COMMUNITY WORKSHOP #2

August 3, 2017

CITY OF GREELEY COMPREHENSIVE PLAN UPDATE

www.imaginegreeley.com
Welcome!
Today’s Agenda

• About Imagine Greeley
• Preliminary Policy Directions
• Opportunity Areas
• Open House
About Imagine Greeley
Two-distinct, but inter-related efforts....

Update to 2060 Comprehensive Plan

- Update trends and background information
- Confirm community vision and goals
- Document our progress to date
- Develop a more targeted policy framework and implementation strategy to support the community’s vision

Identification of priority community improvements

- Identify top community priorities to maintain Greeley’s quality of life in the face of projected growth
- Inform capital improvement planning and public investment campaigns designed to fund major community improvements over the coming years
About the Updated Comprehensive Plan

- **VISION AND CORE VALUES**: What is our desired future? What are our shared values as a community?
- **GOALS**: What are the ideals that we striving for?
- **OBJECTIVES**: What specific outcomes are we seeking to achieve through daily decision-making?
- **ACTIONS**: What specific steps will be taken to implement key objectives?
About the Updated Comprehensive Plan

Vision Statement:

**Greeley values and respects the diversity of its people, cultures, neighborhoods, and resources in a manner that creates and sustains a safe, unique, united, vibrant, and rewarding place in which to live, work, learn, grow, and play. The community promotes a healthy and diverse economy, and a high quality of life that is responsive to all its residents, businesses and neighborhoods.**
About the Updated Comprehensive Plan

Core Values:

- **Excellence** in actions, attitudes, and leadership
- **Proactive, progressive, and balanced economic development**
- **Safe, healthy, and inclusive** community
- **Sustainable patterns of growth and development**
- Responsible stewardship of **natural resources and the environment**
- **Distinctive character** and outstanding recreational and cultural amenities
- High quality **infrastructure and services**
- **World-class water resources and management**
- **Rich history and diversity** of people, customs, culture, and ideas
- Thriving, connected, and inclusive **neighborhoods**, in all the city
- **Premier educational system** and commitment to lifelong learning
- **Public/private cooperation** to achieve and maintain exceptional community benefits
About the Updated Comprehensive Plan

Organized around 10 “elements” or topics:

- Economic Health & Diversification
- Education, Health & Human Services
- Growth & City Form
- Historic & Cultural Resources
- Housing

- Infrastructure
- Natural Resources & Open Lands
- Parks & Recreation
- Public Safety
- Transportation & Mobility
Related Plans and Studies

- Comprehensive Plan provides broad policy guidance on many topics under a single “umbrella”

- Informed and (in some cases) implemented by numerous functional plans and studies
## Project Schedule

<table>
<thead>
<tr>
<th>Complete</th>
<th>Underway</th>
<th>Sep-Oct:</th>
<th>Nov-Dec:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Trends &amp; Key Issues Research / Fall Community Meetings</td>
<td>Alternatives &amp; Community Preferences</td>
<td>Draft Plan &amp; Confirmation</td>
<td>Adoption</td>
</tr>
</tbody>
</table>
On-going Opportunities for Input

www.imaginegreeley.com
Warm Up
Warm Up: Who founded the City of Greeley/Union Colony?

A. Horace Greeley
B. Nathan Meeker
C. Lewis Ledyard Weld
D. Benjamin Harrison Eaton
E. Tom Norton
Warm Up: Which of the following was NOT one of the founding principles of the Union Colony?

A. Family Values
B. Temperance
C. Liberty
D. Agriculture
E. Cooperation
F. Education
G. Irrigation
H. Religion
What is your age?

A. Under 18 years
B. 18-29 years
C. 30-44 years
D. 45-64 years
E. 65+ years
How long have you lived in Greeley?

A. Less than 1 year
B. 1-2 years
C. 3-5 years
D. 6-10 years
E. 11-20 years
F. Over 20 years
Preliminary Policy Directions

Where do we want to go with our Comprehensive Plan?
Working Groups

- Growth and City Form
- Housing Access
- Economic Health & Diversification
- Livability
- Public Capital & Operations Planning (meeting later)

PROCESS/GROUP STRUCTURE

- About 60 signed up
- Average group size of 14
- Average attendance of 8
- Each met about 5 times
- Each with a chair & staff support
- Reviewed:
  - Thought wall brainstorming
  - Vision statement
  - Core values & guiding principles
  - Existing Goals & Objectives
Working Group Outcomes

• Preliminary goals
  – Areas of general consensus

• Preliminary policy directions (questions)
  – Areas where broader input needed to confirm community objectives or potential strategies to pursue in support of a particular goal
  – Some are geographic in nature (tied to specific opportunity areas)—others are more broadly applicable
Polling Logistics

Other ideas? Jot them down on the form provided as we go...
Growth & City Form

Preliminary goals:

• Manage growth effectively
• Promote a balanced mix and distribution of land uses
• Demonstrate stewardship of natural resources
• Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community
• Prioritize infill and redevelopment

Policy Considerations

• What types of uses should be encouraged in different parts of Greeley?
• Should the Comprehensive Plan promote a more compact (and potentially higher density) pattern of development overall?
• Should the City strive to maintain Community Separators? If so, what types of tools should be considered?
Growth & City Form

Preliminary goals (cont.):

• Maintain and enhance the character and inter-connectivity of Greeley’s established neighborhoods
• Facilitate the rebirth of Downtown Greeley as a regional multi-use activity area while preserving and promoting the cultural aspects of the area

Policy Considerations

• To what extent should the City actively seek to encourage/incentivize mixed-use development outside of Downtown?
• What types of reinvestment are needed/desired in established areas of the City?
Should the updated Comprehensive Plan encourage a **more compact (and potentially higher density)** pattern of development overall?

A. Strongly Agree
B. Agree
C. Neutral
D. Disagree
E. Strongly Disagree
F. Not sure/no opinion
Where should the updated Comprehensive Plan encourage a greater mix of uses?

Select all that apply:

A. Downtown Greeley
B. Along major corridors
C. In retail/commercial centers
D. Other (please explain)
E. A greater mix of uses should not be encouraged anywhere
F. Not sure/no opinion

![Bar chart showing the number of responses for each option]
Community Separators
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:**

A. Low density clustered housing
B. Large (200 to 300 feet) setbacks along major roadways – where applicable
C. Agricultural preservation through voluntary easements or other mechanisms
D. Combination of the above
E. Other (please explain)
F. Do not support the concept of establishing community separators
G. Not sure/no opinion
Housing Access

Preliminary goals:

• Improve access to housing for all income levels, ages, and physical abilities

• Encourage a broad diversity of housing options including higher density

Policy Considerations

• Where should higher-density, more diverse housing options be encouraged (or not)?

• What types of higher-density housing options are best-suited to Greeley?

• To what degree should the City play an active role in incentivizing or requiring workforce/affordable housing?
Generally, where in Greeley should higher-density housing types be encouraged?

Select all that apply:

A. In Downtown Greeley
B. Along major corridors
C. In commercial/retail centers
D. In areas with good access to transit and services
E. Near employment areas
F. All of the above
G. Other (please specify)
H. No where – I don’t want more density in Greeley
I. Not sure/no opinion
Which of the following strategies for encouraging higher-density housing options is right for Greeley?

Select all that apply:

A. Creative design at the block level
B. Increase the occupancy standard (from current 2 un-related people)
C. Update zoning to allow for more multi-family (require quality design)
D. Allow more accessory dwelling units (e.g., granny flats)
E. All of the above
F. Not sure/no opinion
G. Other (please specify)
Economic Health & Diversification

Preliminary Goals:

- Promote a healthy, progressive, and competitive local economy
- Promote desired economic industries
- Attract and maintain an employed, skilled, and adaptable workforce
- Facilitate intergovernmental and public/private partnerships

Policy Considerations

- Should the City take a more proactive approach to economic development?
- What incentives or programs should the City employ to promote development of targeted industries?
- Where should industrial development and other employment-related land uses be encouraged in Greeley?
Should the City take a more proactive role in supporting economic development?

A. Yes
B. No
C. Not sure/no opinion

![Bar Chart]

- A. Yes: 24
- B. No: 0
- C. Not sure/no opinion: 2
How should Greeley best leverage its existing strengths?

Select all that apply:

A. Support “experience economy” (like downtown)
B. Greeley as “Music City, Colorado”
C. Promote agriculture-related research/technology
D. Limit certain land uses (such as gas stations, liquor stores, self-storage)
E. Become “internship capital” of Colorado
F. Support the “sharing economy” (cars, homes, tools, etc.)
G. Other (please specify)
Livability

Preliminary Goals:

• Develop and maintain an inter-connected system of parks, trails, recreational facilities, and open lands
• Ensure Greeley is a safe and healthy community
• Support and celebrate the rich diversity of the community
• Preserve and promote the community’s historic and cultural resources
• Be an education center of excellence
• Develop and maintain an efficient transportation system
• Provide residents with a range of transportation choices

Policy Considerations

• Where should the City focus its efforts to best improve quality of life for residents?
• To what extent should alternatives modes of transportation (e.g. modes other than the automobile) be prioritized by the City?
• How can the City best support the City’s public school system?
• What should be the City’s role, if any, in supporting and celebrating the community’s diversity?
• How can the City ensure that emergency response and public safety services expand in-line with population growth?
What is the best way to support quality of life in Greeley? (select your top choice)

A. Encourage recreation and school sports in all parts of the City
B. Continue image efforts (such as Greeley Unexpected)
C. Engage UNC faculty and students in the City
D. Promote Greeley as a safe community
E. Have cultural events and arts in all parts of the City
F. Promote school district successes
G. Other (please specify)
Opportunity Areas

How and where should we grow?
Current Approach: Land Use Guidance Map

- Provides an overview of the desired future land uses in the City and its Long Range Expected Growth Area (LREGA)
- Depicts generalized (not parcel specific) locations of employment, industrial, and natural areas; commercial nodes; special uses; and multimodal corridors
- Does not provide guidance for all areas of the City
- Provides foundation for more detailed zoning
## Current Approach: Land Use Guidance Map

### PROS
- Provides a sense of where certain uses are desired in the future (particularly employment/industrial uses)
- Flexibility—not tied to specific parcels

### CONS
- Guidance is given for just a few areas of the City
- Does not include a category for mixed-use or residential uses
- Does not identify areas where infill/redevelopment should be encouraged
- Not clearly tied to goals and objectives of the Comprehensive Plan
Updated Land Use Guidance Map

Objectives:

• Maintain flexibility of current approach while also providing a more detailed and predictable picture about what types of growth are desired and where

• Address infill and redevelopment activity as well as greenfield development

• Link the spatial growth and development of the City to goals and objectives of the Comprehensive Plan
Updated Land Use Guidance Map

• Neighborhoods
  – High Density
  – Mixed Density
  – Low Density

• Areas
  – Employment Areas
  – Agricultural Areas
  – Natural Areas

• Centers
  – Downtown Greeley
  – Education Hubs
  – Town Centers
  – Neighborhood Centers

• Corridors
  – Mixed-Use Corridors
  – Neighborhood Corridors
  – Greenway Corridors
Factors Influencing Growth

- Continued population growth
- Demographic trends
- Desire for a more diverse mix of employers/industries in the City
- Cost and availability of housing
- Availability of adequate public facilities
Future Growth Capacity

Takes into account:

• Current plans
• Existing land use (developed areas)
• Existing zoning
• Physical constraints (e.g., floodplain, steep slopes, sensitive lands)
• Adequate public facilities (e.g., water, sewer, roadways, parks)
• And many other factors...
Future Growth Capacity

- ~27,000 acres of developable land remains within Greeley and it’s LREGA
- Most largely classified as vacant or agricultural, with no shared vision for desired future uses
- If current trends continue, anticipated growth to 2038 will consume ~10,000 acres

QUESTION TO CONSIDER

- What uses/densities should be encouraged in different opportunity areas to best serve community’s needs?
Area 1: US 34 Gateway/Corridor

Legend

- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- Neighborhood Markets

Commercial Nodes
- Developed
- Undeveloped
- Developing

Open Space
- Within LREGA
- Outside LREGA

Suited for Industry
- Outside LREGA
- Within LREGA

Suited for Employment Uses
- Outside LREGA
- Within LREGA

Date of Preparation 7/26/17
US 34 Gateway/Corridor

ISSUES
• Lack of adequate public facilities in some portions of this area (for both industrial/commercial and residential development)

OPPORTUNITIES
• Large, relatively unconstrained existing sites suitable for a variety of uses
• US 34 access
• Western gateway to Greeley
• Potential to provide additional employment
• Potential to provide housing options in close proximity to employment
US 34 Gateway/Corridor

Current Policy Direction

- Areas for employment and industrial uses generally defined along and south of corridor
- Limited policy direction on desired pattern or character within those areas
- 2016 Parks, Trails and Open Lands Master Plan recommends community separator along western edge

What We’ve Heard

- General support for employment/industrial concept as defined in 2060 Plan
- Mixed opinions as to most appropriate focus—office/professional uses or industrial uses
- Some support for a broader mix of commercial/retail uses (particularly along US 34) to support employment uses, as well as residential
- Preserve City identity with setbacks along US 34
Which types of uses should be encouraged along the US 34 Gateway/Corridor in the future?

Select all that apply:

A. Employment (office/professional services)
B. Industrial
C. Commercial
D. Residential
E. Mix of employment, commercial, and residential
F. Other (please specify)
G. Not sure/no opinion
If residential uses are encouraged in US 34 Gateway/Corridor, what types of housing options would you like to see?

Select all that apply:

A. High-density residential (multifamily apartments/condominiums)
B. Medium-density (small lot single family, duplexes, townhomes, etc.)
C. Low-density (single-family detached homes on larger lots)
D. A mix of the above housing types and densities
E. Other (please specify)
F. Not sure/no opinion
Do you support opportunities to maintain a community separator at the western edge of the US 34 Gateway/Corridor?

A. Yes
B. No
C. Not sure/no opinion

A. 19
B. 4
C. 3
Area 2: North Greeley
# North Greeley

<table>
<thead>
<tr>
<th><strong>ISSUES</strong></th>
<th><strong>OPPORTUNITIES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Lack of adequate public facilities and roadway infrastructure to support development</td>
<td>• Access to rail</td>
</tr>
<tr>
<td>• Relatively isolated from other developed areas in Greeley, particularly commercial areas</td>
<td>• Proximity to/views of the Poudre River corridor</td>
</tr>
<tr>
<td></td>
<td>• Proximity to Windsor</td>
</tr>
<tr>
<td></td>
<td>• Greenfield (new) development space</td>
</tr>
<tr>
<td></td>
<td>• Portions are already within City limits</td>
</tr>
</tbody>
</table>
North Greeley

CURRENT POLICY DIRECTION

- Included in LREGA
- West of 47th and South of WCR 66 defined as Northwest Industrial Rail Corridor
- No direction regarding desired land uses provided for areas to north and east
- Existing intergovernmental agreement with Windsor

WHAT WE'VE HEARD

- Varied preferences expressed during March workshop:
  - Residential focus
  - Employment focus
  - Mix of residential, employment, and commercial uses
What types of uses should be encouraged in North Greeley in the future?

Select all that apply:

A. Employment (office and professional services)
B. Residential
C. Commercial
D. A mix of the above uses
E. Industrial
F. Agriculture
G. Other (please specify)
H. Not sure/no opinion
Should opportunities to maintain community separators be explored in North Greeley?

A. Yes
B. No
C. Not sure/no opinion
Northeast Greeley

**ISSUES**

- Fire station is needed to meet the City’s adequate public facilities requirement
- Southern portion of area is located in the floodplain
- East/west roadway connectivity limited by airport runway configurations

**OPPORTUNITIES**

- Area has available land and longer-term water and sewer capacity
- Weld County Parkway enhances north-south connections between I-76 and Hwy 14
- Potential to expand industrial opportunities in the area by enhancing infrastructure and/or removing portions of the East 8th St. Corridor from the floodplain
- Potential to develop WCR 64 (Future Crossroads Blvd.) and Cherry Ave. as an internal street system
Northeast Greeley

**CURRENT POLICY DIRECTION**

- Defined as Northeast Industrial Area on Land Use Guidance map
- East 8th Street Corridor Study
- Extension of collector street grid west of the airport supported by both the 2035 Comprehensive Transportation Plan and East 8th Street Corridor Plan

**WHAT WE'VE HEARD**

- Identified as an appropriate area for industrial development as part of working group discussions
Should the City’s growth area be extended east of WCR 47 to expand opportunities for industrial development in Northeast Greeley?

A. Yes
B. No
C. Not sure/no opinion
Should the City prioritize the extension of O St. to WCR 47 to help catalyze employment opportunities in Northeast Greeley?

A. Yes
B. No
C. Not sure/no opinion
Area 4: East Greeley

Legend
- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- Neighborhood Markets
- Commercial Nodes
  - Developed
  - Undeveloped
  - Developing
- Open Space
  - Within LREGA
  - Outside LREGA
- Suited for Industry
  - Outside LREGA
  - Within LREGA
- Suited for Employment Uses
  - Outside LREGA
  - Within LREGA

Date of Preparation 7/28/17
East Greeley

**ISSUES**
- Lack of adequate public facilities
- Drainage/flooding issues associated with irrigation ditches
- Transition challenges between existing county subdivisions and future development
- Mix of incorporated/unincorporated parcels

**OPPORTUNITIES**
- Some pockets of vacant land suitable for future development
- Proximity to the Greeley-Weld County Airport
- Proximity to Downtown services and amenities
- Access to HWY 85 and Weld County parkway
- Portions within existing TIF district
East Greeley

**Current Policy Direction**
- Encourage City design standards
- Provide City services to existing urban uses when possible
- Discourage new urban uses when City services are not available

**What We've Heard**
- Support for expanded residential uses, consistent existing development patterns
- Some interest in expanding employment/industrial uses
- Some interest in defined nodes of commercial uses (such as in a neighborhood or town center) to serve current and future residents in the area
What types of uses should be encouraged in East Greeley in the future?

A. Residential only
B. Industrial/employment only
C. A mix of residential and non-residential
D. Other (please specify)
E. Not sure/no opinion
How much of a priority should providing additional infrastructure (water, sewer, sidewalks, etc.) to East Greeley be for the City?

A. This should be a top priority
B. This should be a high priority
C. Not sure/I’m in the middle
D. This should be a low priority
E. This should not be a priority

![Bar Chart]

- A: 4
- B: 11
- C: 4
- D: 5
- E: 0
Do you support the construction of trails and preservation of open lands near the rivers in East Greeley?

A. Yes
B. No
C. Not sure/no opinion

A. 26
B. 0
C. 0
How important is encouraging commercial/mixed-use nodes to expand access to services in East Greeley?

A. Very important
B. Somewhat important
C. Not sure/I’m in the middle
D. Somewhat unimportant
E. Very unimportant
F. Other (please specify)
Area 5: Southwest Greeley
## Southwest Greeley

### Issues
- Lack of adequate public facilities
- Lack of amenities and services (such as parks)

### Opportunities
- Potential to expand housing options, and provide housing near employment areas
- Potential to maintain community separators and/or open space in conjunction with future development
- Potential to maintain agricultural lands
Southwest Greeley

**CURRENT POLICY DIRECTION**
- Included in LREGA
- No specific direction provided in regard to desired land uses
- 2016 Parks, Trails, and Open Lands Master Plan recommends community separator along southern edge of area

**WHAT WE’VE HEARD**
- Potential to expand housing options, and provide housing near employment areas
- Potential to maintain community separators and/or open space in conjunction with future development (e.g., large lot residential)
- Potential to maintain agricultural lands
What types of land uses should be encouraged in **Southwest Greeley** in the future?

**Select all that apply:**

A. Residential
B. Employment
C. Commercial/retail
D. Mix of the above uses
E. Other (please specify)
F. Not sure/no opinion

![Bar chart showing the number of responses for each option.](chart.png)
If residential uses are encouraged in Southwest Greeley, what types of housing options would you like to see?

Select all that apply:

A. High-density residential (multifamily apartments/condominiums)
B. Medium-density (small lot single family, duplexes, townhomes, etc.)
C. Low-density (single-family detached homes on larger lots)
D. A mix of the above housing types and densities
E. Other (please specify)
F. Not sure/no opinion

A. 4
B. 2
C. 8
D. 14
E. 0
F. 0
Should opportunities to maintain community separators be explored in Southwest Greeley?

A. Yes
B. No
C. Not sure/no opinion

![Bar chart showing the following:
- 22 people voted for Yes
- 3 people voted for No
- 1 person voted for Not sure/no opinion]
Area 6: Established Areas
Established Areas

**ISSUES**
- Development patterns are relatively set, especially in terms of road networks
- Potential for compatibility/transition issues between new development and existing development/neighborhoods
- Existing infrastructure may not have capacity to accommodate infill/redevelopment

**OPPORTUNITIES**
- Potential to revitalize existing area and neighborhoods
- Potential to locate higher density and/or mixed-use development near existing/planned transit
- Potential to expand housing options within the City (in terms of housing types)
- Potential to accommodate growth within already developed areas of the City instead of in greenfield development at the edges
- Potential to accommodate new development in areas already served by adequate public facilities
# Established Areas

## CURRENT POLICY DIRECTION
- The 2060 Comprehensive Plan:
  - Encourages the protection of historic neighborhoods and neighborhood character
  - Encourages incorporation of design elements to assist in transitions between new uses and existing neighborhoods
  - Encourages reinvestment in existing neighborhoods
- No clear policy direction exists for where infill/redevelopment is appropriate or should be encouraged (in neighborhoods or other areas)

## WHAT WE’VE HEARD
- Potential for higher-density housing and mix of uses in some established areas:
  - Downtown Greeley
  - Surrounding UNC
  - 8th Ave Corridor
- Desire for greater connectivity within and between neighborhoods
- Desire to limit sprawl
Where should infill/redevelopment be encouraged in established areas?

Select all that apply:

A. Downtown and adjacent areas
B. Surrounding UNC
C. Along 8th Ave Corridor
D. Major corridors (e.g., 10th St) and commercial centers (e.g., Greeley Mall)
E. Older employment areas (former HP Complex)
F. “Old Greeley” neighborhoods (east of 27th Ave)
G. All established areas (including neighborhoods)
H. Infill/redevelopment should not be encouraged in Greeley
I. Other (please explain)
J. Not sure/no opinion
What steps should the City take to help stabilize established neighborhoods?

Select all that apply:

A. Enhanced code enforcement
B. Address infrastructure deficiencies (e.g., sidewalk repairs, bike lanes, park improvements)
C. Homeowner support for repairs and maintenance
D. Develop design standards/guidelines
E. Other (please explain)
F. The City should not take any steps to stabilize neighborhoods
G. Not sure/no opinion
Opportunity Areas

Legend
- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- Neighborhood Markets

Commercial Nodes
- Developed
- Undeveloped
- Developing

Open Space
- Within LREGA
- Outside LREGA

Suited for Industry
- Outside LREGA
- Within LREGA

Suited for Employment Uses
- Outside LREGA
- Within LREGA

Date of Preparation: 7/29/17
Of the **Opportunity Areas** discussed, which should be the highest priority for infrastructure investment?

A. US 34 Gateway/Corridor
B. North Greeley
C. Northeast Greeley
D. East Greeley
E. Southwest Greeley
F. Established Areas
G. Not sure/no opinion
Wrap-up/Next Steps
Next Steps

- **Additional Community Workshop – August 3**
  - Rodarte Community Center
  - 5:00pm - 6:30pm

- **Online Input Opportunity: Alternatives and Community Preferences**
  - Available August 7 – August 25

- **Final Community Workshops: Review Draft Plan**
  - Late October