71st ave and 4th st. A high school, northern Colorado paper, high end neighborhood, and employment- bannerhealth and Roche and a golf course. It works pretty good
- I feel the open space should be top priority and is really important in regards to keeping Greeley beautiful and aids keeping our already dirty air, at least cleaner. I also feel the need for affordable housing/tiny homes mixed in...maybe begin with the vision Highlands Ranch had...but a little less commercial...building the mix around great open space areas. With that, make sure there are wide enough roads to plan for growth. Sustainable!
- Outdoor parks and recreation facilities
- "Attractive development is a must. First impressions last, and this corridor is often the first glimpse people get of our community. If we want to continue improving our city's image, the ""look"" of this area must be inviting. Lots of oil rigs, now dotting our city landscape, certainly detract from this goal."
- "On west side of Greeley are the prevailing westerly winds. So NO smokey, smelly, steamy, trashy businesses or industries, P L E A S E."

- Recreation, like the golf course, ball fields, Family Sports Complex, perhaps an archery range, more trails, parks.
- Change the law so drilling is not so close to residences, businesses and schools.
- I believe we are referring to the 34/10th St?
- Outdoor rec area non-paved trail system
- Transportation
- No more housing without proper commercial infrastructure. Too much neighborhood sprawl without grocery stores, schools, etc.
- mass transportation: regional connections on 34, local connections linking to 34 from all other areas
- It's the rich part of town; it will get what it wants.
- There areas along this corridor with empty store fronts. This should absolutely be turned around in someway, shape, or form.
- Not just employment for the very well educated but for all from all walks of life. They should all be given a chance for a better life, regardless of race, creed , or color!
- "more homes not apartments. Open space for recreation, commercial."
- Possible light industrial (technology, aerospace companies) This area will always be competing with Centerra.
- Expand the Poudre Learning Center while it is still possible to do so.
- Parks!!!
- Open space needs to be maintained having city owned properties that have grass and weeds over 3 feet tall are not additions to well maintained communities
- Places for kids
- "south of us34 should be industrial--but with a buffer of trees and access should be from us34Business or 257, not us34. I noticed some trucking businesses there. Trucking businesses are highly polluting. No apartments should be located nearby. north of us34 should be commercial--but with a buffer between us34 and commercial development. Access should be side road from us34 business."
- This is how most people enter Greeley. A paving plant and other high industrial uses are people's first impression of the city. People entering from the north are met with a stinky, beef plant. Way to go Greeley, you're really put your best face forward!
- would be greatly improved with the addition of overpasses to tge highway and elimintaion of stoplights.
- We have to encourage more employment in the city. People are driving to neighboring cities to work because there are not enough high paying jobs in the city. After commuting for a while then they move to a more convenient location for their work.
- Leave it alone and focus on developed areas that need help.
- Agriculture

- Build the infrastructure first - underpass, overpass, multiple lanes of traffic. If Greeley opens up the 34 corridor to through traffic (i.e. NO STOP LIGHTS!!!) employment, industry, commercial, etc will follow - guaranteed.
- NO NO NO
- Mixed-use emphasizing open space, multi-modal trails, paths
- Commercial/employment around the highway then back needs to be residential
- Employment along highway; residential near river
- Highway 34 need to be widen before any more building
- Showed have large set backs
- Transportation, mass transit (light rail) or shuttle
- Especially on highway 34 and 25 for commuters
- E. But no industry/industrial. Keep it residential, commercial-business-like stores, gas stations, offices, and no big businesses.
- National and international headquarters of employers
- I think Greeley should try to maintain parks/open space along this corridor

**12. If residential uses are encouraged in US 34 Gateway/Corridor, what types of housing options would you like to see? Select all that apply:**



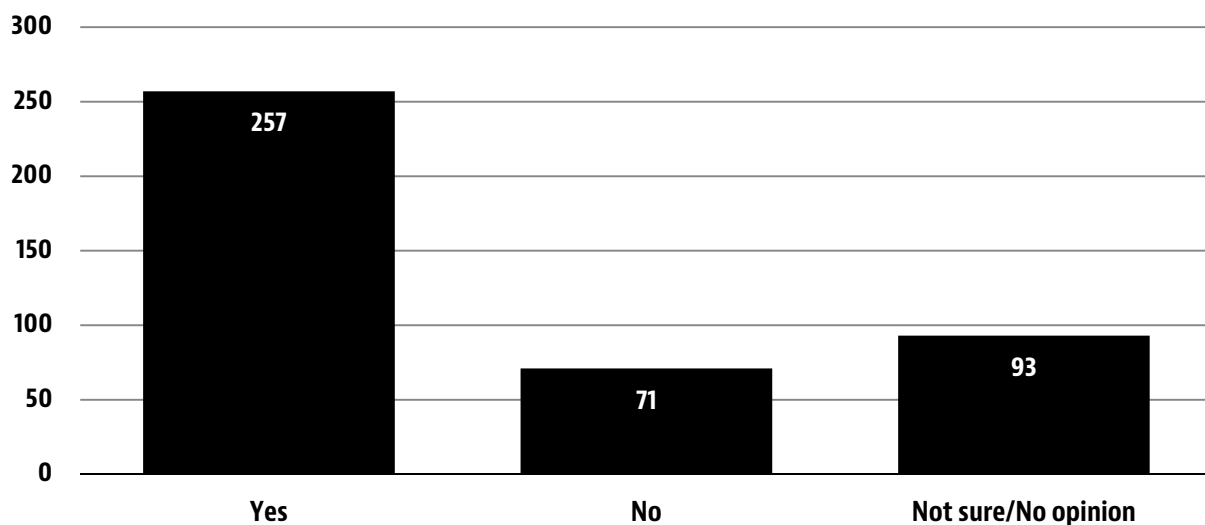
**“Other” Responses**

- Senior Housing that is affordable
- I don't want more residential in this area -- keep open space and the remaining agriculture.

- Tiny homes!
- "None, open spaces . Greeley is too crowded already. People and wildlife need places to escape."
- Communities with amenities for young families (ex. parks, pools, open space, etc.) similar to Highpointe Estates in Windsor or something like that community
- "Mix must be separated by open space, large parks, etc."
- When we moved into this area, it had a rich agricultural history, the old stone schoolhouse was removed and gravel roads paved. I moved to the "country" to live in Weld County and was annexed. I want this area to stay "open" and keep the outdoor/recreational flavor it had when we moved here. Keep the density for further in the city, this area will "greet" the visitors, make it open and welcoming.
- Change the law so drilling is not so close to residences, businesses and schools.
- Connect the housing to the business corridor with walking paths and bike paths that include drainages, trees, and grass.
- No residential homes or apartments along US34 because it should be used for industrial, professional and commercial building which allows for easy access to US34 and less noise and traffic through our small streets.
- We don't need any more subdivisions
- I am not a city planner so I don't know why my opinion would be worth anything. I would like Greeley to encourage high density residential around downtown and discourage urban sprawl generally in the whole city.
- Duplexes
- Open space
- Low income affordable housing, should be included so Greeley becomes famous for having real diversity.
- more houses not apartments. or townhomes. apartments are too high. take away from mountain views and increase waste.
- Depends on Other factors- what else is being added nearby
- No housing in 34 corridor
- Housing must be coincide with retail and worksite development.
- Low income housing
- Strongly prefer no more housing
- Open space.
- "High density in area near state farm. no homes near us34. buffer between us34 and high-density. high density residential could coexist with commercial."
- Those people living in rentals are doing so because surrounding areas are more expensive. Greeley should make it easy for them to come and go. They only live here for a bedroom. Greeley has nothing else to offer. Oh, except cheap retail. People can go to either Walmart.

- High-density housing lining the entry into Greeley isn't the way to attract people to town. Please don't let high high-density apartment buildings with excessive parking and cars jamming onto Hwy 34 every day happen.
- Improving housing where there are already established neighbors. Stop urban sprawl.
- If we want employment in this area, we need housing. I would focus on the business park sort of area, like the Denver Tech Center area.
- No one wants to live next to a screaming highway!
- NO NO NO
- Clustered, dense
- Use low density to create separator
- Affordability/work force housing critical need. Density isn't the only issue.
- Not high density
- Lower density – mixed use
- Need transit development – see Portland, Oregon “max” lines for example
- Senior housing complex area
- Residential rea with golf course, pickle ball court, and swimming pool and park
- Medium-density makes more sense
- Dense residential associated with employers and industry
- I had indicated medium density and meant this as the average but feel that the area should contain a transition in housing density, increase as moving east

**13. Do you support opportunities to maintain a community separator at the western edge of the US 34 Gateway/Corridor?**



**Additional Comments on this Opportunity Area:**

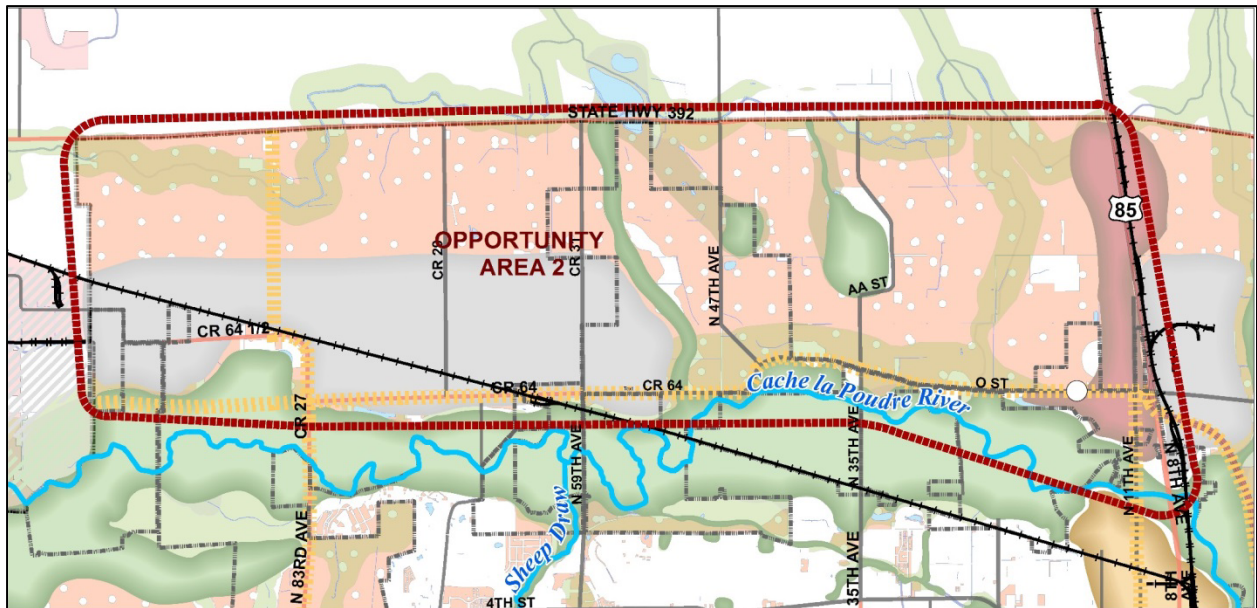
- I think we need to always think of the image we are trying to portray for Greeley, and that includes the type of homes we are allowing to be built and where. We cannot afford to spend on branding and then turn around and make an expensive mistake in 5-10 years because of poor housing structures.
- It is not an "opportunity" area. It is an area in the process of being developed with residences, retail outlets, and industry. It is possible to legislate ("zone") to prevent certain kinds of development. The more we can legislate, the more we can curtail freedom, that's the important thing.
- Let's not forget about our farm land and how important it is..
- Creating open space trails in the area.
- This will be a "gateway" into Greeley so it should not be crowded housing and retail. It should portray the Greeley image as it will be seen first coming into town. Parks or outdoor businesses!!
- More 4 or 6 lane roads.
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- This is an awkward area because the road infrastructure is already so large that it is hard to mitigate the feeling of living along a congested roadway. Encouraging accessibility from multiple directions, pedestrian friendly areas, and human-scaled design may help mitigate the overwhelming feeling - or alternatively, accepting that it will always be a major transportation route and minimizing the "busy" impact of the corridor may be preferable. Personally, this is one of my least favorite areas in town because it feels stressful to be on that stretch of road.
- Open space is nice there as HWY 34 is a horrible road to be on as you get closer to Greeley and in Loveland. Adding more housing and businesses to this side of Greeley will only congest HWY 34 even more. We need to make sure the existing infrastructure can accommodate more people. If not, then the infrastructure should be addressed before more development is done.
- Please pave the alleys.
- Outdoor rec area non-paved trail system
- Move the physical transportation system west to promontory and connect/incorporate all surrounding communities into one regional transportation system and link with RTD.
- The housing demand is outpacing planning and Greeley needs to set aside areas for parks, schools, open areas, retail, and employment areas before it's 100% neighborhood. It's almost too late, but West Greeley needs to build a community feel, rather than just sprawl.
- There should be plans to make HWY 34 three lanes in each direction if there are any thoughts to increase commercial/residential building along the corridor. The existing infrastructure is already not enough.
- Add more parks and keep areas as green as possible.
- Industrial/ commercial in the higher, drier areas in the southwest corner. More recreation and outdoor activity areas along the Poudre River.

- Presently, this area has the most potential for Greeley. Care must be taken to attract the types of businesses and neighborhoods that contribute to the long term desirability of Greeley. Greeley should avoid future businesses like Martin Marietta in the area, but pursue more business such as corporate headquarters, which already has a good start in the area.
- Quit expanding out, urban sprawl has ruined this city.
- Highway 34 needs to be expanded to handle more traffic. Concerns about it becoming gridlocked, as it is now west of I-25.
- So much population increase makes it real difficult to gage the future.
- I dread this area being built up. As a City employee who commutes into downtown from Loveland, over half of my time is taken up just getting through Greeley. 10th St traffic needs to be addressed if this area goes into development. Adding stop lights will not help the downtown area since it's difficult/a huge pain to get to already.
- "Greeley is one of the best cities! I think more law enforcement is needed since we broke over 100,000 in population a few years back. Community support is also important. City functions won't run themselves and the members of the community need to help it along for our city to grow and continue to hold the same values as it has in the past. "
- Being along US 34 has advantages for young professionals who might live and work in different cities, or chose to utilize the advantage of quick access for many options for entertainment/retail. Providing affordable/comfortable options to live is crucial to encouraging this demographic to build connections within a community.
- "Open new ""west"" located Senior Center
- More swimming facilities
- Improve bike paths
- Establish a recycle center"
- School District boundaries need to be redrawn to ensure that money from new developments STAYS IN GREELEY/D6 AND STOPS GOING TO WINDSOR!!!!
- Many companies looking to come into northern Colorado want to be as close to I25 as possible. This corridor is a great location and those companies may not like having housing around them. Restaurants and other services are already needed out there for people at Promontory. Not very proactive with that.
- I think that Greeley should continue to build to the west to bring us closer to I-25.
- Ever been to L.A.? Not a pretty sight. What makes Greeley beautiful is the mix of parks, greenbelts, uncluttered housing, etc. The Planning Department must be careful here, or it is going to look like one big, cluttered mess.
- Parks/recreation areas are needed in this area.



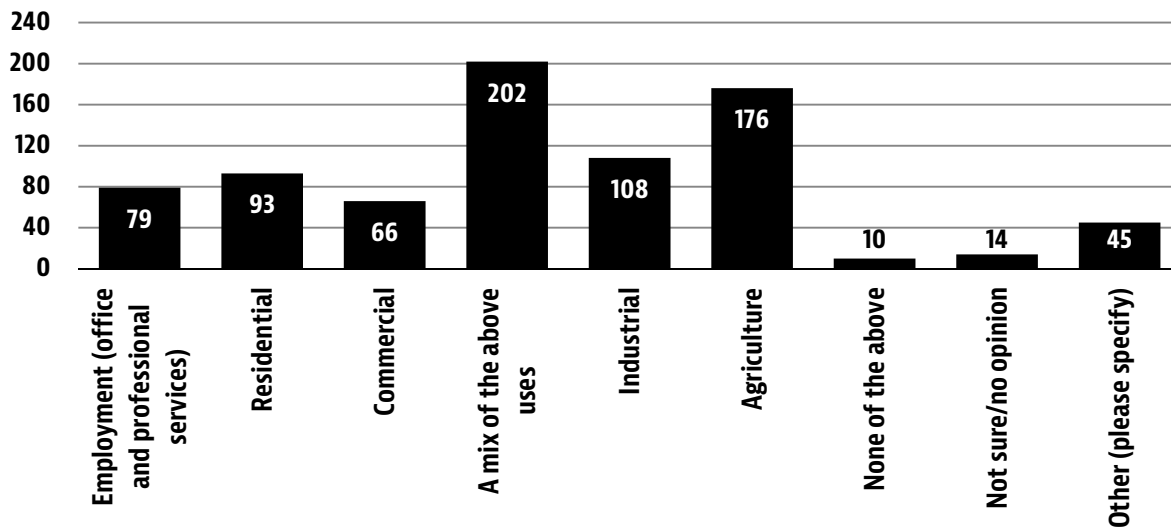
- We need to keep open space in some parts of the city of Greeley. All you see is liquor stores and Mexican restaurants.
- Make it look nice!
- Neighborhoods don't get separators. Why should these communities?
- I don't like the idea of condos and Townhomes popping up all over on the west side of Greeley
- Here is your opportunity to plan in plenty of connected open space with bike paths and trails like the Spring Creek Trail in Ft Collins. Plan for ways to minimize car traffic and encourage bike/foot/public transit.
- We need a city park in this area. There are a lot of young families with children that have no place to play...bored kids get into mischief.
- I think it is a trade off as although I like the idea of a community separator, this does have the potential to decrease sales tax as you might get folks from Windsor, Johnstown, Miliken to shop if it is close.
- Maintain viewshed along corridor with setbacks and height limitations.
- Build the infrastructure first - underpass, overpass, multiple lanes of traffic. If Greeley opens up the 34 corridor to through traffic (i.e. NO STOP LIGHTS!!!) employment, industry, commercial, etc will follow - guaranteed.
- STOP
- Opportunity for new regional park at Northwest corner of hwy 257 & 34 taking advantage of great views

### Opportunity Area 2: North Greeley



#### 14. What types of uses should be encouraged in North Greeley in the future?

Select all that apply:



#### “Other” Responses:

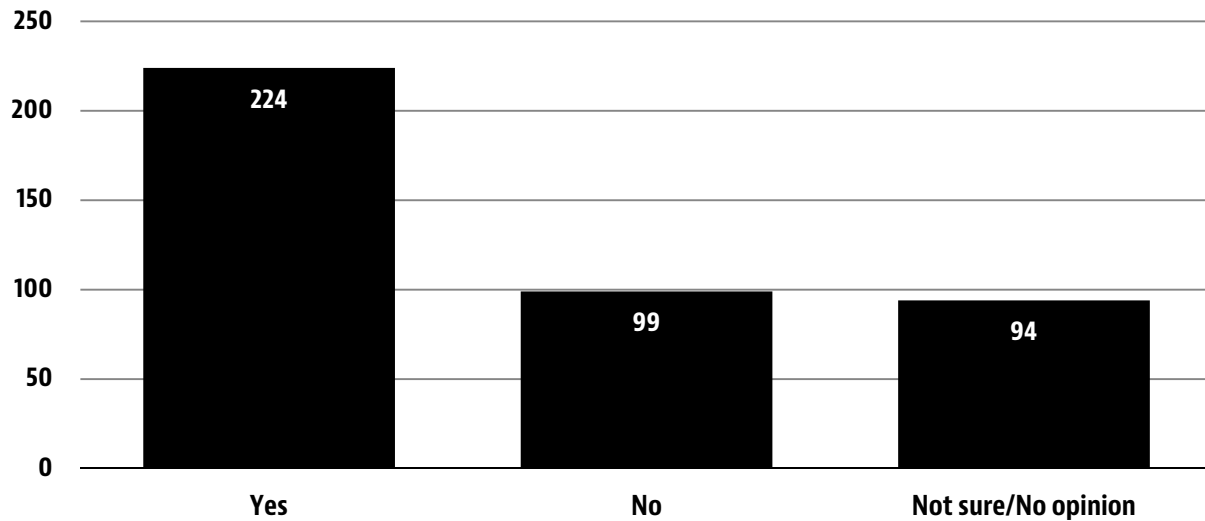
- Encourage open space and recreational development along the river.
- Isn't that where the prison is!? Why develop it, so some escapee can run riot? Why develop it if it can be farmed? Why include it in the city boundaries if you want it to be farmed?
- Open space. Sustainable housing/tiny homes

- I'm a 55 year old Greeley resident who has worked in this area for 23 years (county offices). It's been a long time complaint among those of us who work in this area that there are no retail businesses in the vicinity. We have hoped for nearby places to eat as well as at least limited shopping. We would love to have something close by so we can go there for lunch and still make it back to work in time. On the upside it is nice to have more offerings downtown, but it can still be difficult to get there during a lunch hour.
- This area already has plenty of ag and industrial use: gravel pits, oil/fracking use, farm land. The development has been haphazard over years. Improvement will come with intentionality re: future use and development.
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- Open Space
- Improve transportation to better this area.
- A community run recycling center that is geared for non-profit. It may be used to drop off all recyclables (including glass) that may in turn be reused, or repurposed. A diverse community run "care center" where people can go for entertainment, education, or activities at no cost.
- Develop open space and trails. This place is perfect for it.
- Flooding issues each spring should be kept in mind.
- mountain bike trail
- Build a new county court house and complex north of 'O' Street, along with a beltway, and turn the old courthouse complex into a grand regional museum and arts center, perhaps partially in conjunction with UNC..
- If expanding residential and commercial, more public transportation
- Mass transit hubs enabling residents to connect to 34 corridor
- Do not get rid of our agriculture!
- Kind of difficult to imagine it will be anything but a light-industrial wasteland without massive cash inputs. And I can't imagine the massive cash inputs.
- I think this area is fine.
- There are a lot of industry as you get closer to Windsor. It would fit that area.
- Open Space
- We cannot live without agriculture and it should be a heavy priority not only to Greeley but Colorado as a whole. There are many farm areas North that need preservation, good ag will promote diversity, immigration and jobs for the community, taxes for good roads public buildings and so on.
- safer rail crossings (not exactly COG issue but needed)
- Outdoor recreation
- Too much of this area is in a flood way or flood plain for businesses to consider building out there regardless of rail. Not to mention the roads are horrible out there.

- Recreational activities along Poudre Trail
- We must create better and safer housing for those with low incomes, that also encourage getting employment, rather than living on government subsidies.
- "Must make sure that the railroad tracks do not further divide an additional section of town (as has happened in east Greeley).
- The "O" Street corridor is horrible - the remnants of the county's policy of not building shoulders on roads is going to be hard to overcome in this area. "
- Parks and rec
- Certainly wouldn't agree with any more agriculture in Greeley. The smell from farms is horrific.
- Opening 47th all the way
- Just maintaining the roads and services in these areas would be a nice improvement
- "Industrial as designated good idea near railway with a buffer between industrial and area north of it. We need area north of industrial for solar arrays for city folks to buy.
- A mix of employment and residential should be added to other areas with exception of 85 corridor. 85 corridor could be commercial as long as there is a substantial buffer between commercial and residential."
- Maybe you should ask the people of north Greeley? Why inflict something on them that they don't want unless that is what Greeley does as a general practice.
- Recreation
- Grocery store, access to fresh fruits and veggies (that is AFFORDABLE)
- Build the infrastructure first - underpass, overpass, multiple lanes of traffic. If Greeley opens up the 85 corridor to through traffic (i.e. NO STOP LIGHTS!!!) employment, industry, commercial, etc will follow - guaranteed. Similar to North/South major roads (i.e. 59th).
- We should really be taking advantage of the Poudre River as a major feature and jewel of the City. Industrial should NOT be located next to this environmentally sensitive area. It is not a complimentary land use to conservation areas.
- Take advantage of Poudre Greenbelt for hiking, biking, picnics considering the flood plain
- Around the Poudre River should be residential. Land close to visitors should be commercial/industrial
- How about "New Agriculture" in this area? Take advantage of the water, slope, and aspect to use this available land in proximity to the city center
- Agriculture
- Flood Plain
- This would be great area for event centers, winery, brewery
- It makes more sense agriculture because it's hilly and in the flood plain. Lack of transportation
- Be very careful around the flood plain. Do not build in this area. It can be devastating to those who endure a flood. I would support agriculture in this area, but not housing.

- 83rd Ave. and U.S 85 are the likely major commercial corridors to the north and future growing communities still further north. No major commercial between the two
- I feel this area (at least along Poudre River) should largely remain as is with little development. Further north industrial might work well.

**15. Should opportunities to maintain community separators be explored in North Greeley?**



**Additional Comments on this Opportunity Area:**

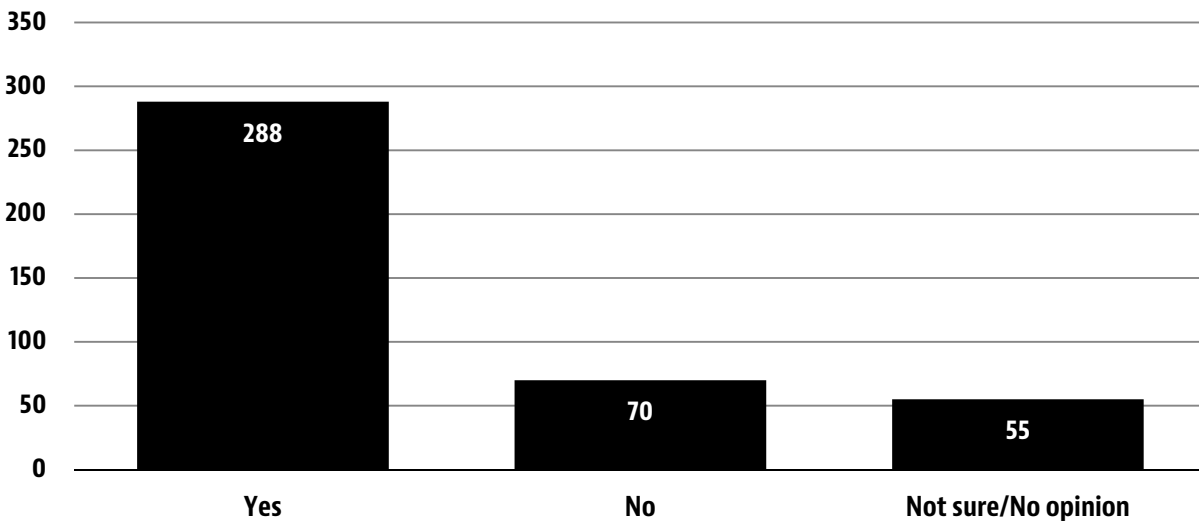
- There are a lot of fields/agricultural in this area, I would make larger lots or integrate it into the plan somehow.
- It's kind of run down in places. You should leave it alone. Eventually the people who live and work there will beautify it. Everything takes time. But everything doesn't need taxes and government thumbs-in.
- Sustainable/green energy. Open space trails.
- Island Grove Park and Centennial Village are wonderful features of this area.
- More 4 or 6 lane roads.
- Keep recreational/trails growing.
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- I don't go in that area, I'm not sure what it is like.
- Keep some open space in Greeley.
- No more Fracking
- There should be wide agricultural and/or greenway separations between cities and towns.
- Any growth should only follow a updated/broader road system.

- Keep the good agricultural land producing. Greeley should keep its agricultural roots. No pun intended.
- Go South, closer to Denver.
- Separating communities will not promote diversity at all.
- Is there a way to "take back" the school district boundary from Windsor that are within Greeley city limits?
- I think building to the west would be better.
- All the opportunity areas depend on how others will be used. This area could be an extension of downtown, meaning commercial and residential would be extra-valuable.
- Ok, North Greeley, originally created to house the migrant workers who worked the fields each fall needs help. However, it will not get better by itself, and will remain a center of crime, poverty and an eyesore.
- There are no parks in this area although there is a trail. A park along the trail would be very welcomed
- Still too many people not working in this town. Bring in some jobs.
- Keep reading the words communities and separated in the same sentences and it seems like such a oxymoron a mix of financial, culture and race is important to all communities
- I would like agriculture, maybe to provide more locally grown crops to Greeley.
- Hwy 392 is dangerous. If businesses added along 392, use feeder roads instead of letting business directly access 392. Use land north of 392 as buffer between Eaton and Greeley.
- Greeley and weld have always been agriculture based. We need to focus on maintaining that.
- Here is your opportunity to plan in plenty of connected open space with bike paths and trails like the Spring Creek Trail in Ft Collins. Plan for ways to minimize car traffic and encourage bike/foot/public transit.
- I live in this area. I know that a challenge is to get development across the river. Since the Trail and River are here, community separators is important here. Recreation should be emphasized.
- Preserve the Poudre corridor as a natural area and allow the river to flood to protect and preserve the important riparian habitat.
- Again, build the infrastructure first - underpass, overpass, multiple lanes of traffic. If Greeley opens up the 85 corridor to through traffic (i.e. NO STOP LIGHTS!!!) employment, industry, commercial, etc will follow - guaranteed. Similar to North/South major roads (i.e. 59th).

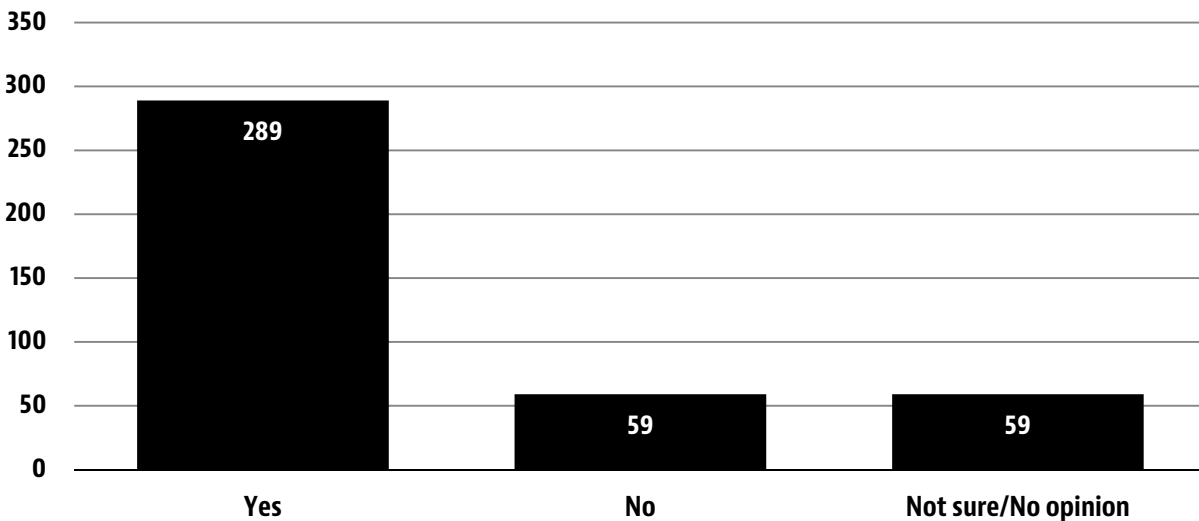
### Opportunity Area 3: Northeast Greeley



16. Should the City's growth area be extended east of WCR 47 to expand opportunities for industrial development in Northeast Greeley?



**17. Should the City prioritize the extension of O St. to WCR 47 to help catalyze employment opportunities in Northeast Greeley?**



**Additional Comments on this Opportunity Area:**

- Keep it agricultural.
- Can place for more industrial land and high-commercial
- "Opportunities for industrial development exist regardless of whether an area falls within the boundaries of any particular taxing entity.
- Don't catalyze anything. Like the food tax, it will only make things harder."
- Sustainability.
- I think this is an interesting area for Greeley. With the expansion of Weld CR 49 Greeley could take advantage of it to try to bring in more industrial and manufacturing development.
- Only if road was 4 lane route around metro.
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- These areas are all close to a water supply~any industrial proposal reeks of pollution. The economy does not outweigh the environment or equity, rethink.
- "The population is growing so rapidly..
- employment must be available, as well as lower income housing, encouraging young families to remain in this area after graduation.
- Also needed are employment opportunities for disabled and seniors over age 50.. no age limit.
- Way too much experience and talent is being wasted.
- Part to full time employment for disabled vets! Not sheltered workshops, but adaptive positions for varied abilities."
- Keep the rich farmland productive. Farms not factories.

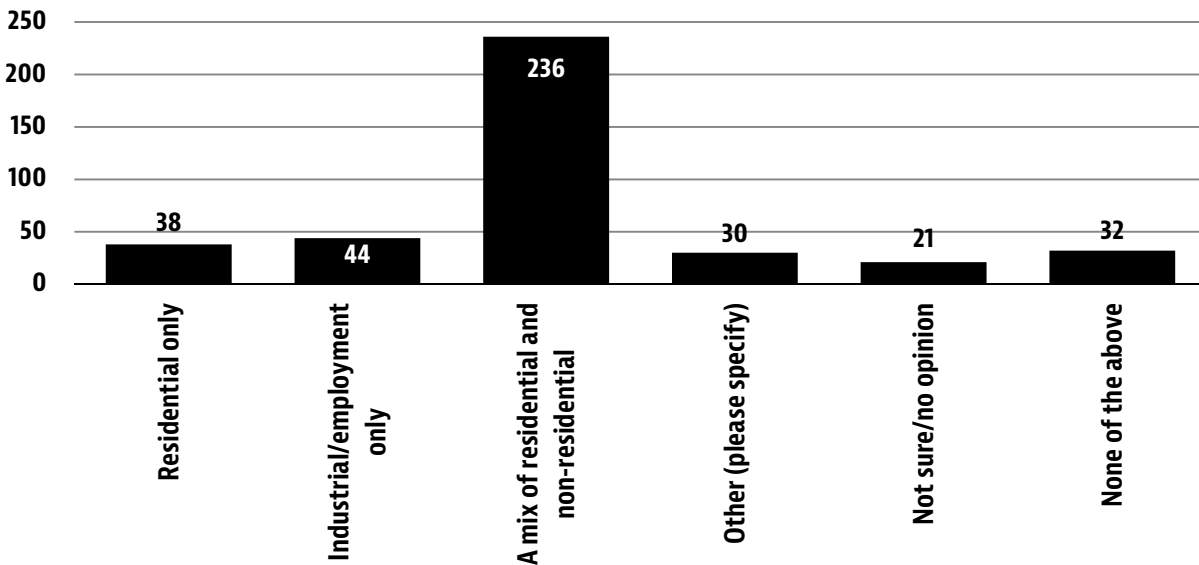


- Same attitude as re Area 2. Better have some really compelling flood mitigation plans before further development.
- Roads need to be improved for increased traffic
- City growth has to be slight, if you take away all the land then all we have is concrete. Caution is needed for both of these areas.
- It would be interesting to know who was in the work study group to determine this is a good location for industrial businesses. They do not want to be on that side of Greeley for transportation purposes among other reasons.
- I think that building to the west would be better.
- this is where the heavy industrial area belongs.
- I think it is important that while we expand opportunities for industrial development in that area, we also do not drive out the agricultural families and farms that are in that area. If industry is promoted to that area, we need to make sure it is not just oil but something that can benefit the whole of the city.
- Oil and Gas Fracking have ruined this area. They are complete eyesores and the entire industry is reckless with little regard for the roads, citizens or land. These people should be taxed to death.
- Greeley feels like the city did not have the community in mind in planning and the industrial part dwarfs the north and west side with excessive traffic.
- Greeley is great lets continue to grow and focus on UNC and community relations
- expand industrial north to 392 and east to 49.
- East 8th Street should be viewed as a major future gateway given the development of the Weld County parkway.
- This area has a lot of opportunity and I think developing it will be key to future expansion.
- Although I think this area will grow, I think focus needs to be given to the 34 area as the proximity t.o I-25 is key
- Preserve the riparian corridor along the Poudre and extend the Poudre Trail.
- If extending northeast of wcr 47 or doing anything there be conscience of the citizens living there and what they want!

**Opportunity Area 4: East Greeley**



**18. What types of uses should be encouraged in East Greeley in the future?**



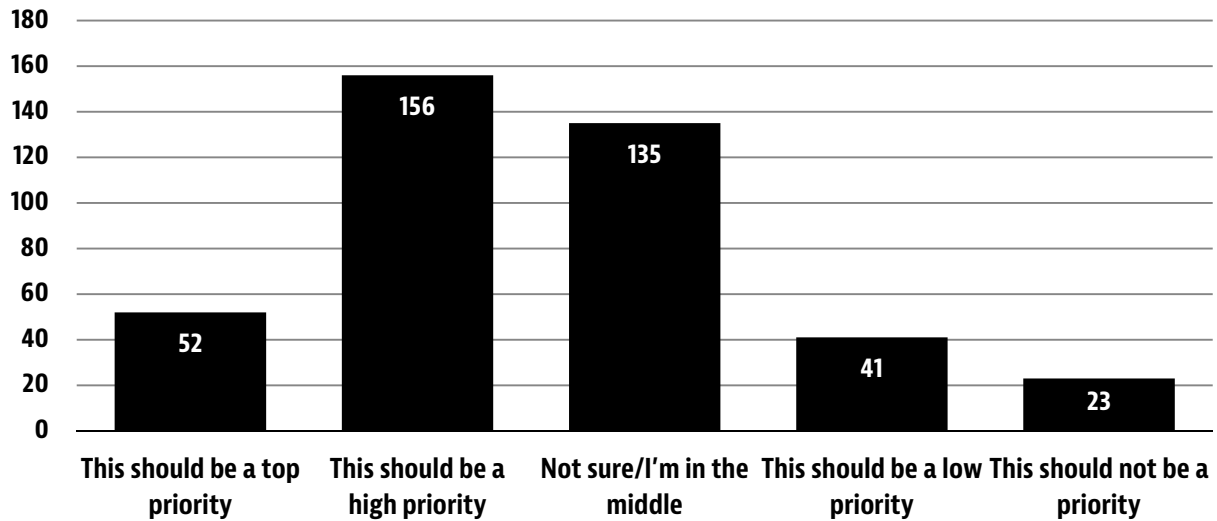
**“Other” Responses:**

- keep it open space due to flooding issues
- See the rivers as recreational and cultural amenities and develop trails, sculpture parks, pocket parks, etc., and maintain open space. Reclaim industrial sites and clean up as soon as possible. Waterways should be imagined for recreational, cultural, and open space areas of beauty.

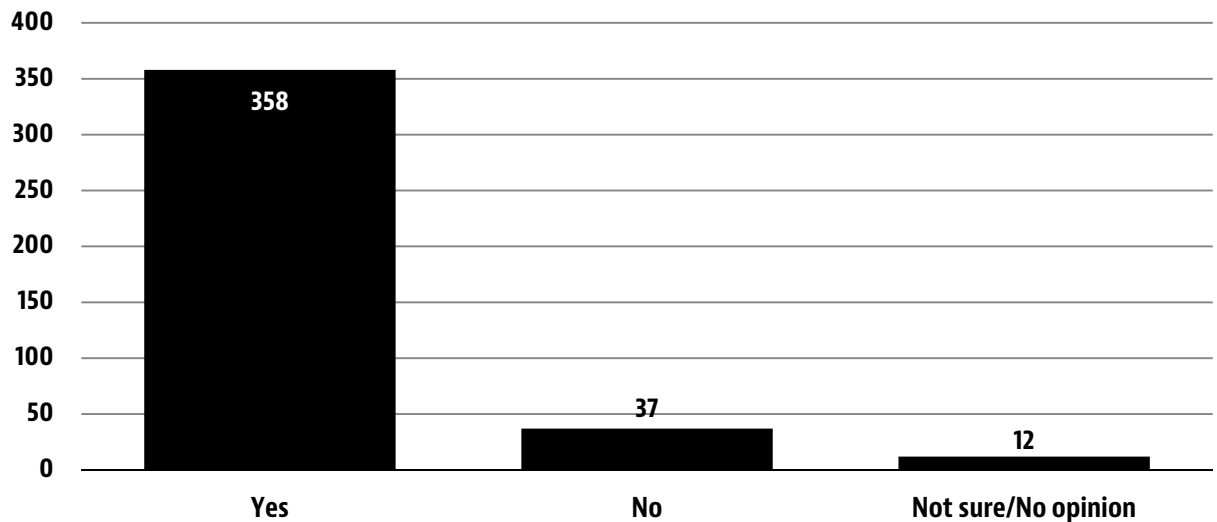
- "A mix of - whatever they people moving their want. There are already residences and businesses, and isn't that where a cemetery is? They all seem to be getting along swimmingly without being legislated into/out of existence.
- Since you identify this as ""East Greeley,"" why don't you just call it ""East Greeley"" instead of (tuh-tuh-tuh-tum!) ""Opportunity Area 4"" .
- I have lived out here for more than 20 years. Some have been out here 50+ years. Agriculture and rural way of life is still very prominent out here. But we lack some things. The nearest bus stop is 2 miles away. For my children to get to union colony school or aims they would ride every bus line and it would take them almost 5 hours. We don't have a grocery store north east. King soopers on 11th ave is the closest. The South side of 18st gets north weld water for under \$30 A month and the South side has expensive greeley water. We pay for sewer and we are all on septic. We don't have fire hydrants, side walks near the schools (romero) we have leprino. Instead of more industrial how about a little commercial.
- My concern with the above is putting these on a flood plane, so building with that in mind. Otherwise a mix is good keeping open space and sustainability in mind.
- Need to focus on providing amenities in the area as well - parks, recreation centers, etc.
- More 4-6 lane roads.
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- Given the flood issues, this area should not be developed.
- Trails, open space!
- Mountain bike trail
- Parks and green areas.
- Improve and expand the existing airport, every large city has a great airport and so should Greeley. A large airport will bring high paying jobs, commerce, shipping, transportation and the city will benefit greatly.
- Low income apartments
- It is too prone to flooding to invest money into that area.
- There shouldn't be any development in this area. Horrible part of town. Needs to be cleaned up.
- Things that will benefit the residents, such as small markets/grocery stores and restaurants.
- Tear everything down and start all over again.
- "This area is a food desert. This must be addressed. In addition, the highways and railroad tracks have isolated this section of town. A focus on connectivity to ensure walkable/bikable routes to central Greeley are needed. Lastly, the City needs to extend the Poudre River Trail to the confluence of the S. Platte River to further expand the regional bike routes."
- Low income housing

- Park with river access, especially at the confluence of the two rivers. Otherwise mix of residential and non residential
- It's a flood plain. Be careful what goes there. How about open space natural environment?
- Expanded residential uses.
- I will not speak for East Greeley but would support the majority of citizens and their wishes of what they think is best for their area.
- Farming
- Industrial, residential
- Mix use where commercial closer to highway and Airport
- Allow the market to dictate. Mixed
- Should be noted to relieve food deserts and other issues that are already in existence
- Mix of residential, light industry, and commercial high density would be good. I also like the notion of a community center here
- Recreational trails system along river!
- I agree with the current policy direction. Doesn't seem that there is much opportunity with drainage/flooding issues. Only develop in nodes.
- Developer parks and recreation place – trail system/botanical gardens
- It sounds like we should not develop here
- Greeley's downtown will be strengthened by greater density of employers (and also residences) to the east
- Generally, I feel like only development in this area needs to be given more thought than other parts of town due to the challenges that exist
- I don't know this area at all. If this is floodplain. Shouldn't be built residential and maybe not any other building. Maybe agriculture? Maybe just parks and open space and trails

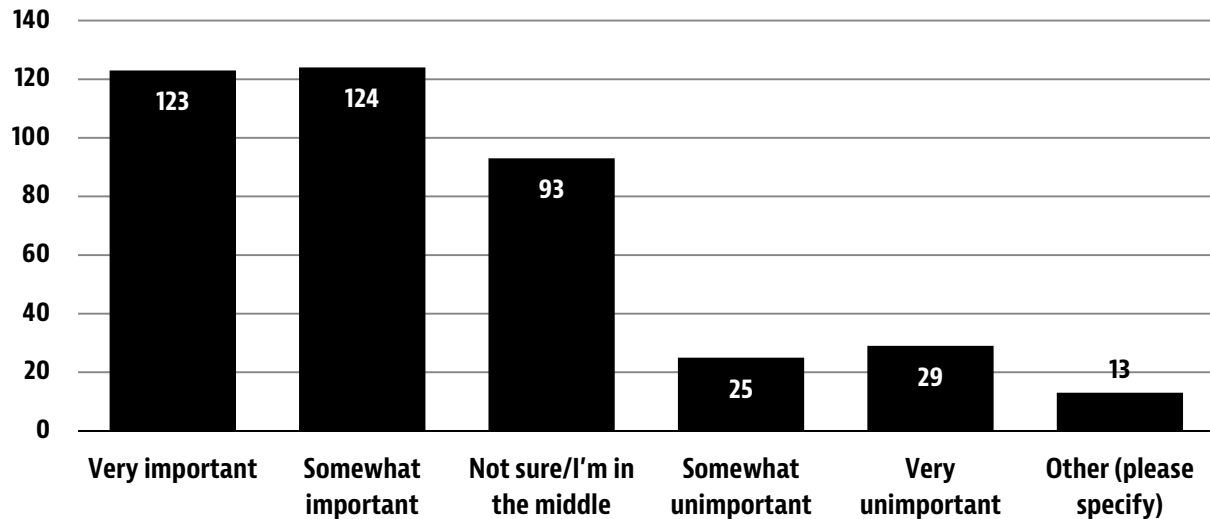
**19. How much of a priority should providing additional infrastructure (water, sewer, sidewalks, etc.) to East Greeley be for the City?**



**20. Do you support the construction of trails and preservation of open lands near the rivers in East Greeley?**



### 21. How important is encouraging commercial/mixed-use nodes to expand access to services in East Greeley?



#### "Other" Responses:

- Depends on airport expanse and use. ??
- Encourage business yes and change the laws that allow drilling too close to residences, businesses and schools.
- Will that bring good jobs in the area without compromising the health and safety of our population and environment?
- Open trails will be great but safe open trails will be the key. Mixed use will benefit a new airport.
- Greeley is a segmented community. That is the honest truth. If we want a great community, we cannot leave any segment of the population or the community behind. To do so, is to guarantee failure in all other initiatives.
- East Greeley is where our history is we must preserve that history not follow our past and tear down
- wouldn't mind grocery store and mixed housing types.
- This side of town is in desperate needs of blight removal, somewhere for kids to play, decent shopping, libraries and a parks.
- I'm against high-density but East Greeley is still very important.
- It is important to East Greeley but not relative to Downtown
- Very important to only develop on suitable land
- Perhaps a riverfront and tourist recreation development node along the Poudre East of Greeley to the south
- Somewhat this area seems to be missing out on certain resources

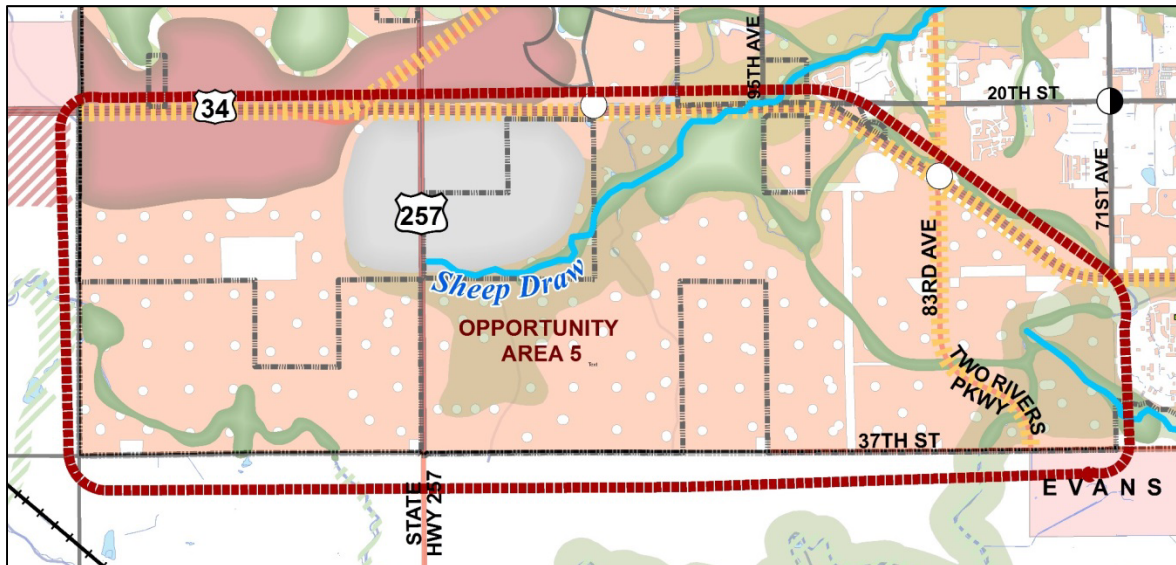
**Additional Comments on this Opportunity Area:**

- "Would it matter? Any more than my food costs?"
- As with any area in the city, attraction is key to maintaining safe neighborhoods.
- wide roads necessary.
- This area could link to the university if designed well.
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- Commercial and mixed use needs access to transportation and employees. East is hard for people to get to.
- If drainage and flooding issues exist, it would seem irresponsible to allow residential use of this land
- This is perfect for preserving open space and trails. Could be a great highlight for Greeley/Evans.
- Flood, flood, flood!
- This area is a food desert and provides little to no commercial retail for our low income residents. Areas need to be set aside for grocery, retail, and restaurant development.
- If Greeley can make the east side safer, than I would support growth. As of now, its not safe enough for more residential.
- Keep the farmland.
- This area needs to be improved to bring up the quality of the neighborhoods here and to keep crime down.
- Again, where are the flood mitigation plans? Area is probably already overdeveloped.
- Greeley streets are not made for the buses we have and a lot of the ideas are good but if we create gridlock it will defeat the purpose.
- open space and environmental education is important.
- "More swimming facilities
- Improve bike paths
- Establish a recycle center"
- This could be a beautiful area, however, I'd focus more on further developing West Greeley over this side for economic reasons.
- "Since you mentioned trails . . .The bike trails in Greeley are awful. In most instances, they go along in the middle of blocks, but suddenly end as they approach intersections - which is exactly where the bicyclists need more protection! It is evident that the bike paths are designed by a non biker or a moron. I bike to work every day in good weather from west Greeley to UNC, and spend as much time riding on sidewalks as on bike paths. But because of the weird angles and awkward placements of many of the curb cuts, even riding on the sidewalks is difficult. I'm not sure you could possibly make it any more difficult to ride in Greeley.

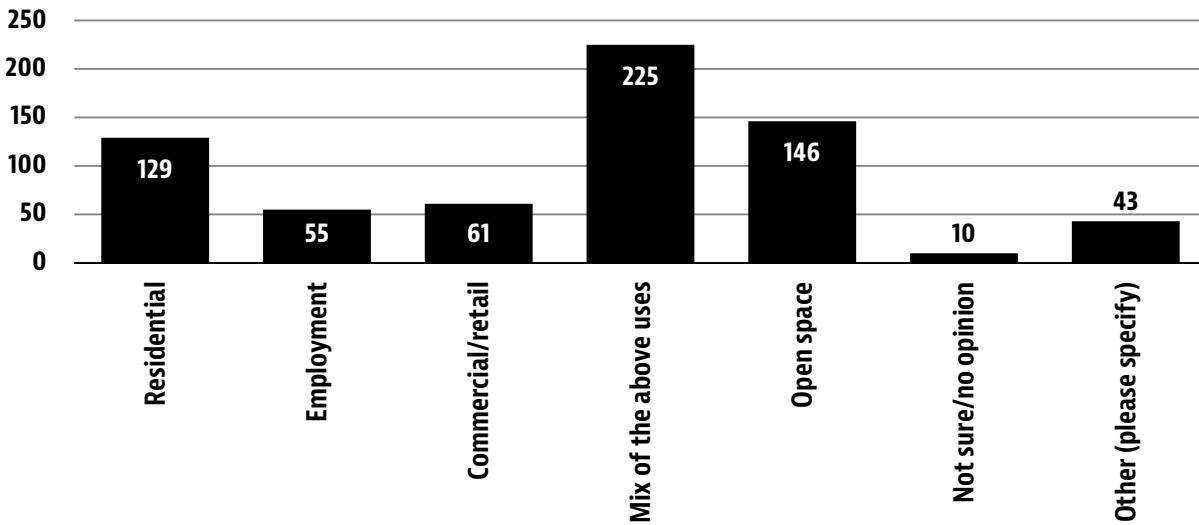
- Also, the Poudre Trail is a nice start, but it is difficult to safely access it, so we end up driving to a trailhead most of the time we use it. Some ""spur"" trails would be nice and very much appreciated - like if the Larson Trail actually connected to the Poudre Trail.
- In addition, an priority should be to extend the Poudre Trail further east to the confluence of the Poudre and Platte rivers, then to follow the Platte around the SE side of Greeley to the confluence with the Big Thompson, and then re-connect back into the City (and the Poudre Trail) somewhere on the west side of town, as well as to follow the Big Thompson west through Loveland, behind Horsetooth, and reconnect to the Poudre Trail near LaPorte - the effect being to change from the current out and back rides to multiple available loop trails."
- Flooding worrisome- more advantageous to expand other areas, rather than deal with additional costs is preventing/repairing flood damage
- Kill the sewer smell its getting bad
- Walking paths for those of us who live south of 34 and east of 85 to access the amenities north of 34 would be very nice! The Riverview Farm subdivision is very isolated from the rest of Greeley.. One parcel directly west of this subdivision is being wasted on a storage unit facility. It would be nice to have shops, dinning etc. close enough that we dont have to commute to west Greeley or downtown.
- The safety and well-being of the East side first need to be addressed before anything else!
- This area desperately needs access to healthy food/groceries.
- Listen to the citizens of the area affected.
- This area needs to be rezoned residential to stabilize the neighborhood and prevent blight. The properties in the area are not large enough nor the roads a sufficient capacity to support industrial uses. What you have are industrial uses too intense for the area mixed with residential, low-income housing. The established neighborhoods in the area are unable to improve their properties and/or secure loans pushing the neighborhood further into blight.



### Opportunity Area 5: Southwest Greeley



22. What types of types of land uses should be encouraged in Southwest Greeley in the future? Select all that apply:



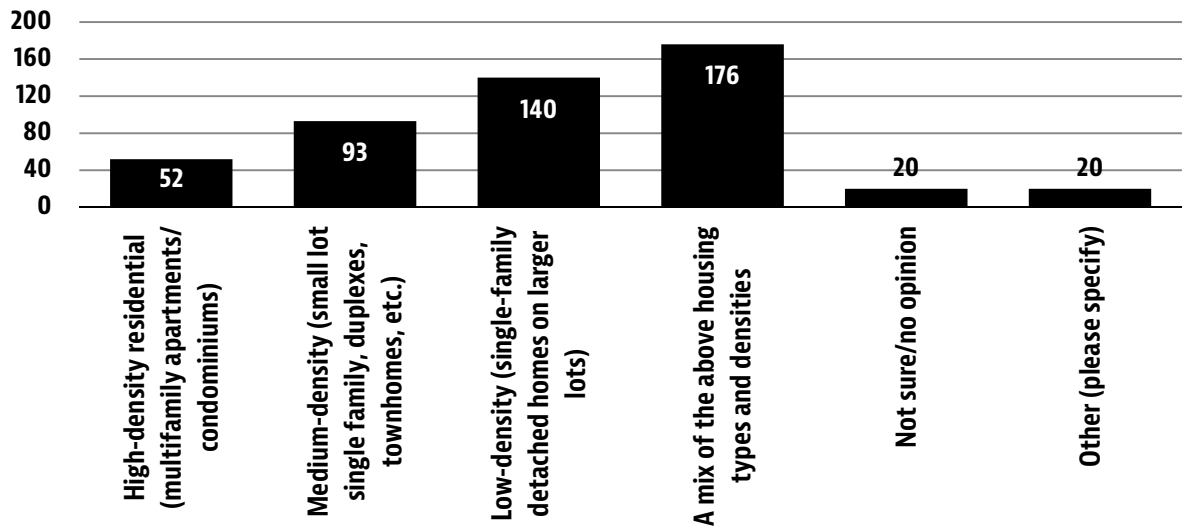
**“Other” Responses:**

- Retain as much agricultural area as possible.
- Better able to answer this when the fortunate frackers are finished fracking the futile failing farmland.
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- Where there is open space, capitalize on the preservation and recreation on the open space, but otherwise, since this area is close to Evans (if I remember correctly) I would think that encouraging development would enhance connectivity and economy in the already developed area.

- Leave as ag area but increase public transportation.
- Safer access to the major highways is sorely needed. Travel to Denver is not an easy task. Better links to US85 should be looked at. 65 ave west of 37 Street is very unsafe. Two Rivers Parkway is dangerous at 37Street.
- agriculture.
- Outdoor rec area non-paved trail system
- And more adequate parks for family gatherings
- Agricultural use.
- Some places should just be left alone, this is one of them.
- Greenbelt separator and open space should be strongly encouraged. Current trails should be extended.
- Dog park
- "What the heck does LREGA mean? Shouldn't you define this for us before asking questions?"
- Don't want any industry near sheep draw.
- Need open space between industry and other. How about putting solar below industrial area with buffer between solar and other.
- Need buffer between residential and agricultural land."
- Build a new High School middle school and Elementary in zone 1 and Zone 5, if you're going to continue to add housing because the Windsor Severance School District cannot handle any more houses west of 77th Street
- agriculture
- Preserve the Sheep Draw Corridor including tributary drainages. Develop regional trail corridors to connect to Johnstown/Milliken and Loveland.
- Build the infrastructure first. Southwest Greeley tends to be an area prone to flooding.
- Make area a housing dominant area with parks and trails
- Combination of residential and agriculture allowing for larger lots
- Agriculture/open space
- Other - agriculture
- Open space and trails
- Agriculture
- Other = Agriculture. I would like to see agriculture easements, executive class residential, and natural open space (not parks, sports fields, golf courses)
- Open space trails/agricultural easements
- We need our agricultural land! We cannot eat houses
- Needs Grocery store, transportation, transit bike/walking paths
- Open space and parks and trails would be widely utilized in this area.
- Leave it alone

- Open space/ag is also important here
- A dense combination residential and resident service e.g. restaurants and shop complex was built in Salida in an area with opportunity like this. Another St. Michaels?
- Mixed use should include some agriculture
- I have heard of plans to expand 37th St. so a good mix of residential, employment, commercial and agriculture would be good

**23. If residential uses are encouraged in Southwest Greeley, what types of housing options would you like to see? Select all that apply:**

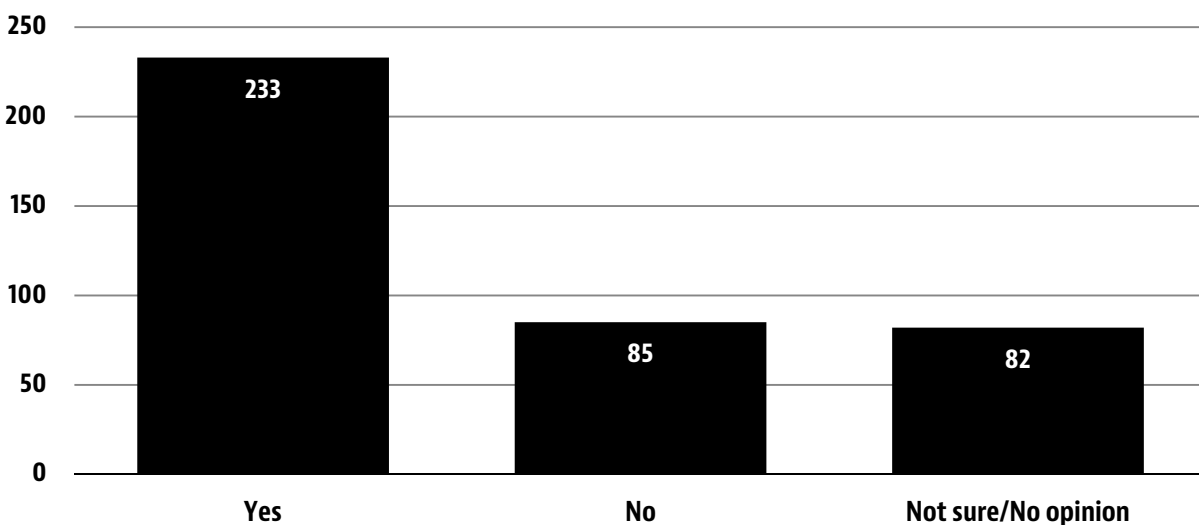


**“Other” Responses:**

- Don't wish to see ANY additional suburban/multi-family sprawl into this area.
- Low density for regular people, not people who can afford a million dollar or three hundred thousand dollar or hundred thousand dollar house.
- Sustainably housing/tiny homes.
- I feel housing choices should always be mixed within the city - otherwise it becomes known as areas that are the "poor part of town" or the "fancy houses". Please try to include all types in all areas concerning any new development
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- Including more park and open space areas
- There needs to be more multifamily (apartment/condo/ townhome options in this area.
- No housing. This needs to stay open space. We can infill Greeley and build higher residential density areas. If this is developed, we will eventually merge with Johnstown like they have with Loveland.
- Parks and green areas.

- Open space.
- Single family because every American or immigrant needs to own their own home and this will bring good wholesome communities.
- ditto above comment
- Flexibility is important - focus on mixed land use and walkability/bikability.
- Natural looking open space.
- Especially need senior apartments & affordable same floor condos.
- Agriculture
- I'm against high-density.
- None
- Mix
- Should be residential with larger lots - like what is in Neveils Crossing
- Low-density large lots
- Affordable/Workforce
- Single-family, should feel agricultural
- It depends where in Southwest Greeley. Possibly could be mixture of agriculture and housing
- Agricultural and open space
- Generally higher density supports,
- Generally greater shopping and dining
- Centerplace is proximate

**24. Should opportunities to maintain community separators be explored in Southwest Greeley?**

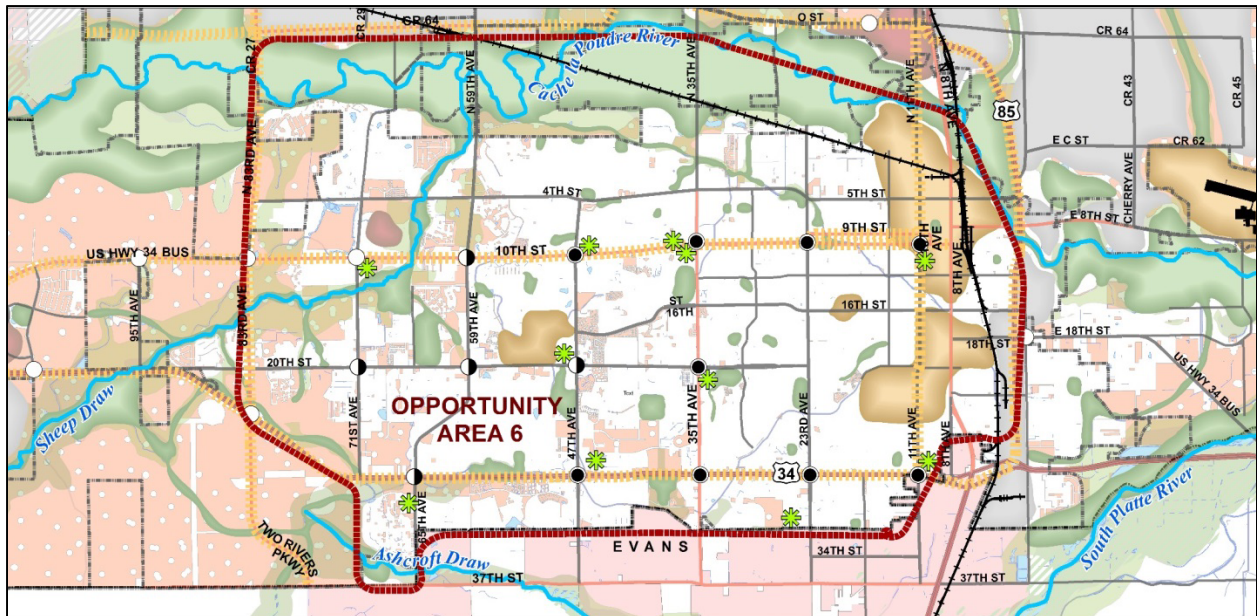


**Additional Comments on this Opportunity Area:**

- Stop the sprawl.
- With the newer middle school, there should be some commercial/residential mixed use in the area.
- "37th st. must become a 4- 6 lane as a route around the south more quickly than 34 bypass"
- "The highways and roads will need to be expanded. They are already congested and dangerous. Coordination to expand Highway 34 would be critical to growth in this area. The area adjacent to this is being abused in terms of land-use and residential ""status"". In Knause, there are several families likely living in one home and at least one business has employees arrive in the morning and work in the ""shop"" next to the home. There are at least 5-9 cars there on any given morning. I had to register my consulting business this year, and agree to lots of rules. Who enforces these home business rules. when there is land around a home, there is more need for rule enforcement. "
- Change the law so drilling is not allowed so close to residences, businesses and schools,
- Mountain bike trail
- This area has many natural community separators because of the massive lots that are included in this area.
- There is no commercial businesses out here.
- Highway 34 already has too many stoplights that are causing congestion. Can we please not make that problem worse by adding even more population.
- This is a beautiful area of Greeley. I think that we need to develop transportation opportunities within this area and access to services but not necessarily industrializing the area.
- Roads can't handle more traffic
- Not exactly sure what your intent of community separators defines. But if it separates communities then no.
- "Open new ""west"" located Senior Center
- More swimming facilities
- Improve bike paths
- Establish a recycle center"
- Again, re-zone for the school districts to ensure Greeley kids stay in Greeley schools.
- This is also a prime area for new commercial and light industrial businesses.
- This area is doing just fine. I disdain the idea of gigantic homes on large lots that sell above the 1 million dollar range. Or, do we still want to be like some of our NoCo neighbors?
- Community separators sounds very close to segregation to me
- Here is your opportunity to plan in plenty of connected open space with bike paths and trails like the Spring Creek Trail in Ft Collins. Plan for ways to minimize car traffic and encourage bike/foot/public transit.

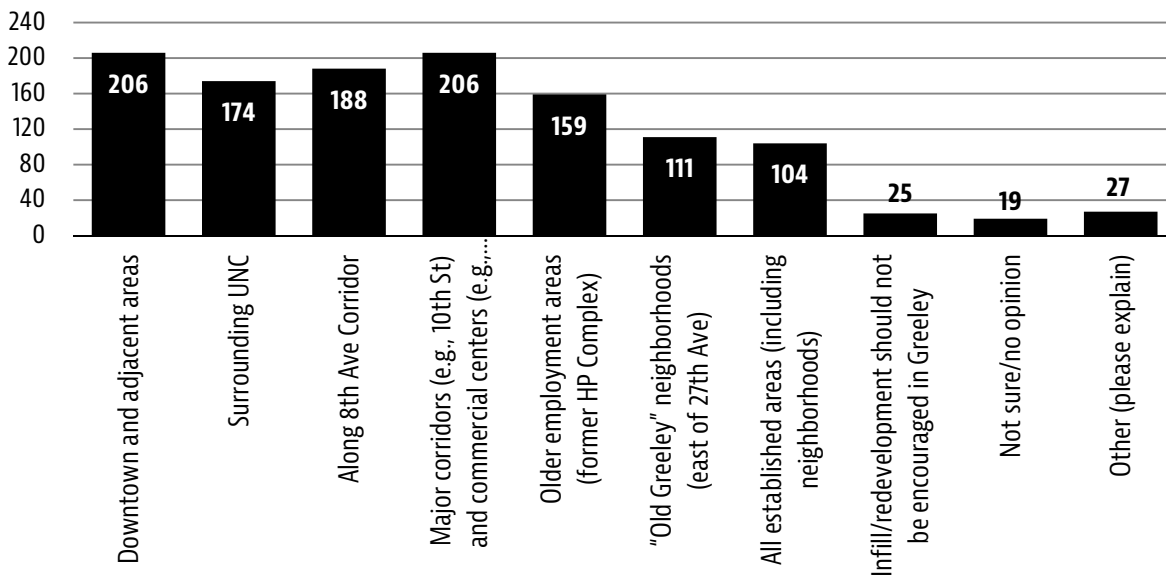
- There needs to be a Right-turn-in & Right-turn-out of the Centerplace Shopping Center to/from Hwy 34 Bypass! The traffic pattern creates unnecessary gridlock! From Westbound Hwy 34 Bypass, create that Right Turn in/out, just on the East side of the shopping center, say behind the Sprint store.
- The separators should be for recreation, parks, open spaces, etc..

**Opportunity Area 6: Established Areas**



**25. Where should infill/redevelopment be encouraged in established areas?**

Select all that apply:



**“Other” Responses:**

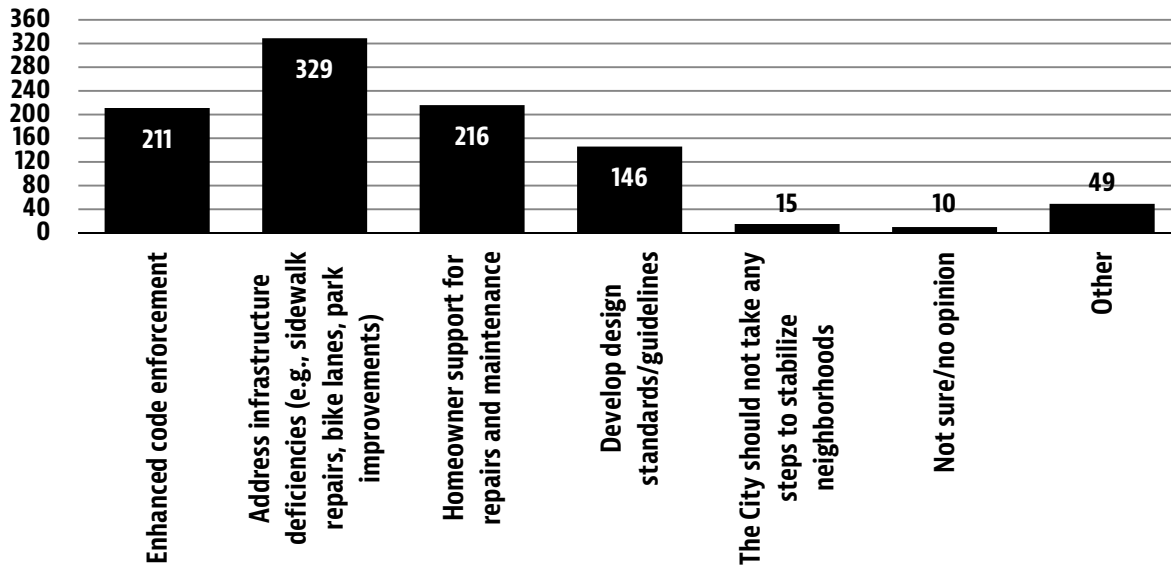
- Where visitors/tourist see the most.
- "This is where the City government should focus. Rather than be on the Expansion Bandwagon of annexing undeveloped - and often really unneeded property for the sake of the revenue rather than for making the city truly better, truly ""great"" again. From the ground-up.
- I have no idea what ""infill"" means. Is that another buzz word used among the Inner Circle. I speak street and school, but not so good at governmentese."
- Establish grocery stores. Establish food sources which contribute to healthy choices. Without basic necessities such as these, food deserts continue to exist.
- "Big mistake on Alpine Acres. The traffic in that area because of the schools in the three mile stretch on 20th st (35th ave to 71st ave) and the 40 MPH speed limit (some drive it 45-50) IS a safety hazard issue. And an accident is going to kill someone at that speed."
- Need to improve the "trashy" look of 8th avenue between the university and downtown. I'm embarrassed to bring visiting faculty and guests from the University to Downtown. The sculptures were a nice try, but the extreme differences in quality and "artistic" appeal, just add to the visual confusion and "mess". Streamline it, set some standards for outdoor appearances of buildings/landscaping, even if it has to be supported by the city.
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- Increased transportation in these areas as well.
- No new building if there is an existing empty building that could be utilized or removed and replaced on existing lot
- If "infill/redevelopment" means destruction of historical structures, then this should be discouraged.
- The redevelopment should include better alternatives in construction materials, such as hempcrete. The designs should incorporate an ecological efficiency, such as solar. The goal should not be to increase the value of the property (systemic wrong), but the equity in community and environment.
- I would like to see a lot of development focused on infill/redevelopment in this section. I would like to see that prioritized over development in other sections. Having a vibrant downtown area is important to me and I think important for attracting business, tourism, and people.
- "Please make the surface on the alleys solid. Adding dirt is hazardous to our health. The trucks, passing card, etc create too much dust and dirt.
- Place color coded recycling bins, so we'd be more aware, and less polluted."
- While it can often be more expensive than new developments because existing infrastructure would need updated, infill across the city would be beneficial. Place some city owned student housing in downtown to increase shopping in that area. Also create some artist lofts and community studios to bring in and support local artists.

- Keep the historical flavor of the area by redeveloping with like architectural design in both residential and commercial structures.
- keep neighborhoods neighborhoods, and encourage naturally high density areas to be developed.
- Yes older areas should be considered first if we want to progress.
- As I mentioned above, much work remains to be done (throughout Greeley but in this area especially) to make the bike trails useful and viable - having them end abruptly as you approach intersections is NOT the way to encourage bicycle riders!!! Also having trails that connect to the Poudre Trail so it can be safely accessed is very important.
- "The Greeley Mall should be leveled and replaced by a semi-upscale condo/townhome community with lots of green ways and parks, etc... If we want quality people to live here, and attract quality employers, than we have to have quality places to live, that people can afford. Have you looked at the Rental Market in Greeley. It is pathetic and shameful. LEVEL THE GREELEY MALL--EXCEPT THE MOVIE THEATRE."
- Clean up each neighborhood.
- We need to mix low, medium, and high density residential areas with small commercial areas where local services, such as grocery stores, are located.
- There is great potential in this areas but we forget about them. Seems like we are not not worried about expanding west.
- I support infill in all neighborhoods, but with the caveat that the infill should be required to fit in architecturally with the surrounding neighborhood.
- Infill encouraged in established area only if there is buy in by the adjacent community and no backdoor shady dealings!
- Preserve historic areas of Greeley; gentrification; expand Greeley down payment assistance beyond handful of major employers
- There are a number of buildings that are not in use that could redesign to such use as mix use multiple housing
- 8<sup>th</sup> avenue between 17<sup>th</sup> St and 10<sup>th</sup> St
- Need to be very aware of unintended outcomes
- Downtown – yes, UNC – some areas, 8<sup>th</sup> ave – some areas, protect historic old neighborhoods
- Connectivity of trains and bikeways in the "established areas" will need extra and estate attention. As higher density infill residential is built, the connectivity issue is an important consideration in the architectural design.



**26. What steps should the City take to help stabilize established neighborhoods?**

Select all that apply:



**“Other” Responses:**

- \When thinking about direction of where people are coming into Greeley -- we need to make this most appealing. Entering a city is like meeting people for the first time, first impressions.
- STOP HARASSING HOMEOWNERS ABOUT THEIR YARDS, PARKING, ETC
- "Oh, God, no, no more bike lanes!!!! I saw the first ones by the university and Greeley Central, and though, ""Are there that many people bicycling to school?"" I soon found out, no there are not! Driving the streets five days a week, I would see maybe one bicyclist a week. One weekend I saw a family of three. Now and then I'd see two people in one day. Most days - over 3/4 the time - no one. What a waste. And then it spread. More bike lanes. Less traffic lanes (for motor vehicles). You know what's going to happen. Someone someday is going to stand up in City Council meeting and say, ""Go-oll-ly! Traffic here is gettin' so conjested! We need more car lanes."" And our noble and brilliant city council will make plans for more traffic lanes. ""Hardly anybody's using the bike lanes anyway. Maybe we can broaden the streets a little or just let bikes and cars get along together, like they have for decades already!"" ""What fools these mortals be!""
- ""Enhanced code enforcement"" - That's a tough one. I have seen a neighborhood with crap all over the place. The only fellow who got ticketed was a fellow who had some lumber along the side of his house, neatly stacked, because he had upset someone in whatever department does that sort of enforcing. Instead of enhanced enforcement, some amount of consistency and honesty would be preferred!

- A coming question is ""Given the city has a limited budget and cannot provide infrastructure to all of the opportunity areas at once, which area should be the highest priority for future infrastructure investments?"" Good. I am glad the city has a limited budget, and wish it were more limited. People are creative, innovative, and contribute time and money for good causes, when not bled dry by self-important bureaucrats. Please maintain your limitations, and try to expand \*those\* rather than taxes. If you want more money for roads, please use the Transportation Development Fees, and expand those as necessary, rather than tax people for the food they eat and the water they must have (whether they use any that is supplied by the city or not) in order not to be in violation of the law. It is past time the food tax is ended. The original council who passed it probably knew future members would not let it go as easily as promised. Every council who sits, is responsible for all past laws still in effect, since every council presumably has the authority to modify, amend, or repeal past laws, even those with ending dates far in the future. Since city council can choose to continue laws beyond the time it promised to end them by, the city council should also be able to end laws before the time it hoped to end them by (or not end them at all!)"
- Weeds, painting, cleanup
- "QUITE ZONES AT ALL RAILROAD CROSSINGS
- Encourage citizen initiative abatement of urban blight."
- Food/grocery shopping should be top priority.
- Please support clean up efforts and perhaps include some outreach to go along with stronger code enforcement. For instance, if a designated area is targeted for stricter code enforcement, maybe it could be followed by providing trash dumpsters in the area and reduced rates for getting rid of larger items like autos and housing items (old A/C, appliances, etc). The Clean Up weekend is fantastic (big thank you for that!) and well used, but some people don't have the means to get their items to the location.
- Code enforcement should absolutely be enforced, not just based on citizen reports. When downtown and the surrounding areas go downhill, the city loses its appeal and reputation as desirable.
- "Abide by the city zoning laws. Listen to the people and HOA's. They know what's best for their area. Keep the city politics, favoritism, and BS out of the decisions to be made. "
- As mentioned previously, there needs to be enforcement of the home business rules, storage of heavy equipment/RVs etc. The Knaus area off 71st Avenue and 10th Street, is an example of deteriorating quality of life in an established neighborhood because of the business activities in place. Not to mention the fracking which totally destroyed the outdoor enjoyment this summer and sleep. Planning for oil development should be anticipated and kept out of people's backyards, regardless of the financial gain to the city. If it is going to happen, plan it well and avoid destroying people's lives in the process that have no voice. I'm not an extremist, I really had no idea how bad it was really to become once it started. No sleep for months is detrimental to health and happiness. Plan for it next time. The

old companies know where the oil is and houses or schools shouldn't be next to where they are planning to drill.

- Change the law so drilling is not allowed so close to residences, businesses and schools.
- More transportation
- see above comments
- Why aren't you doing all the things? Why would I just pick one? Have you done analyses to determine which may be most cost effective?
- my house is none of your business. If I wanted a HOA I would have moved into a place that had one.
- "Please make the surface on the alleys solid. Adding dirt is hazardous to our health. The trucks, passing card, etc create too much dust and dirt. Place color coded recycling bins, so we'd be more aware, and less polluted."
- Urban renewal
- Improve the roads! The roads are not big enough to sustain such a growing community!
- YES, YES, YES! We have so many houses and neighborhoods in disrepair that need help! Bring our city up!
- It all sounds like more bills being handed out by the City to its residents. "Your sidewalks are deficient; repair them by X date with our preferred contractor for \$1200 please." "You don't have enough bluegrass in your lawn." And so forth.
- "The 900 block of 50th avenue is a terrible street as the amount of traffic is awful and the speed at which cars travel is very dangerous as it is a residential area. Speed bumps need to added as soon as possible. The street is in very bad condition and has not been paved for many years."
- I think code enforcement is key in all parts of the city. Where I live it is riddled with old cars motor homes camper trailers with people living in them because they come to Colorado for drug use. It is not fair. Equality throughout the city should be a priority.
- We live in Glenmere, which used to be a quiet area. Over the past year or so we've had this influx of traffic, including an abnormal amount of motorcycles coming through. Not only is it obnoxious, it's pretty unsafe to have people speeding through areas where little kids are playing. I feel like a jerk but I call the police ALL THE TIME (mostly due to motorcycles speeding up and down our street repeatedly, and also having one of our vehicles hit twice by drunk drivers) and yet we have zero police presence. There's also been a rise in rental properties which hurts our property value and, at the risk of sounding like an elitist ass, ruins the integrity of the neighborhood. Beside police presence, we'd like to see a few more streets blocked off the way Lakeside is so others aren't using our neighborhood streets as major thoroughfares.
- I especially support efforts in code enforcement such as keeping trash out of yards and maintaining landscapes.

- It's hard to maintain character of neighborhoods when the edges of the streets are lined with cars, providing alternative transportation, or more discreet parking options would help the character of established neighborhoods.
- interior paving in neighborhoods such as rolling hills -- particularly the roads that take people through the neighborhoods.
- Cheaper housing rates
- Connectivity issues. Update street plan to encourage connectivity between neighborhoods with multiple ways to get in and out of neighborhoods
- Must build social cohesion through authentic community engagement.
- No high rise on 20th St.
- Ensure home owners/landlords are keeping homes and yards maintained. Take pride in your community
- Make people clean up property's. Greeley was a beautiful city. But people don't care what homes and yards look like. Code should just go threw and write tickets. Organces say keep it up.
- We are not,progressive enough of a community to need the bike lanes we are putting in place. Lets focus on what we use not what specialized groups want
- Keep closer eye on rental properties and code enforcement.
- Allow more business to come into residential areas. Less code enforcement.
- Transit is key to this as well.
- Enhanced police patrolling.
- Focus on preserving historic and older neighborhoods and provide incentives for preserving buildings instead of razing buildings.
- Are you kidding??? The city doesn't do anything unless a neighbor calls and rats someone out. The city doesn't follow their own design standards/guidelines. The city already takes no steps in stabilizing neighborhoods - if anything the city destabilizes established neighborhoods.
- Greeley's bypasses are no longer bypasses-need to consider long-term how circulation will work
- East Greeley – address select more
- What is the current capability of the airport?
- What steps would be taken to remove 8<sup>th</sup> street corridor from FP?
- Landlord enforcement – lawns, trash, upkeep, number of tenants
- Maybe have list of rentals so it's clean if it's a rental
- Other – Discounts or incentives to homeowners for repair/maintenance/upkeep
- B and D
- There's been a good effort lately to improve existing sidewalks. Some sidewalks are still missing e.g. along Glenmore Blvd. west of Glenmore Park. These are hazardous places in the winter.

- I'm not sure except that the city should address infrastructure deficiencies. I'm not sure what the homeowners in that area would like the City to do to help

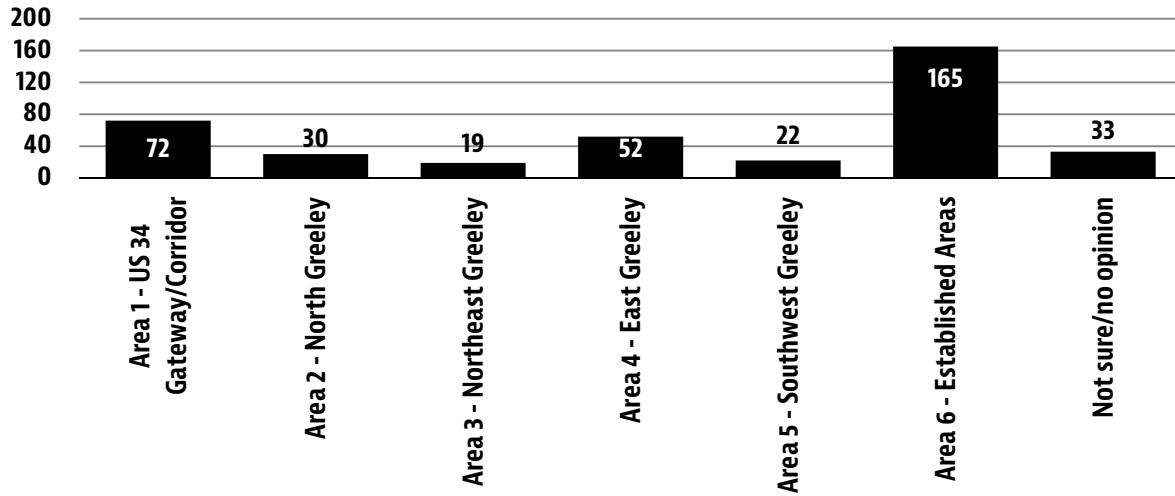
### **Additional Comments on this Opportunity Area**

- This opportunity area should be the City's highest priority. This is the unique area that "makes Greeley" Greeley, The deterioration of these neighborhoods and buildings should be halted to repair Greeley's quality of life for its residents and its reputation in the region.
- It is not an opportunity area. It's Greeley. Some of it is very dirty looking, worn and old. Fame comes through arts and fairs and merchants and taxes, though, so it probably will be on one of the two back-burners, more to simmer than to boil.
- Promote supporting passing public school bonds to increase funding to schools. Our schools/education in this area need a lot of support!
- Maint the streets. No pot holes and big cracks.
- Change the law so drilling is not allowed so close to residences, businesses and schools.
- Infrastructure standards seem very uneven throughout the city, yet we all pay the same mill levys and tax rates. BOO!
- Plant some trees. Especially along 10th Street. The corridor improved at 23rd Avenue in recent years, but is really lacking west of that avenue.
- I pay taxes for these enhancements and repairs- let's start using that in the proper way. I don't want to see design standards- my neighborhood has a great mix of houses and everyone's house looks different. I don't want to live in a subdivision where each building looks the same.
- "Please make the surface on the alleys solid. Adding dirt is hazardous to our health. The trucks, passing card, etc create too much dust and dirt.
- Place color coded recycling bins, so we'd be more aware, and less polluted."
- Give Greeley a good impression. Look at 8th, 11th Ave, 10th Street etc entering Greeley. Don't let Greeley look like an urban slum to people visiting our fair city!
- The City of Lancaster California has undergone major downtown changes that has included many of the projects needed and described. Look at some of their developments as a model.
- We need more lanes on HWY 34 to sustain the increasing amount of traffic. It should not take 20 minutes to get from 11th ave to 71st ave on Hwy 34.
- If we're going to continue adding population to Greeley (which I think we should plan for) then we HAVE to prioritize infrastructure around supporting the additional people. Public transportation availability and roads that can handle additional traffic. Before we start sprawling too much, can we please make sure the existing areas are ready for growth? Downtown will always be the center, regardless of where we add facilities, so please don't let it become a nightmare to visit.

- Get rid of most traffic lights and abolish most left turns. It's appalling that it takes as much time to go from east to west within Greeley on a supposedly major thoroughfare as it takes to get from Harmony to Old Town in Fort Collins, or from I-70 West to downtown Denver (or Aurora to downtown Denver) via Colfax.
- There are some areas especially near Greeley Central High School that need just serious basic road repair and sidewalk repair. Encouraging small business use and other retailers in the area should be explored further.
- Greeley needs to take a hard stand on campers, rvs, and people simply living on the roads we need and use.
- 10th St and Hwy 34 need to be addressed for traffic ease. It is difficult to get across town (if you want to encourage people to come downtown, then make it easier to do so). Limited access to these streets would help, such as sinking either the cross roads or these major roads (an example that comes to mind is what Wichita, KS, which is similar in size to Greeley, has done with Hwy 54 that goes through the city). I driven there in rush hour from one side of the city to the other and it's quite pleasant compared to Greeley.
- What is the City's plan for roads (83rd Ave) now that you are allowing more housing? Maybe you should watch the traffic at 7-8am and again at 5-6 to see what a cluster this is. Multifamily complexes should not be allowed to be built any farther west next to single family homes. They bring down the home prices and take away from the mountain views.
- Again, the Greeley Mall should be envisioned as a beautiful condo/townhome community. It is currently an eyesore.
- Make a hotline for people to call.
- Greeley has some great old neighborhoods that give the city charm and character. Whatever infill/redevelopment happens in those neighborhoods should be required to maintain the character of the neighborhood.
- Listen to the established neighborhoods!!!!!!!!!!

### Investment Priorities

27. Given the City has a limited budget and cannot provide infrastructure to all of the opportunity areas at once, which area should be the highest priority for future infrastructure investments?





## **DRAFT PLAN REVIEW**

The following comments were submitted during two open houses held on October 26, 2017 and October 30, 2017. It is supplemented with comments submitted through an online survey which was available on the *Imagine Greeley* project website following the open houses through November 17, 2017. The comments submitted were used to revise the draft Comprehensive Plan before it was presented to the Planning Commission for adoption.

### **PLAN INTRODUCTION**

- Where is the mention of renewable energies? This utopian agricultural community needs to have renewable energy in the introduction.

### **VISION STATEMENT & CORE VALUES**

- Should be done with Evans and Garden City
- Need to fit “accessible” mobility in the vision statement
- These seem to have clarity and seem to be (?). Thank you for these efforts.
- I see the word “sustainable.” Does this refer to safe, renewable energies?

### **PLAN ELEMENTS**

- **Economic Health**
  - I looked for more mention of international connection, both business and in association with UNC. With some emphasis, working with regional Northern Colorado communities, we could become a more “global Greeley”. Might a large corporation with notable Greeley and/or UNC alumni build support for an international center at UNC, more visible educationally and perhaps even (?)
  - Look to new technologies and renewable energy industry
  - Considering the enormous contribution from oil and gas production to both Greeley and Weld county is there a planned effort to work with the industry to plan for the future concentration of drilling and product transport and focusing the industrial activity in the least disruptive locations?



- **Education, Health, Human Services**

- I would have thought that City officials would have done a much better job incorporating "health in all policies" with a health equity lens within this entire document. I have the feeling that City officials assume that "health" will be the major outcome of this plan (which it might). A better approach might be to have an intentional focus on health to ensure that it actually does happen. Under the EH&HS chapter, health is mentioned in the introduction section but not even addressed in the Where Are We Today and Looking into the Future paragraphs.
- A health care system, regardless of the high level of integration, does not equate to "health". It is merely one component of health. The focus on health care, especially within the implementation action section is too much and overshadows other important aspects. I want more emphasize on healthy lifestyles (healthy eating and active living) prevention strategies incorporated into the implementation action section. This would, of course, require more City commitment moving beyond lip service.

- **Growth & City Form**

- Need to also add to "maintain the infrastructure to be accessible and safe." Should put more into maintenance than expanding more roads.
- Greeley would benefit from more dense mixed-use in neighborhoods near the university especially.
- I note the inclusion of Health and safety issues. We must look at renewable energy activity and companies to blunt the further intrusion of fracking wells.

- **Historic and Cultural Resources**

- Too bad we didn't have this sensibility years ago
- The Historic Preservation Commission would do well to lead a 2020 comprehensive survey of historic assets deserving of new or renewed attention, renewed awareness of opportunities that might otherwise be missed.

- **Housing**

- Go up, develop housing downtown with retail
- Housing is getting worse and worse. This is a big problem
- The transportation section mentions transit-oriented development, but the housing section seems light on any mention of TOD as it might be tailored to Greeley.
- Promote green building or new housing. Offer solar gardens to existing homeowners. Transit oriented development.

- **Natural Resources and Open Lands**

- We have woefully little open space. Most parks are just drainage areas. Need to develop Poudre/Platte
- I applaud the Imagine Greeley plan for introducing Natural Resources & Open Lands as a standalone plan element, separate from Parks and Rec. This is a much overlooked area in the city and needs specific attention and concern. While many of the objectives in the NR plan element sound comprehensive, my concern is that the following issues are not being addresses:
  - Objective NR-3.5: Protection of “Important” Natural Areas. How does this align with the City’s primary interest in natural resources and open lands being to support agriculture? The two do not always marry and my concern is that agricultural interests will always win
  - Objective NR-3.8. I absolutely support this, with unbiased, scientifically-based metrics defining native wildlife, but do not see where this is addressed in the action plan.
  - Overall. Focus is excessively targeted on wetlands protection as a primary component. I support wetland protection absolutely, but not at the expense of prairie/grassland protection. Plan should address how to enable native grassland protection and promote education/branding of this as a native habitat. Greeley is modeled after two communities that are sea-level—we are a high plains desert and that heritage should be promoted, celebrated, and preserved. Excessive focus on being a tree-city, greenways, groomed parks, etc. is not authentic and sacrifices native space. There needs to be a comprehensive focus on the acquisition of additional natural lands to offset the sprawling new development that is occurring in the city. There is no mechanism in place to “right the balance” of native lands lost to development, and this is unsustainable and extraordinarily undesirable as a resident. Innumerable native plants and wildlife are under threat daily due to development with no parameters in place to limit impact to their environment. A progressive city with a forward thinking approach must consider the environment for its own sake—not what we benefit from (i.e., clean water) as a stakeholder. I encourage the city to take the lead on this.
- We need to be more careful with the natural resources and open lands. Need to be more protective to the environment
- The goals and objectives in this section are extensive and incisive. Well done.

- **Transportation and Mobility**

- There is a very limited of(?) transportation (transit) which don't meet the transit needs of the community. Plans needed more bike lanes. We need an

effective, efficient, reliable transit system for Greeley, Evans, plus better accessibility to work, school, events, and etc. Need to stress this more in your final report.

- For those people who want to party downtown and need transportation home in the evening we need a better Uber system!
- The relation of future transit development to both housing and shopping, e.g., TM 3.3, seems to need more flesh on the bones.
- Really like the multi-modal emphasis in the goals/objective part of this focus area.
- I feel like the multi-modal emphasis in Goal/Objective section does not continue into the implementation action steps - some strategies but a lot of focus on cars and transit. Want more walkable and bikeable strategies included.
- **Parks and Recreation**
  - A few parks still need to have better accessibility to picnic tables, etc.
  - The existing parks plan and the section of parks seem consistent. Perhaps the comprehensive plan could flag one or two longer-term and more major large and visionary proposals(?).
- **Public Safety**
  - Also be aware that the sidewalks and curb cuts to be repair for safety and more bike lanes for safety for the bikers. Also need more enforcement of “yield to pedestrians”. It is very unsafe being a pedestrian where drivers of cars don’t yield.
  - Bike lanes are not consistent and hard to follow!
  - This section seems reasonably well-delineated in relation to public safety needs.
  - Provide more inspections of oil wells
- **Infrastructure**
  - Finish infrastructure from previous plans. i.e., sidewalks. Bury electric
  - Roads need fixing. Transit – needs to be efficient, effective, reliable. Sidewalks, curb cuts needs to be repaired. More bike lanes. Also when repairing streets and sidewalks, need to be done correctly.
  - The “to be completed” description is an opportunity to highlight the infrastructure improvements already achieved or in progress, e.g., the new police station, Ice Haus and Funplex, plus current construction. An overview would be very appropriate. Perhaps this plan could mention more prominently that a neighborhood can agree to form a special district that

taxes itself, as Glenmere did, to make improvements such as putting wires underground.

- Make sure the Infrastructure and Transportation & Mobility chapters reinforce each other. No mention of the City's current Complete Street Policy and how it is being implemented.
- Surprised by some of the actual elements mentioned in the implementation actions. I don't feel like some of these flowed out of the public feedback - am I wrong?

### **LAND USE GUIDANCE MAP**

- We need to be better stewards with land management first cut down on drilling and fracking. Also need slowdown on annexing land. Also have a better planning on how to use the land, also listen to the community about where to put certain buildings or infrastructure or businesses.
- Good to see the asterisk at 83<sup>rd</sup> Ave and Hwy 34 getting emphasis

### **COMMUNITY BUILDING BLOCKS**

- **Neighborhoods**
  - Have been neglected. Downtown urban forest is dying. Need to take over maintenance and planting of median trees
  - Better connectivity
  - Higher density mixed use for shopping and dining spread through neighborhood by neighborhood is a useful focus in what's been presented so far.
- **Areas**
  - The use of this term seems fairly general and not too operational.
- **Centers and Corridors**
  - Especially the corridor concept is useful in relation to connectivity of pedestrians and bicycle (?), which for the vision window of this comprehensive plan is important in relation to accessible shopping and dining and daily services from neighborhood to neighborhood.

### **OTHER COMMENTS**

- Eliminate 1-way streets. Restore 85 and 34 as Highways
- We need to slow down on growing out west, because we are losing our farmland. If lose too much farmland what are we going to eat?

- The opportunities for input on this plan revision were ample and well-lead. Somehow I feel the need for a more unified focus for each of the sections, e.g., for the parks section, the overarching purpose of a long greenway east to west through the city (I'm not sure why NO greenway construction eastwards past the confluence of the Platte and Poudre was the first item on a list). A similar large purpose as the capstone of each section might be useful in providing focus. The old rule of 3-7 items on any list to be memorable seems sometimes to be lost in the bushes.