

re DEVELOPMENT
SOURCE GUIDE

2020



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

BIRD'S EYE VIEW

REDEVELOPMENT DEFINED

WHAT YOU NEED TO KNOW

CODE FLEXIBILITY

Parking Reductions

Open Space Reduction

Stormwater Variance

Water & Sewer Credits

Infill Redevelopment Standards

Alternative Compliance

THE PROCESS

Preliminary Review

Formal Review

Building Permit Review and Approval

IS THERE HELP OUT THERE?

POTENTIAL INCENTIVES

Tax Increment Districts

Mini-Grants

Down Payment Assistance

Industrial Water Bank

Economic Development

Special Purpose Loans

Community Development Fund

SUPPORT INFO

INCENTIVE WORKSHEET

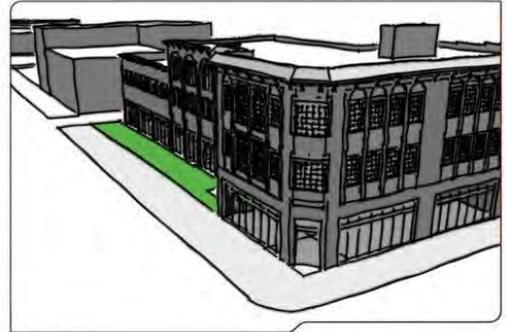
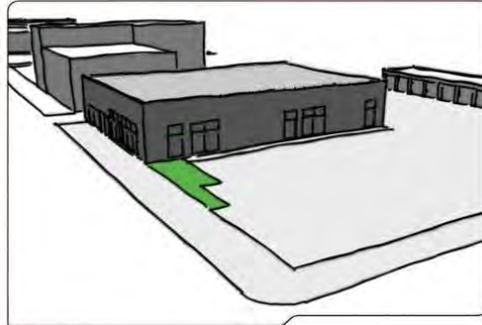
REDEVELOPMENT DEFINED

What is Redevelopment?

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

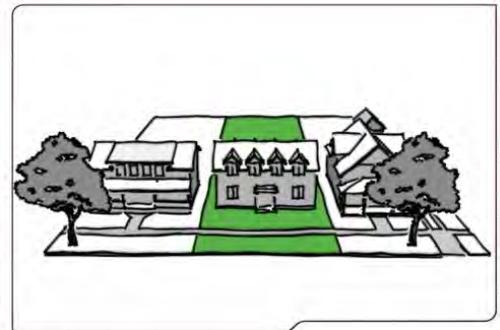
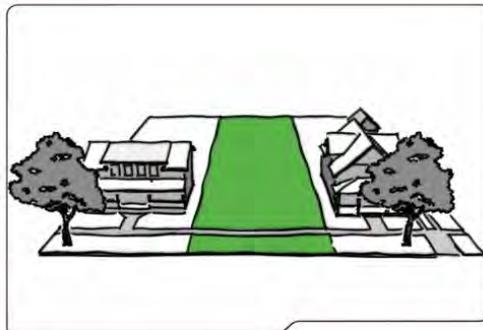
Scrape & Build

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



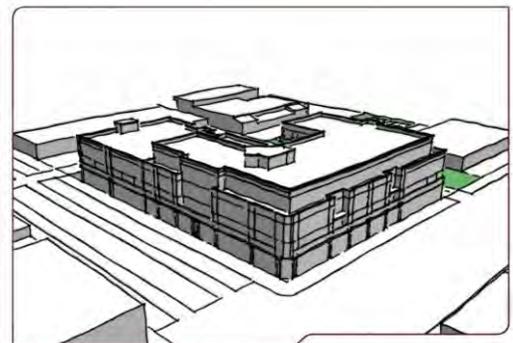
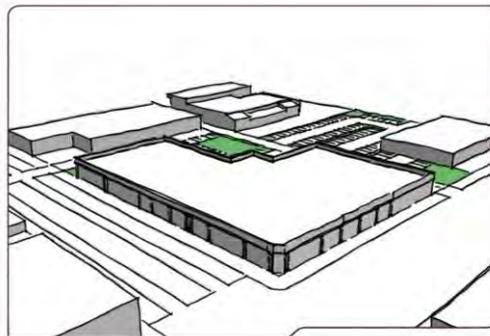
Infill/New Development

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



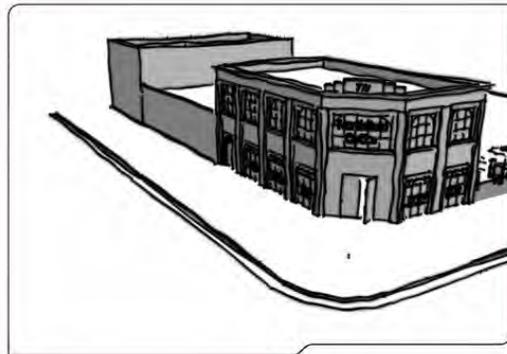
Substantial Reconstruction

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



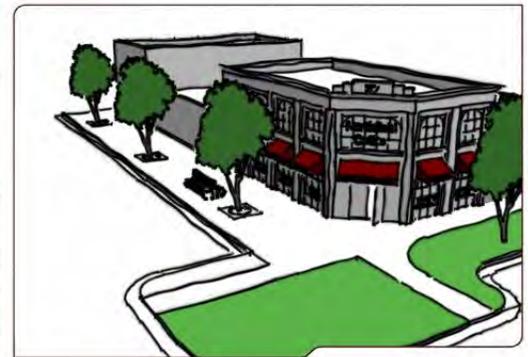
Streetscape Improvements

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



Façade Improvements

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



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

Regardless of the type of project, Historic Preservation often is an element of redevelopment; historic structures and uses are evaluated during the review period to preserve historic elements of a building or site features which carry historic importance. Greeley considers all structures 40 years of age or older as potentially historic structures or sites and provides constructive information, support, options, and resources to facilitate site and building use as part of the redevelopment process.

What is the Redevelopment District?

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

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



Available in Redevelopment District

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



Available Citywide

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



Available in Unique Area

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

GID (General Improvement District)

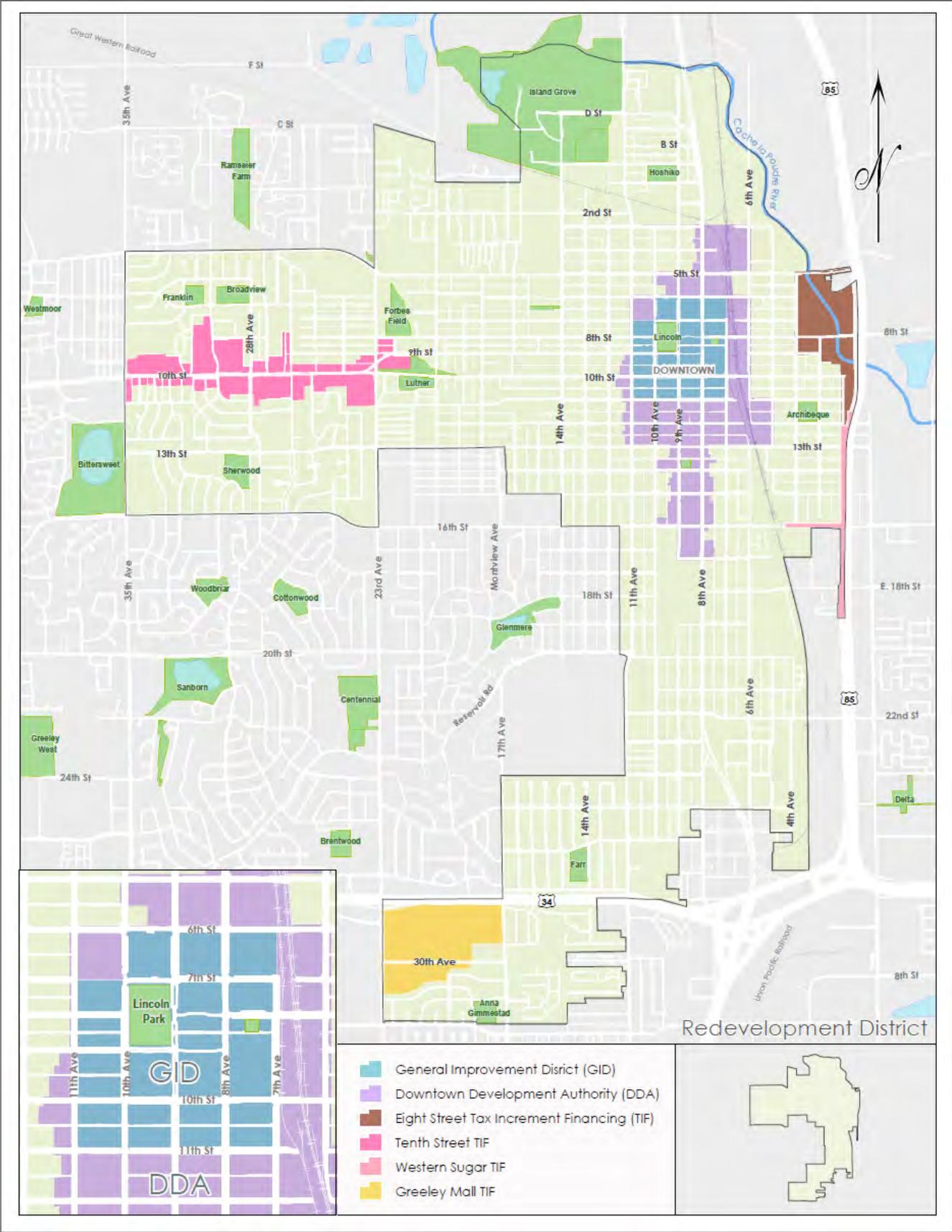
Land within the General Improvement District is exempt from the requirements related to (18.38; 18.42; 18.44 **of the City's Development Code**):

- Building height and setbacks
- Off-street parking
- Landscaping

TIF (Tax Increment Finance) District

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

Greeley Redevelopment Resource Guide



WHAT YOU NEED TO KNOW

This section describes and links the City codes and programs to support redevelopment.

OPTIONS

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WHAT YOU NEED TO KNOW

Parking Reduction



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

Open Space Reduction



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

Stormwater Variance



Much of the area within the Redevelopment District was developed prior to modern stormwater detention standards. The contemporary code calls for properties to detain stormwater runoff on each individual site. This level of individual detention proves impractical when retrofitting existing sites, where there is often little or no land to accommodate storm drainage. The City may, under certain circumstances, waive detention for properties within the Redevelopment District.

Although on-site detention may be waived, water quality requirements may apply to areas greater than one acre.

WHAT YOU NEED TO KNOW

Raw Water Credits



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

Water Terms

Raw Water

Raw water as it is used here refers to shares or “rights” to specific sources of untreated water resources that can be conveyed to Greeley water treatment facilities for municipal use. Raw water is required as a prerequisite for all new and expanding development. §14.06.050

Cash-in-lieu

A payment of cash instead of water stock or water shares.

Acre foot

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

Plant Investment Fee (PIF)

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

Water Tap Credits



When replacing or upsizing an existing water service tap, **the “Plant Investment Fee” is credited** at the current water tap value based on tap eligibility. §1406.150

For properties with water service prior to January 20, 1959, when the replacement of a water tap is required for a renovation and does not change the use or increase the number or size of the units, no additional plant investment fee will be required. §14.06.150

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

WHAT YOU NEED TO KNOW

Sewer Tap Credits



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

For properties with sewer service prior to January 20, 1959, when the replacement of a water tap is required for a renovation and does not change the use or increase the number or size of the units, no additional plant investment fee is required. §14.12.120

Infill Redevelopment Standards



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

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

Alternative Compliance



To encourage creative design, applicants may request Alternative Compliance for a project. Conditions may exist where strict compliance is impractical or impossible, or where achievement of the City's objectives can be obtained through a creative alternative. It is not the intent of alternative compliance to modify or reduce code requirements, but to apply the standards in a creative way. .

Within the Redevelopment District alternatives may be reviewed by City Staff with no public hearing. Certain additional development elements (open space & lot coverage) become eligible for alternative compliance.

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

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

Specific criteria and additional detail for Alternative Compliance can be found in section 18.38.140 of the Development Code. Applicants should include justification for any requests for alternative compliance.

WHAT YOU NEED TO KNOW

PROCESS

Step 1: Preliminary Review

Pre-Application Meeting to discuss process and submittal requirements

Step 2: Formal Review

INSERT NEW FLOW CHART –

Step 3: Building Permit Review

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

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

Potential Incentives

Tax Increment Districts	 Unique	
Mini-grants	 Unique	
Down Payment Assistance	 Unique	
Industrial Water Bank	 Citywide	
Economic Development	 Citywide	
Special Purpose Loans	 Unique	
Greeley Community Development Fund	 Citywide	
Enterprise Zone	 Unique	

Potential Incentives

Tax Increment Districts



Projects located within one of Greeley's five (5) TIF Districts may be eligible for financial resources designed to offset land acquisition, site infrastructure, transportation enhancements, utility upgrades, hazardous material removal, development fees, and other related improvements. These incentives are subject to conformance with state regulatory standards and are negotiated on a case-by-case basis by the governing body of the TIF District, which is either the Downtown Development Authority (DDA) or Greeley Urban Renewal Authority (GURA) and is dependent upon availability of funds and the ability of the project to advance redevelopment objectives for the area.

Mini-Grants



The Downtown Development Authority currently provides up to \$7,500.00 in matching funds *(up to 50% of the final project cost) to businesses within its district for façade improvement activities.

The DDA also provides up to \$100,000.00 in matching funds (up to 10% of the final project cost) to businesses within its district for building improvement activities.

Down Payment Assistance



The City of Greeley has established a pilot Home Ownership Program for Employees (G-HOPE) to promote more home ownership in Greeley's Redevelopment District and around the University of Northern Colorado campus. Through the program, down payment assistance is available to regular full-time employees of the major employers in this area. For more information about these programs, please contact the Greeley Urban Renewal Authority (GURA).

Industrial Water Bank



Under certain circumstances, qualified industrial users may have opportunities to obtain more affordable raw water required for project development. In these instances, the City may allow purchase of raw water shares at the rate the City purchased it for, rather than prevailing market rates.

For more information and current program incentives, please contact the Water Resources Department at: 970-350-9810

Economic Development



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

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

Special Purpose Loans



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

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

Greeley Community Development Fund Citywide

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

Enterprise Zone



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

For more information on the latest incentives and credits available through the State of Colorado:

<https://choosecolorado.com/doing-business/incentives-financing/ez/>

City of Greeley Redevelopment Incentive Worksheet

PROGRAMS & PEOPLE

Regulatory

Greeley Planning & Zoning 970-350-9780	Development Review Zoning Approval Historic Preservation Low-Interest Loan Federal Historic Preservation Tax Credit Colorado Historic Preservation Tax Credit Historic Structures Assessment Grants
Greeley Historic Preservation 970-350-9222	
Greeley Engineering Review 970-350-9780	
Greeley Building Inspection 970-350-9830	Development Review Building Approval

Incentive

Greeley Economic Health and Housing 970-350-9380	Greeley Economic Development City Economic Development Project Incentives
	Greeley Urban Renewal Authority Commercial Property Façade Improvement Loan Program Tax Increment Financing Districts
Downtown Development Authority 970-356-6775	Tax Increment Financing District Façade Improvement Grant
Upstate Colorado 970-356-4565	Enterprise Zone Greeley Community Development Loan Fund Small Business Development Center

Other

Chamber of Commerce 970-352-3566	Local business information & advocacy
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City of Greeley Redevelopment Incentive Worksheet

Site Location:

Contact Person:

Email/Phone:

Project Description
(Check all that apply)

- Commercial
- Industrial
- Residential

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

City of Greeley Redevelopment Incentive Worksheet

City will estimate fees below based upon information provided

	FEE	NOTES
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G Building Permit Fees

Building permit		
Plan review		
Sales tax		

H Development Fees

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

I Service Fees

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

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

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