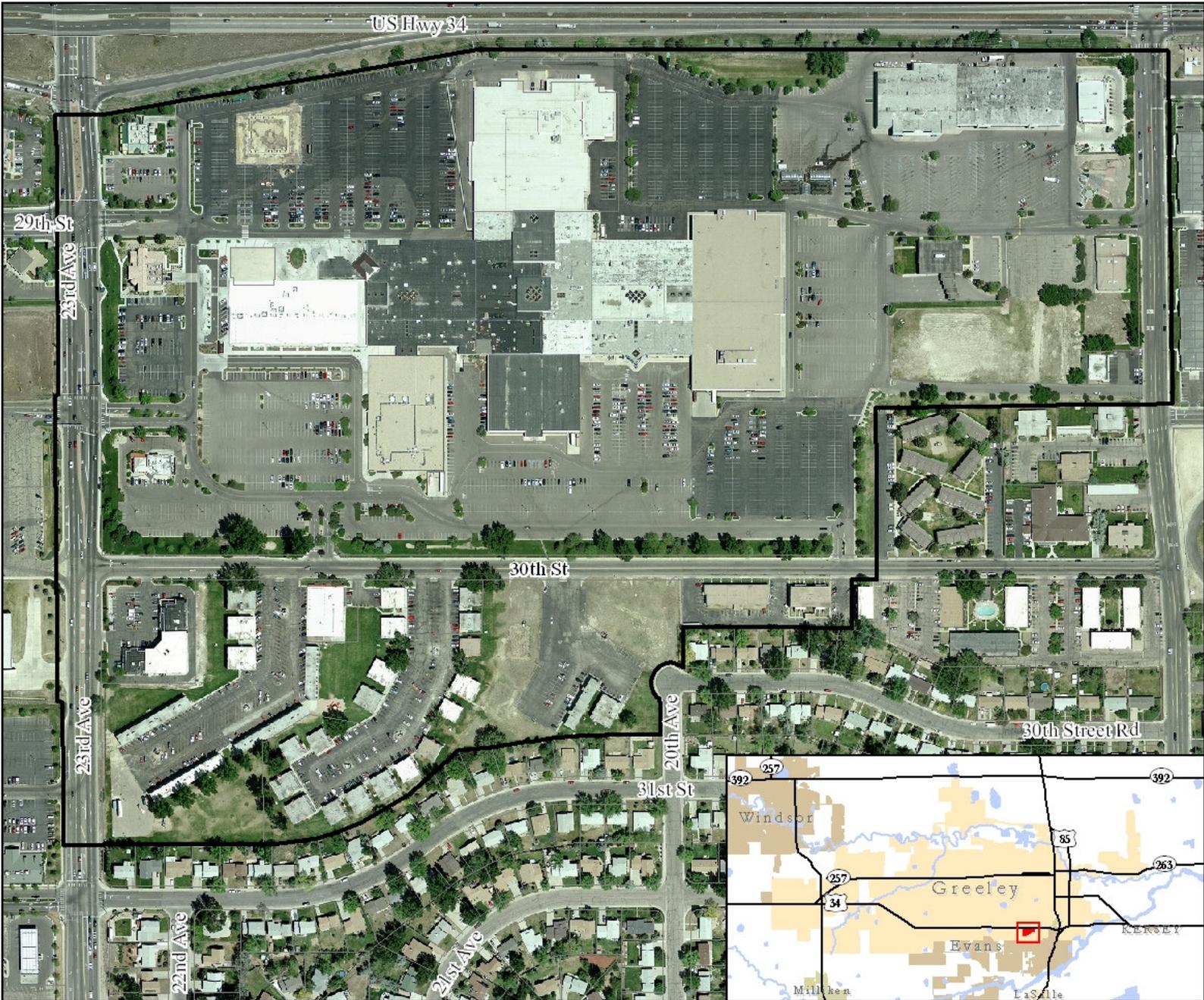


Greeley Mall TIF District



0 250 500 1,000 1,500 2,000 2,500 Feet



Weld County, Colorado

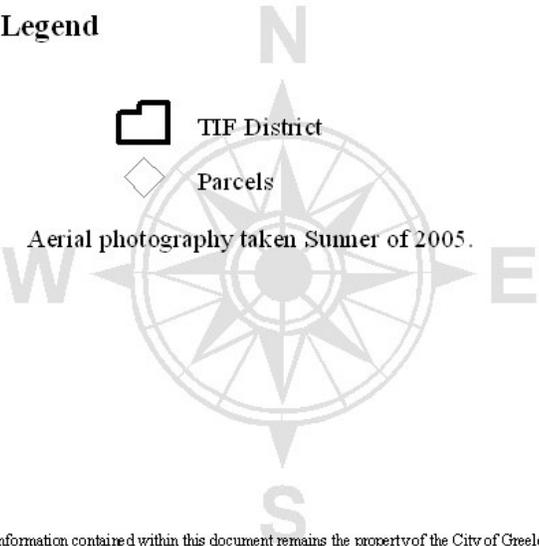
Created: June 9th 2008
By: Planning GIS

All planimetric data was digitized for aerial photographs dated 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Legend

-  TIF District
-  Parcels

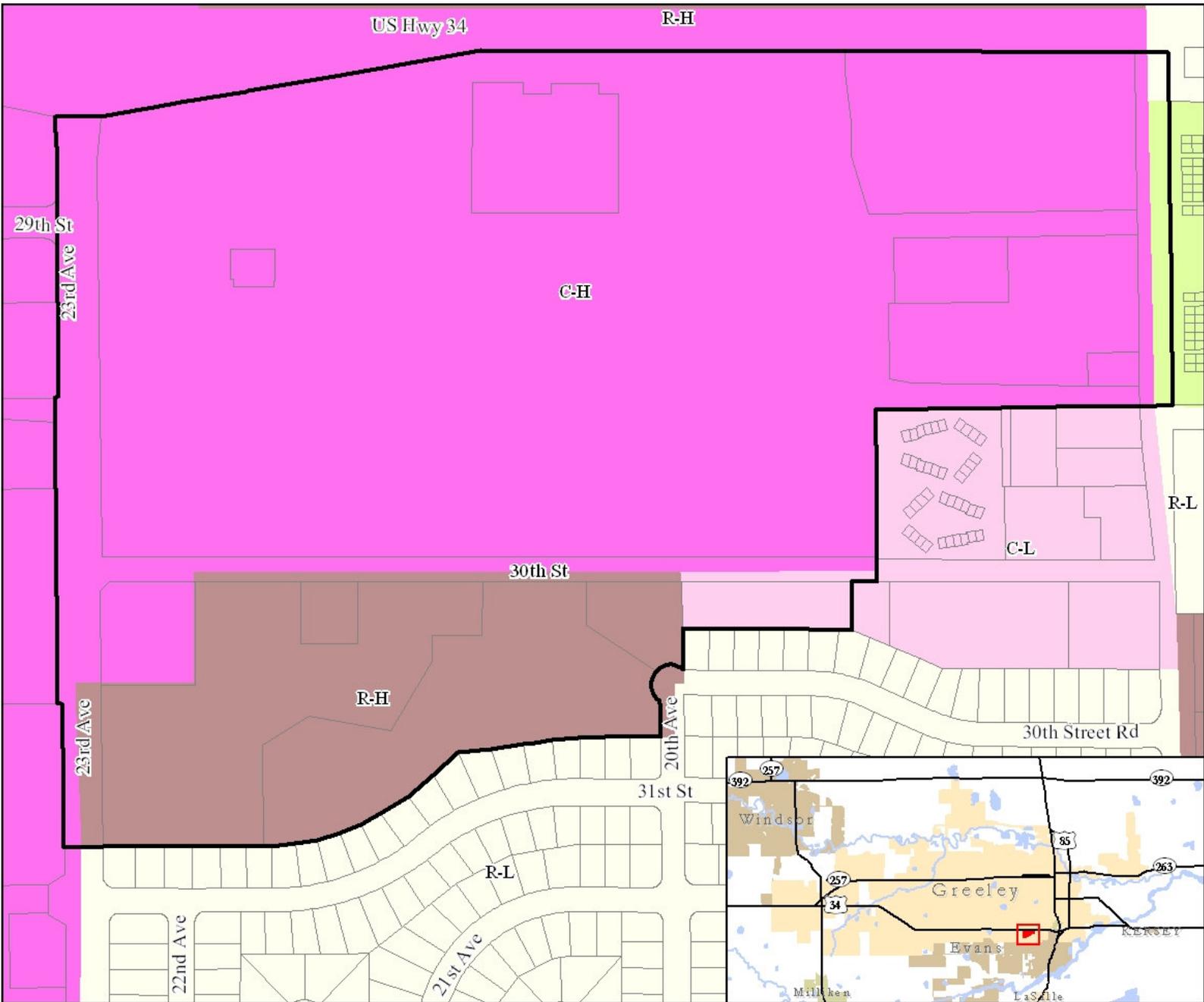
Aerial photography taken Summer of 2005.



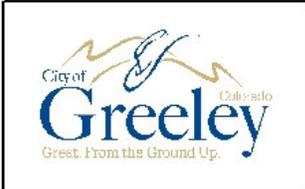
Source: City of Greeley Planning Department

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Greeley Mall TIF District



0 250 500 1,000 1,500 2,000 2,500 Feet



Weld County, Colorado

Created: June 9th 2008
By: Planning GIS

All planimetric data was digitized for aerial photographs dated 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Legend

- | | | | |
|---------------|-------------------------------|--|---------------------------------|
| | TIF District | | I-L Industrial Low Intensity |
| | Parcels | | I-M Industrial Medium Intensity |
| Zoning | | | PUD Planned Unit Development |
| | C-D Conservation District | | R-E Residential Estate |
| | C-H Commercial High Intensity | | R-H Residential High Density |
| | C-L Commercial Low Intensity | | R-L Residential Low Density |
| | H-A Holding Agriculture | | R-M Residential Medium Density |
| | I-H Industrial High Intensity | | RMH Residential Mobile Home |

Source: City of Greeley Planning Department

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Conditions Survey

Greeley Mall Area

Greeley, Colorado
January, 2008

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Conditions Survey

Greeley Mall Area

January 2008

Executive Summary

By designating declining portions of communities as “blighted” local government agencies can employ otherwise unavailable financial tools to facilitate redevelopment and new growth. The State of Colorado requires local governments to study declining areas according to certain criteria and make specific findings before declaring them “blighted.” Once designated, a plan for redeveloping blighted areas based on opportunities identified in the study must be developed.

In 2006, the John Evans Neighborhood Plan suggested the predominately commercial Greeley Mall Area be studied for “blight” and possible redevelopment. The Blight Study was conducted during the summer and early fall of 2007 by doing onsite investigations of individual parcels in the 81-acre area bounded by US Hwy 34, 23rd Ave., 30th St. and 17th Ave. Staff analyzed the data according to the appropriate guidelines and concluded that conditions meet appropriate State criteria warranting a formal “blight” designation.

The seven conditions of blight found in the study area include: deteriorating structures; defective street and lot layout; unsafe conditions; site deterioration; inadequate public improvements; and high crime incidence. In accordance with state law a redevelopment plan was created to address the issues raised in the study. The plan proposes a range of strategies designed to provide more options for the community and encourage new growth including establishing the area as a Tax Increment Finance District.

SECTION I

STUDY OVERVIEW

PURPOSE AND INTRODUCTION

The City established revitalization as an important goal when it created the Greeley Urban Renewal Authority (GURA) in 1969. GURA helps preserve the City's overall public health, safety and welfare by working to revitalize older parts of town that have begun to show signs of physical, economic and social decline. One way GURA accomplishes this is by closely studying such areas and developing detailed plans designed to address factors of decline while preserving the area's strengths.

One such initiative was conducted in the John Evans Neighborhood, a primarily residential area of 437 acres of land and 113 city blocks in south Greeley. City staff evaluated the condition of buildings, infrastructure and municipal service and made recommendations for change. The study and subsequent plan were approved by City Council in 2006 thereby establishing the Johan Evans as an urban renewal area. These actions stimulated housing rehabilitation, infrastructure upgrades and better municipal service in the area.

During the study process, staff recognized that the Greeley Mall and the adjacent apartments (Study Area) were deteriorating faster than the rest of the area and required more attention. As a result, GURA authorized a more focused study of the mall area on June 20, 2007. As a result, Community Development staff conducted the *Greeley Mall Area Conditions Survey* (Survey) during the summer and fall of 2007. The Survey analyzed conditions on all parcels located within the Study Area in order to identify factors contributing to "blight" as defined by State law.

By designating the Mall Area as blighted, the City of Greeley, through its urban renewal authority, can use tools such as tax increment financing (TIF) for redevelopment activities within the urban renewal area established in 2006.

This study represents a step towards achieving goals set out in the *City of Greeley 2020 Comprehensive Plan*. An important component of future redevelopment in the area will be identification of development programs which effectively leverage public investment, as well as funding mechanisms to complete the necessary infrastructure improvements.

DEFINITION OF BLIGHT

The determination that an area constitutes a blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors. Blight can be attributable to a number of conditions which, in combination, can accelerate the deterioration of an area. For purposes of the study, the definition of a blighted area is articulated in the Urban Renewal Law, as follows:

“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of defective or inadequate street layout;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Unusual topography or inadequate public improvements or utilities;*
- (g) Defective or unusual conditions of title rendering the title non-marketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*
- (l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if an, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

Source: Colorado Revised Statute § 31-25-103(2).

Since this state definition is a framework criteria, it is important to clarify its intention as it applies to the Study Area. According to state law, it is unnecessary for every condition of blight to be present to be designated as blighted. An area can qualify when as few as four or more conditions are present (or five conditions, in cases requiring the use of eminent domain). The conditions need not be present in each parcel, but must be found in the study area as a whole.

With this understanding, the Survey presents an overview of factors within the Study Area including a review of physical conditions sufficient to make a determination of blight. The “Summary of Findings” provides conclusions regarding the analysis and presence of blight in key areas; however, the Greeley City Council will make a final determination of blight for the entire Study Area based on the extent to which conditions constitute a liability for the Study Area.

STUDY METHODOLOGY

The Survey includes a detailed analysis of site, building and public improvement deterioration as well as dangers from environmental contamination, crime, flood and fire. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce maps showing blight conditions present in the Study Area. The Study involved the following elements:

- A. Field verification of property and building conditions to update available survey information;
- B. Analysis of infrastructure need in the subject area relative to its current function and adaptability to future land uses;
- C. Analysis of public safety data;
- D. Generation of study area maps depicting blight conditions.

Draft findings were shared in an open house style format, with invitations and meeting notices mailed to each property owner and/or tenant in the mall and adjacent apartments.

REPORT FORMAT

The Survey is presented in four sections. Section I presents an overview of the project, a definition of “blight,” and the study methodology. Section II presents a description of the Study Area and an overview of existing conditions. Section III defines the primary categories of blight and documents conditions which are present within each category. Section IV summarizes the findings from the research. The appendix includes maps of parcels exhibiting conditions contributing to blight, as well as a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

SECTION II:

AREA OVERVIEW AND DESCRIPTION

STUDY AREA DESCRIPTION

The approximately 81 - acre Study Area is bounded by US Hwy 34 on the north, 23rd Ave. on the west and 17th Ave. on the east. The southern boundary runs west from 17th Ave. before turning south crossing 30th St. and meandering generally southwest across 20th Ave. to 23rd Ave. The area encompasses 13 parcels and is dominated by the Greeley Mall and other smaller commercial uses in the north. The area also includes some multi-family residential property to the south. (See pg. 24 in Appendix A: *Greeley Mall Area Conditions Survey ~ Study Boundary*).

STUDY AREA CONTEXT

North Study Area

The mall, built in 1973, is just south of the U.S. Highway 34 Bypass on the north side of the study area. The portion of the mall that now houses Sears was added in 1981. Other anchors include Dillard's and JC Penney. The main building is characterized by box-like, single-story construction and little architectural definition. The site also includes a mix of detached structures on the east side of the site along 17th Ave. including a small strip center, First National Bank and a small office building, all built in the early to mid 1970's.

In recent years, a number of improvements and additions were made to the mall site. Renovations in 2004 included a 12-screen theater addition, main mall area expansion, entrance update, vaulted ceilings, new flooring, new interior and exterior finishes and new signs. Chuck E. Cheese, Olive Garden and Auto Zone are detached buildings also recently added to the site. While a general improvement in design, the architectural changes contrast with the older style of the original buildings. As a result, the area lacks cohesion in design and character.

Further, mall site traffic and growth appear to be lackluster despite the changes. Two vacant buildings exist on the site: one the result of a recent Pizza Hut closure and the other a boarded-up movie theater that occupies a fraction of an underused, largely unpaved lot. Habitat for Humanity, a non-profit organization is also located on the otherwise commercial mall site. The

Cactus Canyon, a bar with limited hours of operation in the evening, is a building that appears dark most of the day. The combination of dated appearance, vacancies and empty parking lots gives the impression of an area in distress.

South Study Area

Separated from the mall by 30th Ave., the four apartment complexes in this area were built between 1972 and 1979. The larger apartment complexes are a source of low-income housing with many residents receiving subsidy through the Section 8 program. Some buildings have been remodeled, but the complexes as a whole look dated and deteriorated. The South Center, a small commercial center adjacent to the apartments built in 1986, contains a Quizno's restaurant and other small retail uses.

EXISTING LAND USE AND ZONING DISTRICTS

Land uses throughout the area include retail, restaurants, apartments, bars, banks and office space. Zoning districts in the area include Commercial High-Intensity (CH), Commercial Low-Intensity (CL) and Residential High-Density (RH). The table below lists the zoning districts associated with each individual parcel in the study area:

<i>Parcel ID</i>	<i>Name of Occupant</i>	<i>Parcel Size (acres)</i>	<i>Zoning Districts</i>
1	Greeley Mall	49.8	CH - Commercial High-Intensity
2	Parking Lot	.2	
3	Sears	2.5	
4	Habitat & Cactus Canyon	6.1	
5	First National Bank	1	
6	Vacant Theater & lot	3.7	
7	Office Building	.2	
13	South Center	1.3	
8	Apartments	1.1	CL - Commercial Low-Intensity
9	Vacant lot	.9	RH - Residential High-Density
10	Sandalwood & Cedaridge Apts.	6.3	
11	Cedaridge Apts.	7.4	
12	Cedaridge Apts. Mgt. Office	.5	

The Greeley Comprehensive Plan offers the following guidance policies on land use related to this area:

LU3.7 Maintain an active, attractive, accessible pedestrian environment within and between commercial and residential uses with the following conditions:

A) Support the development of vibrant, healthy business areas that provide essential goods and services for and are compatible with adjacent neighborhoods;

- B) To the degree practical, integrate mixed activity in commercial areas with development in adjacent neighborhoods;*
- C) Provide an appropriate transition in the scale and intensity of development between areas; and,*
- D) Promote residential development that is desirable for residents and compatible with the adjacent commercial uses.*

LU5.3 Promote mixed land uses in order to integrate a full complement of development within neighborhood areas, resulting in “24-hour” communities offering less opportunity for crime to occur (see also policy PS2.1).

LU3.4 Provide for diverse uses that contribute to the City’s total employment base and provide services needed by community residents and businesses.

LU3.5 Encourage business development, expansion and vitality by allowing for a mix of business activities while maintaining compatibility with the area and goals for Neighborhood and Community Development Districts.

LU3.7 Maintain an active, attractive, accessible pedestrian environment within and between commercial and residential uses with the following conditions:

- A) Support the development of vibrant, healthy business areas that provide essential goods and services for and are compatible with adjacent neighborhoods;*
- B) To the degree practical, integrate mixed activity in commercial areas with development in adjacent neighborhoods;*
- C) Provide an appropriate transition in the scale and intensity of development between areas; and,*
- D) Promote residential development that is desirable for residents and compatible with the adjacent commercial uses.*

SECTION III

DETERMINATION OF STUDY AREA CONDITIONS

Significant findings of the Survey are presented in the following discussion. These findings are based on field investigations and analyses conducted in September 2007. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions of blight as defined by Colorado State Statutes exist in the Study Area. The principal categories reported here and in line with the statute include:

Building Conditions:

- (a) Slum, deteriorated or deteriorating structures

Site Conditions:

- (b) Faulty street layout
- (c) Faulty lot layout
- (d) Unsanitary or unsafe conditions
- (e) Deteriorating site or other improvements
- (f) Unusual topography or inadequate public improvements,
- (g) Endangerment from fire or other causes,
- (h) Unsafe or unhealthy work/live conditions,
- (i) Environmental contamination, and
- (j) High municipal requirements or site underutilization.
- (k.5) Health, safety, welfare factors requiring high levels of municipal response.

BUILDING CONDITIONS

Factor (a): Slum, Deteriorated and Deteriorating Structures

This section summarizes the on-site investigations of deterioration within the study area. State statutes recognize that while the process of deterioration or the existence of outmoded structures can constitute blight, there does not have to be total deterioration of the building.

The condition of deteriorating or deteriorated structures was primarily established through field survey work and observation of exterior physical conditions among 13 parcels and approximately 40 buildings within the Survey Area. No interior roof inspections were conducted. Building elements evaluated included the following:

- | | |
|----------------------------------------------|---------------------------|
| 1. Roof (flat roof; inspection not feasible) | 6. Windows and Doors |
| 2. Walls, fascia, soffits | 7. Stairways/Fire Escapes |
| 3. Foundation | 8. Mechanical Equipment |
| 4. Gutters/downspouts | 9. Loading Areas |
| 5. Exterior Finishes | 10. Fences/Walls/Gates |
| | 11. Other Structures |

The term “deteriorated or deteriorating structures” has been used in similar studies to include structures that are “outmoded” or “obsolete”. Outmoded and obsolete structures in this study are considered to be legal non-conforming as defined in the Greeley Development Code (Code):

Any building, structure, or use that does not conform to the regulations of this Code, but which was lawfully constructed, established and/or occupied under the regulations in force at the time of construction or initial operation.

Section 18.58.050 of the Code identifies the standards for establishing non-conforming uses and structures. Non-conforming structures are allowed to continue as long as:

- The non-conforming structure is not enlarged, moved, or altered in a way that increases its non-conformity and that if the structure were destroyed by more than 50% of its area or value it could not be rebuilt as it currently exists.
- If a non-conforming building or structure or portion of a non-conforming building or structure is destroyed by more than 50% of its replacement value, it cannot be constructed except in conformity with the Code.

Analysis:

Evidence of deteriorating structure(s) was found in 62 % of the parcels comprising 93 % of the survey area. The most common examples involve poorly maintained exterior finishes, fascia, walls, and soffits. There were fewer examples of deteriorating fences, stairways, balconies/railing, windows and doors.

Also, all thirteen parcels contained structures that are legal but do not conform to the current City Development Code. Because of the non-conformities, these properties are considered outmoded or obsolete. Common non-conformities that would prevent structures within the study area from being rebuilt as-is involved building setbacks and lack of open space.

Specific survey results are summarized below:

Parcel #	Name of Occupant(s)	Issues
4	Habitat & Cactus Canyon	<u>Blight elements</u> : deteriorating fascia & exterior finish; obsolete/outmoded <u>Non-conformities</u> : open space, landscaping, setbacks
6	Vacant Theater & lot	<u>Blight elements</u> : Missing, deteriorated soffit; rotting fascia; windows & doors boarded; obsolete/outmoded <u>Non-conformities</u> : open space, useable open space, landscaping, setbacks
8	Apartments	<u>Blight elements</u> : Walls & exterior finishes cracked, discolored; rotting wood shingle soffit (fire hazard); deteriorating chain link fence; obsolete/outmoded <u>Non-conformities</u> : open space, useable open space, landscaping, setbacks
10	Sandalwood & Cedaridge Apts.	<u>Blight elements</u> : Deteriorating walls, wood shingle siding (fire hazard); obsolete/outmoded <u>Non-conformities</u> : landscaping, setbacks
11	Cedaridge Apts.	<u>Blight elements</u> : Deteriorating walls, exterior finish, stairways/fire escapes & balconies/railing; obsolete/outmoded <u>Non-conformities</u> : landscaping, setbacks
12	Cedaridge Apts. Mgt. Office	<u>Blight elements</u> : Deteriorating siding, exterior finish; obsolete/outmoded <u>Non-conformities</u> : landscaping, setbacks
13	South Center	<u>Blight elements</u> : obsolete/outmoded <u>Non-conformities</u> : open space, landscaping, setbacks, architecture, parking

The Appendix section of this report includes photographs of representative examples of deteriorating structures found in the Study Area, a map of parcels exhibiting this condition, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

Conclusion: Sixty-two percent of the parcels in the study area show evidence of structural deterioration. One-hundred percent of the parcels in the study area contain structures that do not conform to current City development standards. As a result, the area meets blight criteria (a) *Slum, deteriorated, or deteriorating structures*, as defined by Colorado state law.

SITE CONDITIONS

The evaluation of site conditions is divided into four categories according to the definition of blight:

- 1) defective or inadequate street layout;
- 2) faulty lot layout;
- 3) unsafe or unsanitary conditions; and
- 4) deterioration of site or other improvements.

Representative conditions among each category of site deterioration are described as follows:

Factor (b): Defective or Inadequate Street Layout

This section summarizes the on-site investigations of street layout within the study area. This factor includes such conditions as inadequate street widths; dead ends; poor conditions of existing streets; poor provisions or unsafe conditions for the flow of traffic; including pedestrian and bicycle; traffic congestion; inadequate emergency vehicular access; obsolete and impractical street layout; or inadequate facilities for traffic flow or movement through the area. Street layout was evaluated according to the following basic criteria:

- | | |
|----------------------------------|-------------------------------|
| 1. Vehicular Access | 4. Parking layout substandard |
| 2. Internal circulation | 5. Traffic accident history |
| 3. Driveway definition/curb cuts | |

Analysis:

Evidence of inadequate street layout was found on 100% of parcels in the survey area as determined by current City access design standards. The most common examples involve poor vehicular access and internal circulation. Poorly defined driveways were also common. Specific survey results are summarized below:

Parcel #	Name of Occupant/Use	Issues
1	Greeley Mall	Poor internal circulation & driveway definition; high traffic accidents
4	Habitat & Cactus Canyon	Poor driveway definition; high traffic accidents
5	Bank	Poor driveway definition; high traffic accidents
6	Vacant Theater & lot	Poor vehicular access & internal circulation; driveway ; high traffic accidents & curb cut issues; no parking islands or striping
7	Office Building	Poor vehicular access; parking barricades in driveway; driveways poorly defined; parking lot unstriped; spaces near sign (not u; high traffic accidents p to code); no parking barricades in spaces
9	Vacant Lot	Vehicular access; driveway definition; high traffic

		accidents
10	Sandalwood & Cedaridge	Poor vehicular access; unstriped parking lot; only one access point; needless driveways and curb cuts; high traffic accidents
11	Cedaridge Apts.	Poor vehicular access (need public street to get around parcel); substandard parking layout (Parcels 11 & 12 should be merged) ; high traffic accidents
12	Cedaridge Apts. Mgt. Office	Poor vehicular access; single access point; non-existent internal circulation ; high traffic accidents
13	South Center	Poor vehicular access; high traffic accidents

Traffic accident records for the Greeley Mall area were compiled from data provided by the City of Greeley Police Department. The following table compares year 2005 accident data for the Mall Area (23rd Ave. from US Highway 34 Bypass – 30th St.; 30th St. from 23rd Ave.-17th Ave.; 17th Ave. from 30th St.- US Highway 34 Bypass) against rates for Centerplace, the other regional commercial center in Greeley.

Table 1 ~Regional Center Traffic Accident Comparisons

Location	Traffic Counts 2006 (exiting center)	Traffic Accidents 2005
Greeley Mall area (81.5 acres)	2400	58
Centerplace (50 acres)	6960	54

Data Source: Greeley Police Department 2005

Table 1 indicates similar occurrences between the mall site and Centerplace. However, given that Centerplace is a smaller center and experiences significantly more traffic than Greeley Mall, data appears to indicate that the number of traffic accidents at the mall is much higher proportionately. Staff could not confirm the accuracy of the comparison as only 2005 accident data was available whereas traffic count data was from 2006. Additional investigation as part of a redevelopment activity would be required to confirm suspicions and isolate specific problems.

Also on the mall site, staff noted a lack of definition between parking areas and internal circulation routes. If built today staff would require more striping and medians than currently exist. Finally, the driveway from the South Center onto 30th St. is less than 100 feet from the 23rd Avenue intersection. City code requires driveways to be at least 330 feet from intersections.

Conclusion: One-hundred percent of parcels in the study area show evidence of faulty street layout. Traffic accident data also suggests significant safety issues at the entrances to the Mall Area as compared to Centerplace. As a result, the area meets blight criteria (b) *Predominance of defective or inadequate street layout*, as defined by Colorado state law.

Factor (c): Faulty Lot Layout

This section summarizes the on-site investigations of lot layout within the study area. Included here are such problems as long and narrow or irregularly sized properties; obsolete and impractical lot layout; and configurations resulting in stagnant and unproductive conditions of the land by misuse or nonuse. Specific criteria used in the field survey include:

1. Faulty lot shape or layout
2. Vehicular access
3. Lot size

Analysis:

Eighty-Five percent of the parcels representing 91% of the study area show evidence of faulty lot layout. The most common occurrences were lot shapes and access issues that would not be created under current standards. Specific survey results are outlined below:

Parcel #	Name of Occupant/Use	Issues
6	Vacant Theater & lot	Oddly shaped lots; poor access
7	Offices	Vehicular access; inadequate lot size
9	Vacant Lot	Unimproved vehicular access (No driveways or curb cuts)
10	Sandalwood & Cedaridge	Faulty lot shape (majority of lot behind adjacent parcel)
11	Cedaridge Apts.	Faulty lot shape; single access point
12	Cedaridge Apts. Mgt. Office	Faulty lot shape; should be part of adjacent parcel
13	South Center	Lot too small; insufficient parking; poor access; non-compliant with code

Parcels 10 and 11 that contain the Cedaridge and Sandalwood Apartments are irregularly shaped and would not conform to current subdivision, setback or access standards. For example, the boundary between Parcels 10 and 11 runs through a shared parking lot. This irregular configuration could cause problems if Parcels 10 and 11 were purchased by separate individuals. Similarly, Parcel 12, which contains the club house and property management office for Cedaridge and Sandalwood, is too small for its current use. The office has to depend on the adjacent parcels to meet current parking standards, which would cause problems if the property were purchased by a separate individual than owns the apartments. Also, much of Parcel 10 is actually behind Parcel 11, which makes it dependent on Parcel 11 for access. Part of Parcel 10 is also situated behind Parcel 9, which causes similar access problems.

The office building has vehicular access problems including two speed bumps in the east driveway and poorly defined parking areas within the parcel. The lot size is also inadequate for the current use as it can only meet parking requirements by allowing parking in the front setback.

Finally, the lot containing the South Center is too small to accommodate its parking requirements. When the center was built, the owner agreed in writing that one store would remain vacant to meet parking requirements. Also, the driveway from the South Center onto 30th St. is less than 100 feet from the 23rd Avenue intersection. City code requires driveways to be at least 330 feet from intersections.

Conclusion: Eighty-Five percent of the parcels representing 91% of the study area show evidence of faulty lot layout. As a result, the area meets blight criteria (c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness*, as defined by Colorado state law.

Factor (d): Unsanitary or Unsafe Conditions

This section summarizes the on-site investigations of safety and sanitation within the study area. Conditions associated with this factor relate directly to the health and safety of those who use the site. Concerns in this section not only include direct hazards such as crime but issues such as poor lighting that may create dangerous situations and issues such as graffiti that may be an indicator of a potential safety issue. Specific criterion used in the field survey includes:

- | | |
|--------------------------------|---------------------------------|
| 1. Poorly lit or unlit areas | 6. Grading/steep slopes |
| 2. Cracked or uneven sidewalks | 7. Unscreened trash mechanical |
| 3. Environmental contaminants | 8. Abandoned vehicles |
| 4. Poor drainage | 9. High crime incidence |
| 5. Floodplain/Flood hazard | 10. Vagrants/vandalism/graffiti |

Analysis:

Common occurrences of blight factors included high crime incidence and unscreened trash (current City code requires trash receptacles to be out of sight). Specific survey results are outlined below:

Parcel #	Name of Occupant/Use	Issues
1	Greeley Mall	Unscreened/unenclosed trash; high crime incidence
2	Mall Parking	High crime incidence
3	Sears Building	Unscreened/unenclosed trash; high crime incidence
4	Habitat Center	Unscreened/unenclosed trash; high crime incidence
5	Bank	Unscreened/unenclosed trash; high crime incidence
6	Vacant Theater	High crime incidence
7	Offices	Unscreened/unenclosed trash; cracked sidewalks in front; high crime incidence
8	Apartments	High crime incidence
9	Vacant lot	High crime incidence
10	Apartments	High crime incidence
11	Apartments	High crime incidence

12	Mgt. Office	High crime incidence
13	South Center	Unscreened/unenclosed trash; graffiti on back of building; high crime incidence

Crime statistics are tracked by calls to specific cross streets as opposed to specific parcels or locations. As a result, staff used crime statistics for major intersections in/around the study area to determine conditions of crime incidence. Because of a significant number of crime calls at each intersection in the study area, staff attributed high crime incidence to all parcels in the study area.

Police calls to the commercial portion of the study area are separated from those to the residential portion. (Note: residential portion contains South Center) Data from the Centerplace regional commercial center was included for comparison purposes. Since Centerplace does not include the residential component that the mall site does, no residential statistics were included.

While theft was the highest occurring type of crime call, vandalism, assault and burglary were also significant. The total number of crime calls to the study area for the mall site was more than four times that of Centerplace. The number of calls to the commercial portion alone was almost three times that of Centerplace.

2005 Police Calls Comparison: Greeley Mall Area vs. Centerplace Area						
	<i>Assault</i>	<i>Burglary</i>	<i>Robbery</i>	<i>Theft</i>	<i>Vandalism</i>	<i>Total</i>
Mall area Only	21	4	0	97	19	141
Residential (includes South Center)	10	17	1	38	20	86
Greeley Mall Area Total	31	21	1	135	39	227
Centerplace	1	1	2	44	5	53

**No murder data available for either site.*

*** No rapes reported for either site.*

Conclusion: All of the parcels in the study area exhibited evidence of unsanitary or unsafe conditions particularly with respect to high crime incidence. Because the incidence of crime was significantly higher than Centerplace, the comparison site, the area is thought to meet blight criteria (d) *Unsanitary or Unsafe Conditions*.

Factor (e): Deteriorating Site or Other Improvements

This section summarizes the on-site investigations of site or improvement deterioration within the study area. Elements of this factor relate solely to the conditions of the site itself and any improvements made to it regardless of the condition of the structures on it. Specific criteria used to evaluate the site include:

1. Presence of Billboards
2. Signage problems
3. Neglect/maintenance
4. Trash/debris/weeds
5. Parking surface
6. Lack of landscaping

Analysis:

Ninety-two percent of parcels comprising 99 % of the study area showed evidence of site deterioration. The most predominant examples were inadequate landscaping and general neglect. Specific survey results are outlined below:

Parcel #	Name of Occupant/Use	Issues
1	Greeley Mall	Inadequate landscaping
2	Mall Parking	Inadequate landscaping
3	Sears Building	Inadequate landscaping
4	Habitat Center	Inadequate landscaping; signage problems; neglect/maintenance
5	Bank	Inadequate landscaping
6	Vacant Theater	Inadequate landscaping; deteriorating parking surface
7	Offices	Inadequate landscaping
8	Apartments	Inadequate landscaping; general maintenance neglected
9	Vacant Lot	general maintenance neglected; trash
10	Sandalwood & Cedaridge	Inadequate landscaping; signage problem; trash; deteriorating parking surface
11	Cedaridge	Inadequate landscaping; general maintenance neglected; deteriorating parking surface

Almost every parcel evaluated lacked the degree of landscaping and/or open space that would be required by current standards. There was also a fairly common occurrence of deteriorating parking surfaces that required resurfacing. Some parcels exhibited general maintenance and neglect issues involving trash and weeds.

Conclusion: Ninety-two percent of parcels representing 99 % of the study area showed evidence of site deterioration. As a result, the area meets blight criteria (*e*) *Deterioration of site or other improvements*, as it is defined in by Colorado state law.

Factor (f): Unusual Topography or Inadequate Public Improvements

This section summarizes the on-site investigations of topography and public improvements within the study area. This factor evaluates the site in terms of topography that could make it difficult to development. This factor also evaluates the status of public improvements in order to identify deficiencies. Specific criteria used to evaluate the site included:

1. Slopes or unusual terrain
2. Street pavement
3. Curb and gutter
4. Street lighting
5. Overhead utilities
6. Lack of sidewalks
7. Water/sewer service
8. Storm sewer/drainage

Analysis:

Forty-six percent of parcels comprising 84 % of the study area exhibited examples of inadequate public improvements. The two most common problems were the absence of sidewalks and deteriorating curbs and gutters. Overhead utilities were also a problem in two cases. Specific survey results are outlined below:

Parcel #	Name of Occupant/Use	Issues
1	Greeley Mall	No curb/gutter in places; no sidewalks; overhead utilities
4	Habitat Center	No sidewalks; overhead utilities
5	Bank	Deteriorating curb and gutter; no sidewalks
6	Vacant Theater	No sidewalks
9	Vacant Lot	No sidewalks; no curb and gutter
10	Sandalwood & Cedaridge	No sidewalks; no curb and gutter

Conclusion: While almost half (46%) of the parcels surveyed representing 84 % of the study area exhibit examples of inadequate public improvements, the occurrences are isolated and do not warrant an overall designation of blight under this criterion. Therefore, the area does not meet blight criteria (f) *Unusual topography or inadequate public improvements or utilities*, as defined by state law.

Factor (g): Conditions of Defective or Unusual Title

Factors in this category include irregularities that would render the property non-marketable.

Conclusion: Title conditions were not evaluated. Therefore the area is not considered to meet blight criteria (g) *conditions of defective or unusual title*.

Factor (h): Danger to Life, Property

This section summarizes the on-site investigations of safety within the study area. Factors such as buildings or property not in compliance with current fire codes, building codes or environmental regulations (asbestos or soil contamination) may be applicable here. Specific criteria used in the field survey are as follows:

1. Fire Safety Problems
2. Environmental Contaminants
3. High Crime Incidence
4. Floodplain

Analysis:

All parcels in the survey area exhibit high crime incidence. See discussion under blight criteria (d) *Unsanitary or Unsafe Conditions* for details. The Study Area does not exhibit any other elements under this criterion.

Conclusion: One-hundred percent of the parcels in the study area exhibit high crime incidence. Crime statistics for the area are more than four times those in Centerplace, the other regional commercial center in Greeley. As a result, the area meets blight criteria (h) *The existence of conditions that endanger life or property by fire or other causes*, as it is defined in by Colorado state law.

Factor (i): Unsafe, Unhealthy for Live-Work

This section summarizes the on-site investigations of health and safety within the study area. Factors such as buildings or property not in compliance with fire codes, building codes or environmental regulations (asbestos or soil contamination) may be applicable here.

1. Environmental contaminants
2. Fire safety problems
3. Building/facilities unsafe

Analysis:

No building or site has been confirmed to be environmentally contaminated in the study area. According to the John Evans Neighborhood Plan adopted in 2006 all structures in the study area are within an acceptable distance (300-400 feet) of a fire hydrant. While structures were not inspected on the inside or the roof, City building officials knew of no safety issues with structures in the study area.

Conclusion: The study area does not meet blight factor (i): Unsafe, Unhealthy for Live-Work.

Factor (j): Environmental Contamination

Conclusion: No building or site has been confirmed to be environmentally contaminated in the study area.

Factor (k.5): High service demands or site underutilization

This section summarizes the on-site investigations of service demands and site utilization within the study area. This statutory category considers two different conditions that can impact the welfare of an area. Sites (in this case parcels) exhibiting “health, safety, or welfare factors requiring high levels of municipal services” may include areas of high crime or repeated fire code violations. Areas characterized by “substantial physical underutilization or vacancy of sites, buildings, or other improvements” may include vacant lots, parcels with vacant structures, or parcels for which the value of improvement is disproportionately small in relation to the land value.

Analysis:

All parcels in the survey area exhibit high crime incidence. See discussion for blight condition (d) above for details. Also, six of the 13 parcels exhibit site underutilization. Specific survey results are outlined below:

Parcel #	Name of Occupant/Use	Issues
1	Greeley Mall	High crime; site underutilization; high traffic accidents
2	Vacant lot	High crime; site underutilization; high traffic accidents
3	Sears	High crime; high traffic accidents
4	Habitat for Humanity Center	High crime; site underutilization; high traffic accidents
5	Bank	High crime; high traffic accidents
6	Vacant Theater & lot	High crime; site underutilization; high traffic accidents
7	Office Building	High crime; high traffic accidents
9	Vacant Lot	High crime; site underutilization; High crime; high traffic accidents
10	Sandalwood & Cedaridge	High crime; site underutilization; High crime; high traffic accidents
11	Cedaridge Apts.	High crime; high traffic accidents
12	Cedaridge Apts. Mgt. Office	High crime; high traffic accidents
13	South Center	High crime; high traffic accidents

Examples of underutilization include two vacant buildings on the site. The Pizza Hut recently closed and the old movie theater has been closed since before the new theater was added on the site in 2005. Other examples of underutilization include the non-profit Habitat for Humanity store that occupies what could be a prime commercial location facing the U.S. Highway 34 Bypass and the City Youth Enrichment Office in a prime location within the mall itself. While these are valuable community services they could be sited in non-prime retail locations. Finally, Parcels #2 and #9 are completely vacant and the portion of Parcel #10 containing the Sandalwood Apartments is much too large for that use.

Conclusion: One-hundred percent of the parcels in the study area exhibit high crime incidence. Crime statistics for the area are more than four times those in Centerplace, the other regional commercial center in Greeley. Also, a number of parcels in the study area including the mall site are considered to be underutilized. As a result, the area meets blight criteria *(k.5) the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements*, as it is defined in by Colorado state law.

SECTION IV

SUMMARY OF FINDINGS

The presence of blight “...*substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare...*” [Colorado Revised Statute 31-25-103(2)]

It is the conclusion of this survey that within the Study Area, as described in this report, there is a presence of adverse physical conditions sufficient to meet criteria established in the state statute. Although some portions of the Study Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Study Area as a whole, which could lead the legislative body to a finding that this area is blighted. The conclusion of this study is based on the following summary of qualifying conditions found in the Study Area and described in this report.

(a): *Deteriorating or deteriorated structures* were evident within the Study Area particularly with respect to walls, fascia, soffits, foundation and exterior finish.

(b): *Conditions of faulty street layout* and (c): *Conditions of faulty lot layout* existed throughout the Study Area. The most common problems involved poor vehicular access and faulty lot layout, shape and size.

(d): *Unsafe or Unsanitary Conditions*, (h): *Danger to life and property* and (k.5): *High Services Demand* were prevalent throughout the Study Area in the form of high crime incidence.

(e): *Substandard site improvements* were prevalent throughout the Study Area. Conditions included parking surface deterioration, neglect and site maintenance problems, trash/debris/weeds and lack of landscaping.

The table below summarizes blight qualifying conditions in the Study Area:

Greeley Mall Area Conditions Survey – Summary of Findings

<i>Blight Qualifying Conditions</i>	<i>Condition Met</i>
<i>(a) Slum, deteriorated, or deteriorating structures;</i>	yes
<i>(b) Predominance of defective or inadequate street layout;</i>	yes
<i>(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;</i>	yes
<i>(d) Unsanitary or unsafe conditions;</i>	yes
<i>(e) Deterioration of site or other improvements;</i>	yes
<i>(f) Unusual topography or inadequate public improvements or utilities;</i>	no
<i>(g) Defective or unusual conditions of title rendering the title non-marketable;</i>	no
<i>(h) The existence of conditions that endanger life or property by fire or other;</i>	yes

<i>causes;</i>	
<i>(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;</i>	no
<i>(j) Environmental contamination of buildings or property;</i>	no
<i>(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.</i>	yes

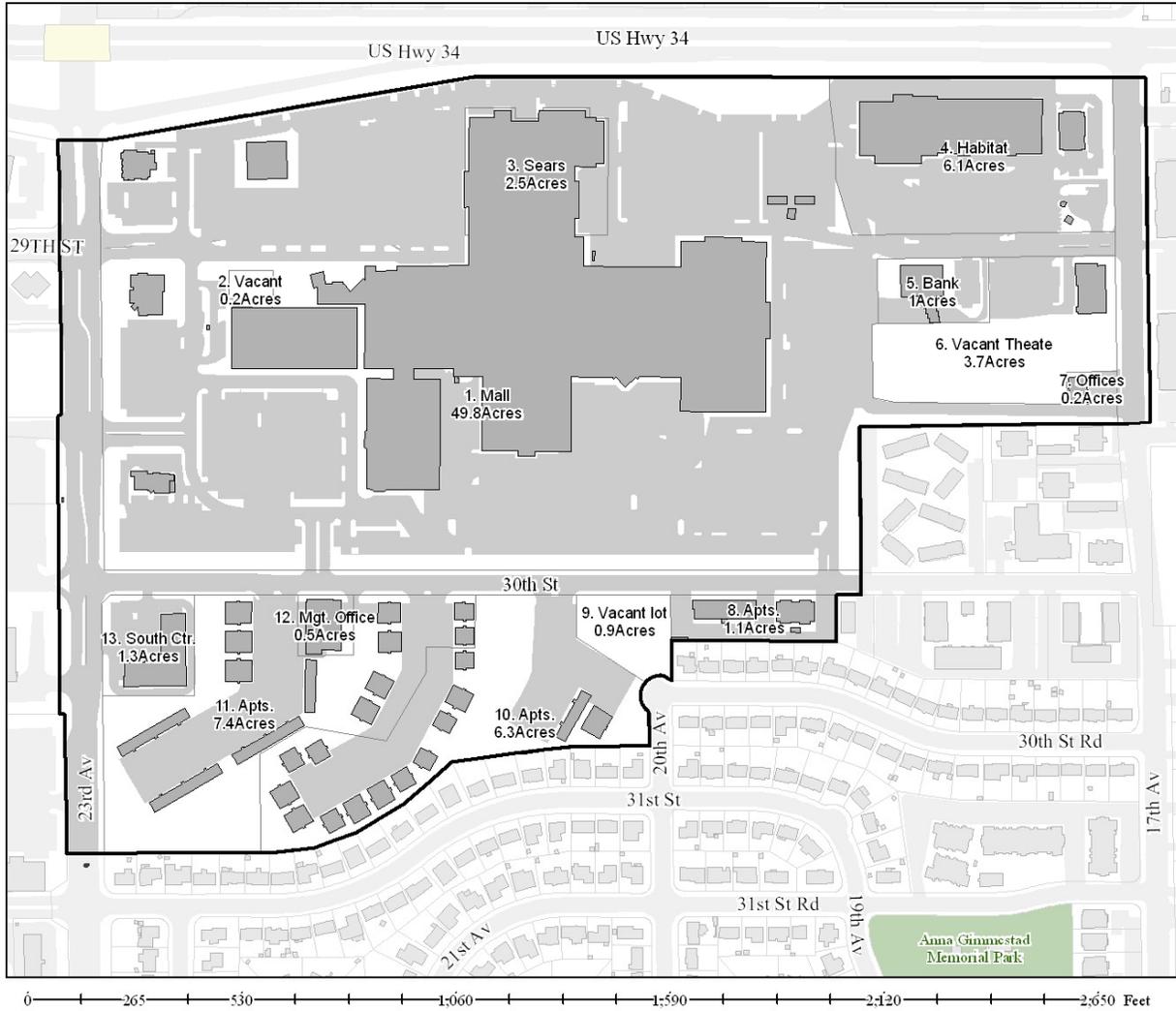
APPENDIX A: MAPS OF CONDITIONS SURVEY FINDINGS

Greeley Mall Area Conditions Survey ~ Study Area Boundary.	24
Blight Factor (a) ~ Slum, Deteriorated or Deteriorating Structures.	25
Blight Factor (b) ~ Faulty Street Layout.	26
Blight Factor (c) ~ Faulty Lot Layout.	27
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Blight Factor Composite Map ~ Contributing Conditions.	33

**There were no contributing conditions for Blight Factor (g) Defective or Unusual Title, Blight Factor (i) Unsafe/ Unhealthy for living- work, and Blight Factor (j) Environmental Contamination, so no maps were created for these blight factors.*

Greeley Mall Area Conditions Survey

Study Area Boundary



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By: Planning GIS

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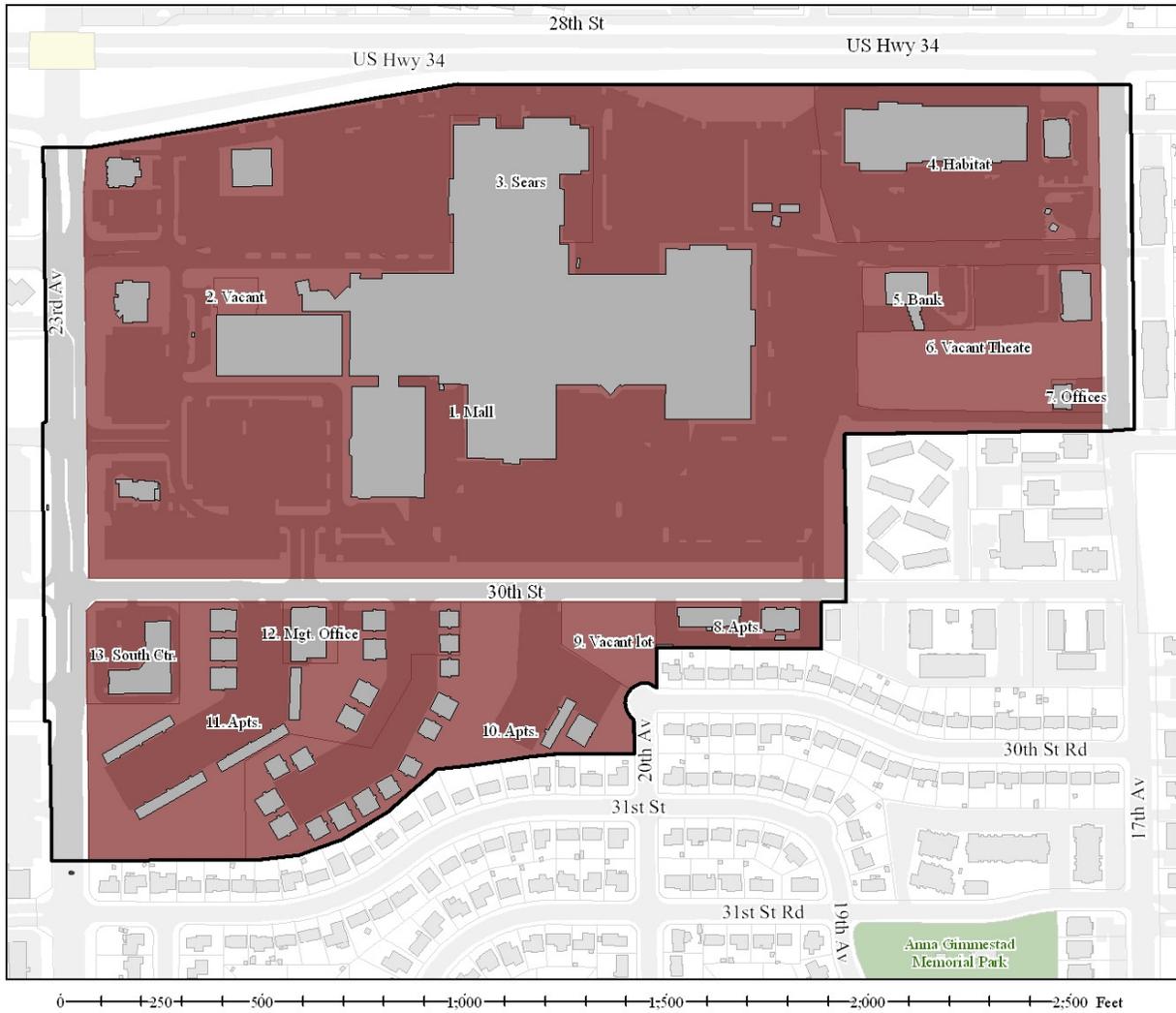
- Greeley Mall Study Boundary
- Study Area Summary
- # of Parcels: 13
- Acres: 81
- Legal Description Numbers
- Structures
- Streets/Pavement
- Parcels
- Parks

Source: City of Greeley Planning Department

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Blight Factor (a)

Slum, Deteriorated or Deteriorating Structures




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Legend

Blight Factor (a)	# of Parcels	Acres
0 Contributing Conditions <i>(By Parcel)</i> <i>(Not Blighted)</i>	0	0
1 - 7 Contributing Conditions <i>(Blight Area)</i>	13 (100%)	81 (100%)

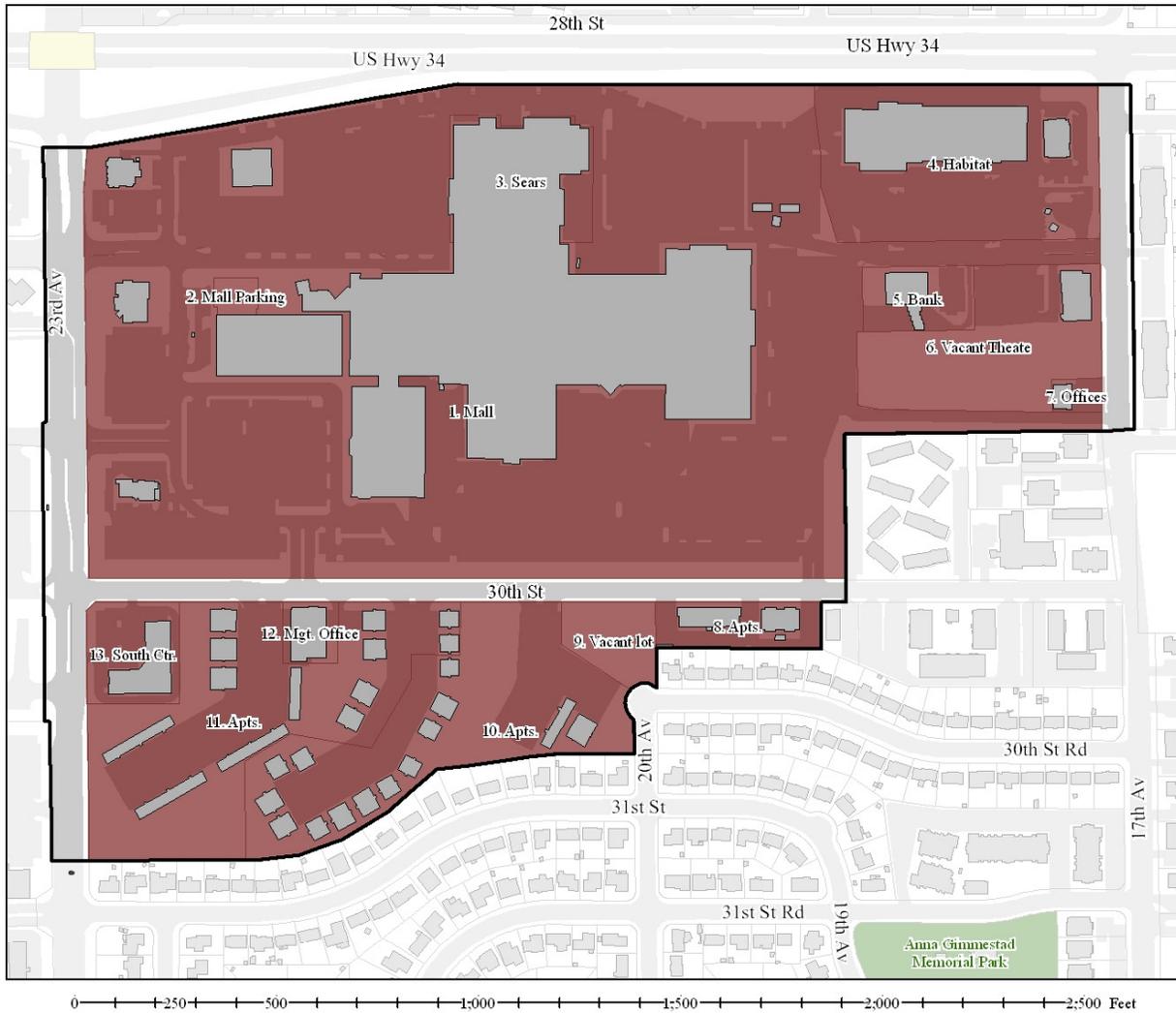
Note: Entire parcels were assessed; larger parcels like the mall have multiple structures that exhibit extremely low amounts of contributing conditions including the mall itself. However other structures within a parcel as a whole may exhibit the contributing conditions leading to findings of blight.

-  Greeley Mall Study Boundary
-  Structures
-  Streets/Pavement
-  Parcels
-  Parks

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Blight Factor (b)

Inadequate Street Layout



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Blight Factor (b) Street Assessment <i>(By Parcel)</i>	# of Parcels	Acres
0 Contributing Conditions <i>(Not Blighted)</i>	0	0
1 - 5 Contributing Conditions <i>(Blight Area)</i>	13 (100%)	81 (100%)

Note: Entire parcels were assessed, larger parcels like the mall have multiple streets that exhibit extremely low amounts of contributing conditions including the mall itself. However other streets within a parcel as a whole may exhibit the contributing conditions leading to findings of blight.

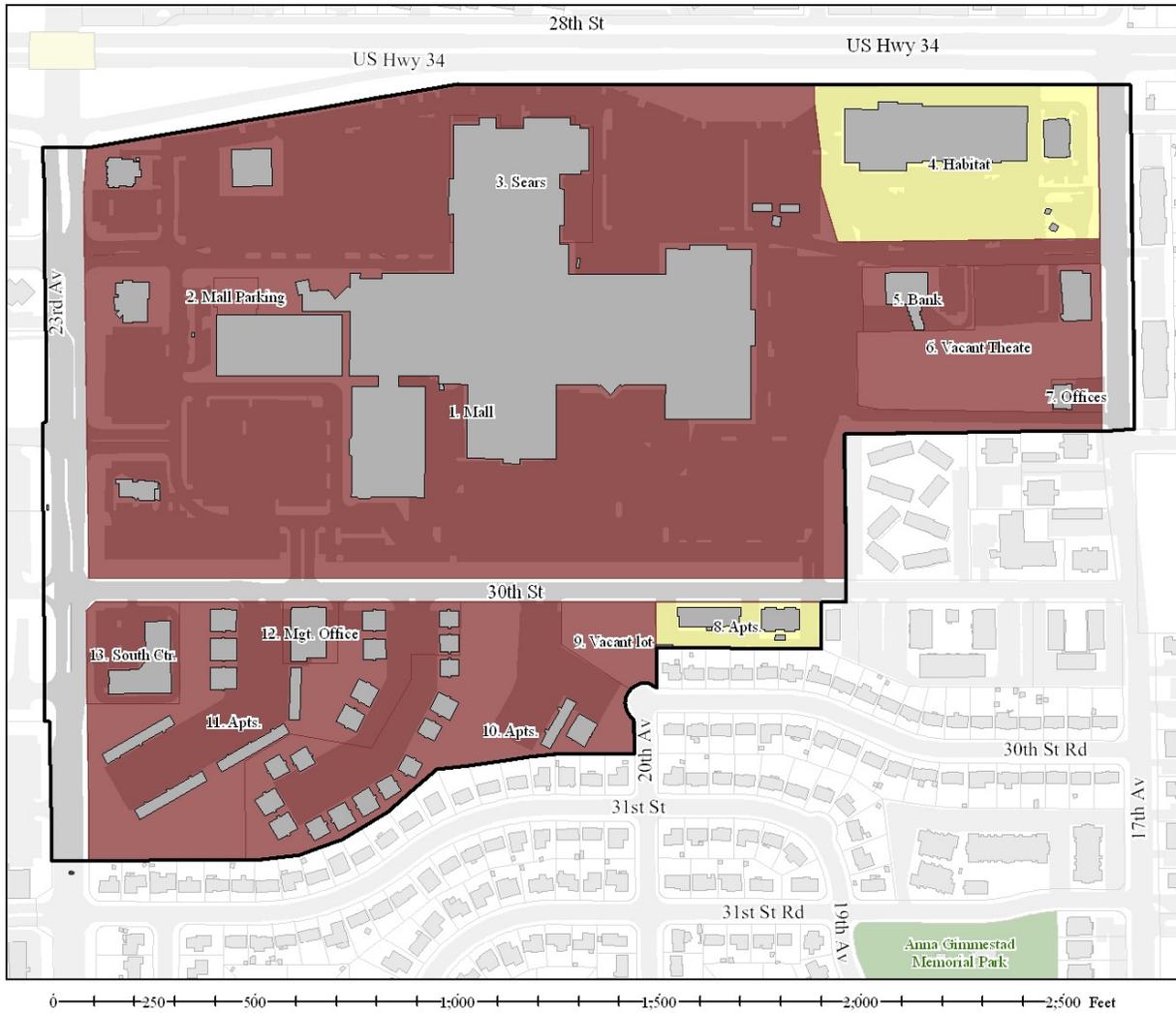
- Greeley Mall Study Boundary
- Structures
- Streets/Pavement
- Parcels
- Parks

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Blight Factor (c)

Faulty Lot Layout




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Legend

Blight Factor (c) Faulty Lots <i>(By Parcel)</i>	# of Parcels	Acres
 0 Contributing Conditions <i>(Not Blighted)</i>	2 (15%)	7.1 (9%)
 1 - 3 Contributing Conditions <i>(Blight Area)</i>	11 (85%)	69.9 (91%)

Note: In many cases vehicular access to specific parcels is either ill defined or non-existent. The clearest case of faulty lot layout remains on the south side of the study area.

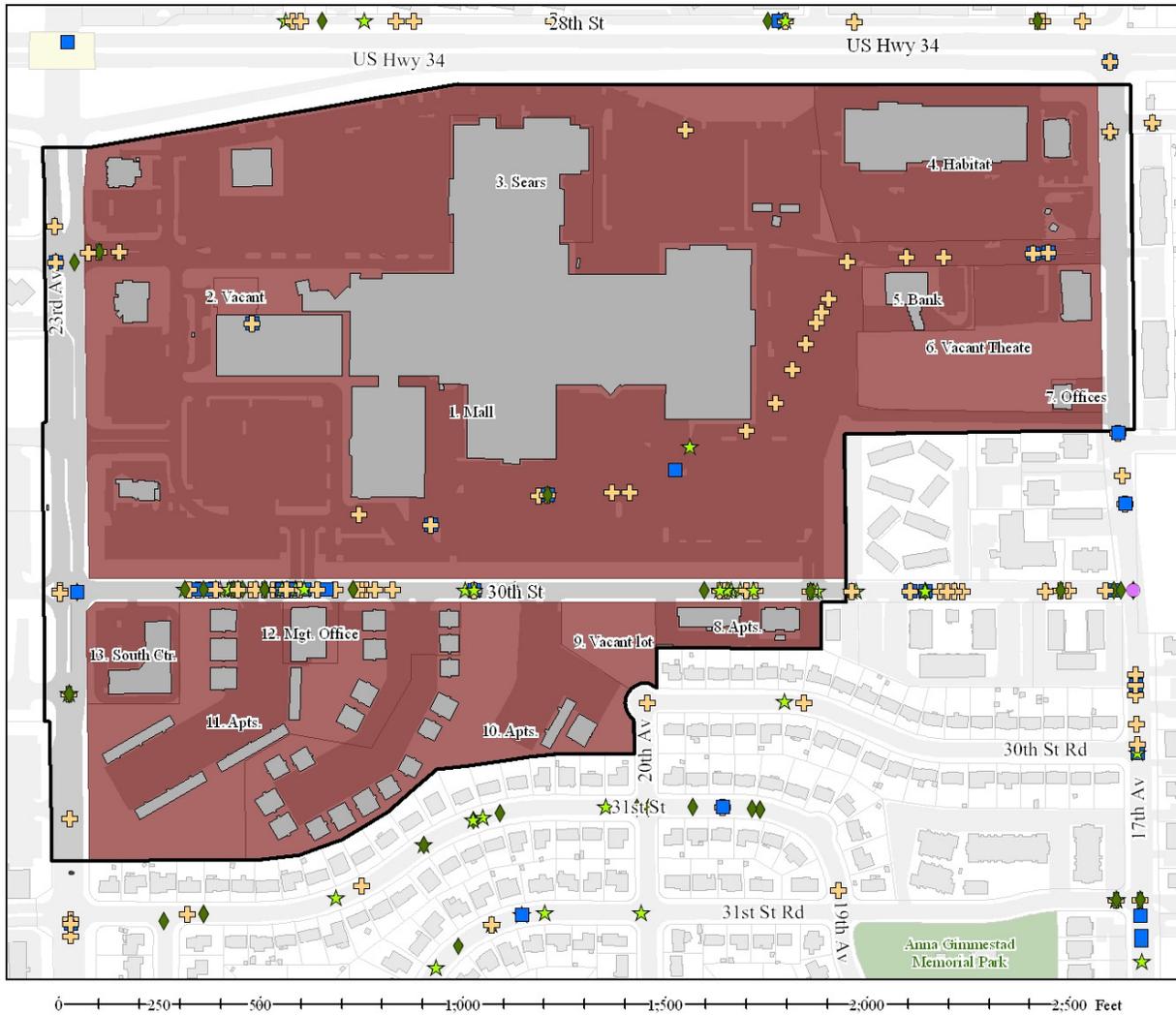
-  Greeley Mall Study Boundary
-  Structures
-  Streets/Pavement
-  Parcels
-  Parks

Source: City of Greeley Planning Department

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Blight Factor (d)

Unsanitary or Unsafe Conditions



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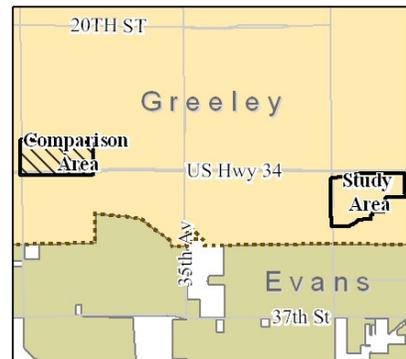
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1 - 3 Contributing Conditions (100% of Parcels & Area)

	Study Area	Mall Only	Res. Only	Centerplace (Comparison)
Assault	31	21	10	1
Burglary	21	4	17	1
Robbery	1	0	1	2
Theft	135	97	38	44
Vandalism	39	19	20	5

Note: Crime statistics were taken from 2005 Calls for Service Data.

- Greeley Mall Study Boundary
- Structures
- Streets/Pavement
- Parcels
- Parks

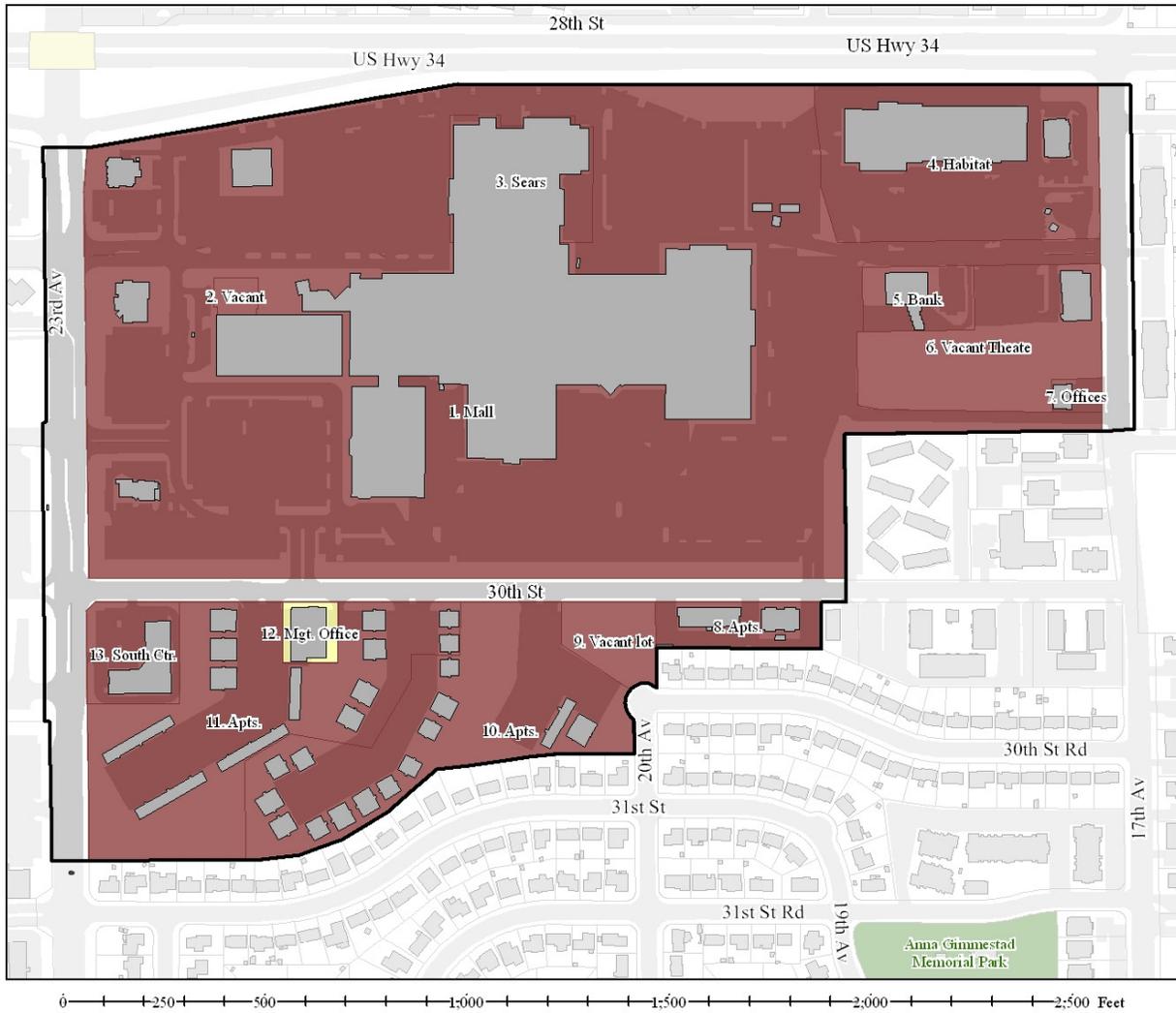


Source: City of Greeley Planning Department

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Blight Factor (e)

Deteriorating Site / Other improvements



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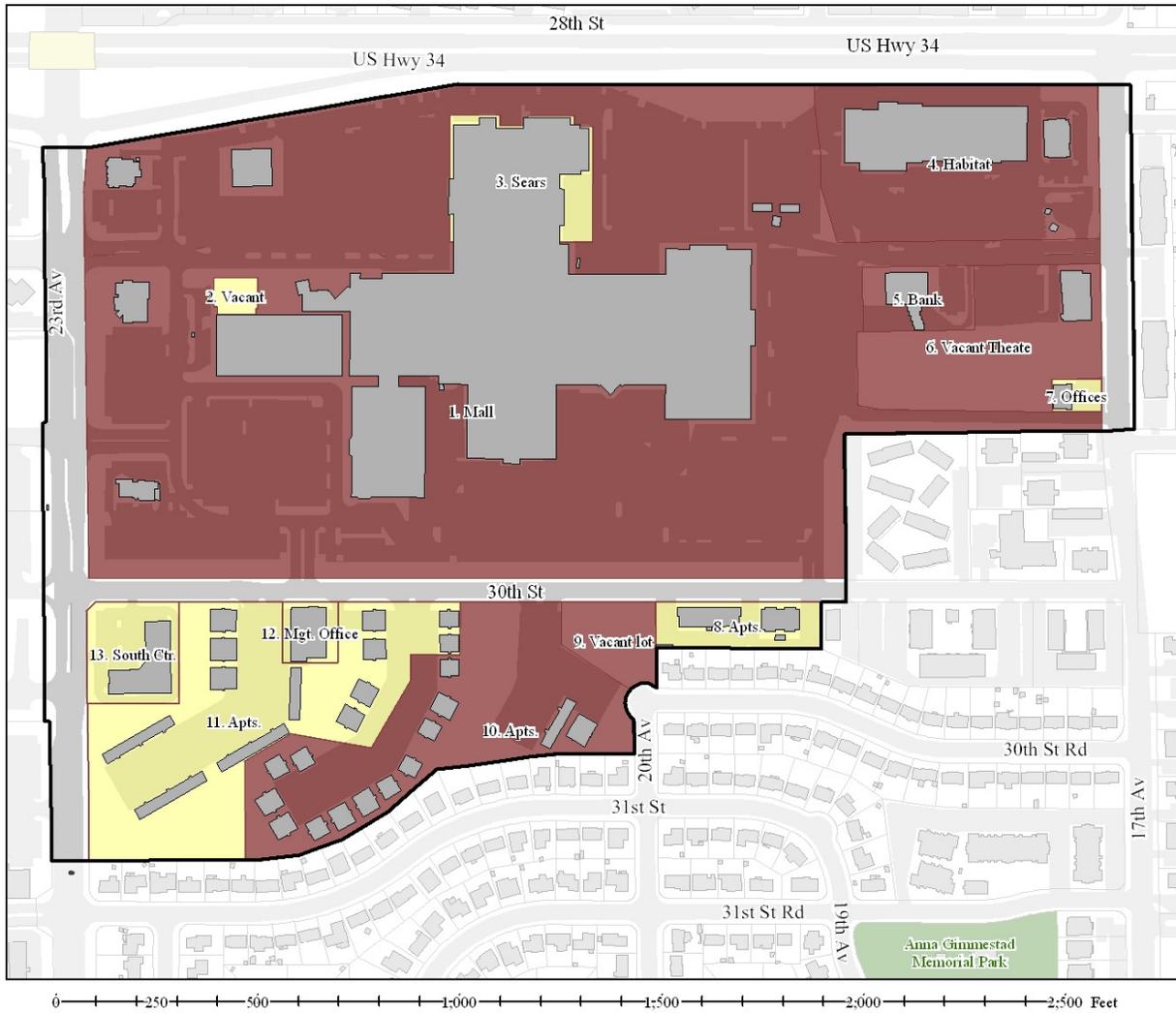
Blight Factor (e) Site Assessment	# of Parcels	Acres
0 Contributing Conditions <i>(By Parcel)</i> <i>(Not Blighted)</i>	1 (8%)	0.5 (1%)
1 - 4 Contributing Conditions <i>(Blight Area)</i>	12 (92%)	79.2 (99%)

- 0 Contributing Conditions
- 1 - 4 Contributing Conditions
- Greeley Mall Study Boundary
- Structures
- Streets/Pavement
- Parcels
- Parks

Source: City of Greeley Planning Department

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Blight Factor (f) Unusual Topography or Inadequate Public Improvements



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Blight Factor (e) Site Assessment	# of Parcels	Acres
0 Contributing Conditions <i>(By Parcel)</i> <i>(Not Blighted)</i>	7 (54%)	13.2 (16%)
1 - 3 Contributing Conditions <i>(Blight Area)</i>	6 (46%)	67.8 (84%)

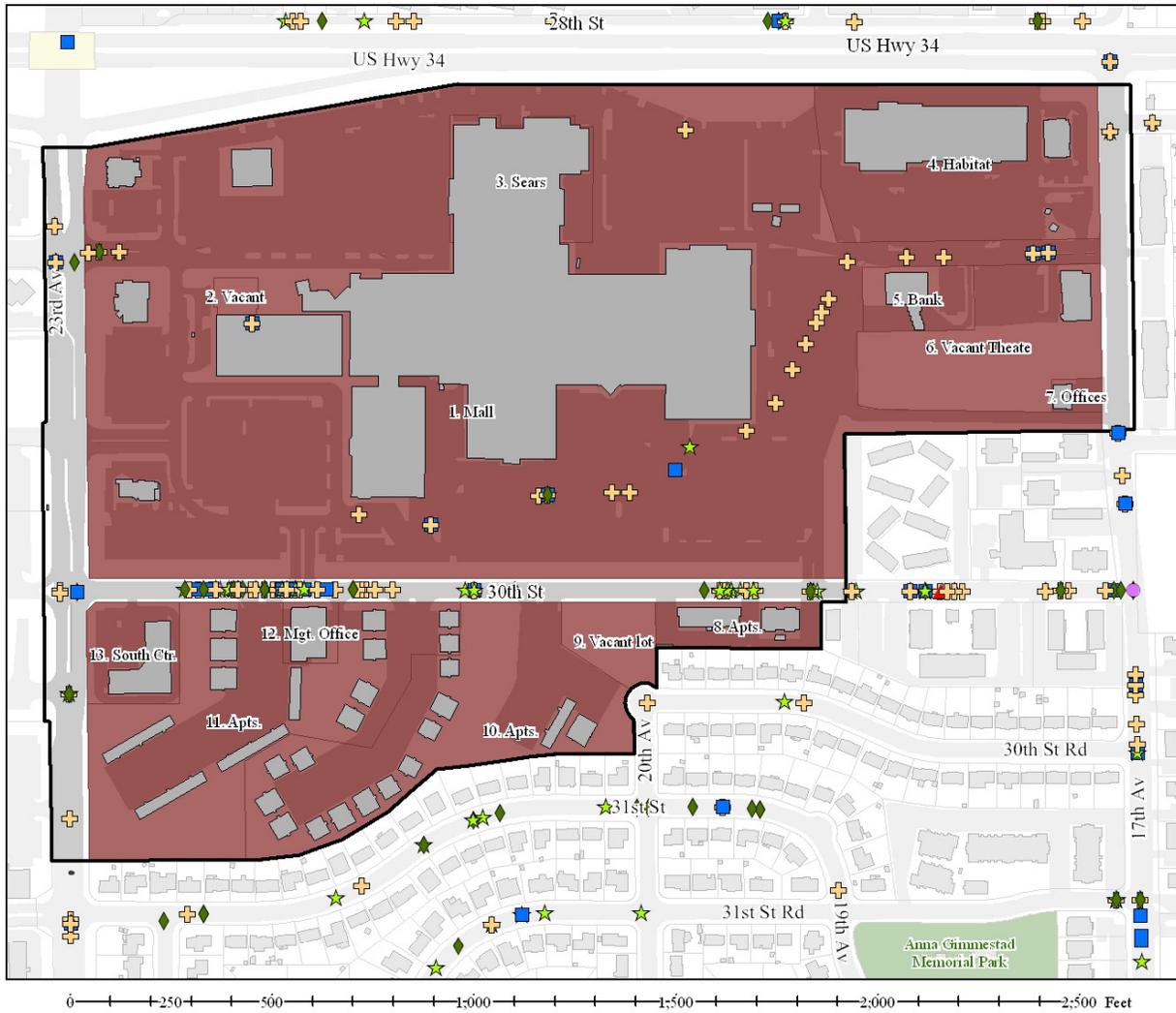
- Greeley Mall Study Boundary
- Structures
- Streets/Pavement
- Parcels
- Parks

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Blight Factor (h)

Danger to life, Property




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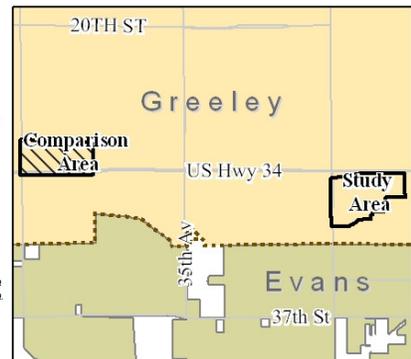
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 1 Contributing Conditions (100% of Parcels & Area)

	Study Area	Mall Only	Res. Only	Centerplace (Comparison)
 Assault	31	21	10	1
 Burglary	21	4	17	1
 Robbery	1	0	1	2
 Theft	135	97	38	44
 Vandalism	39	19	20	5

Note: Crime statistics were taken from 2005 Calls for Service Data.

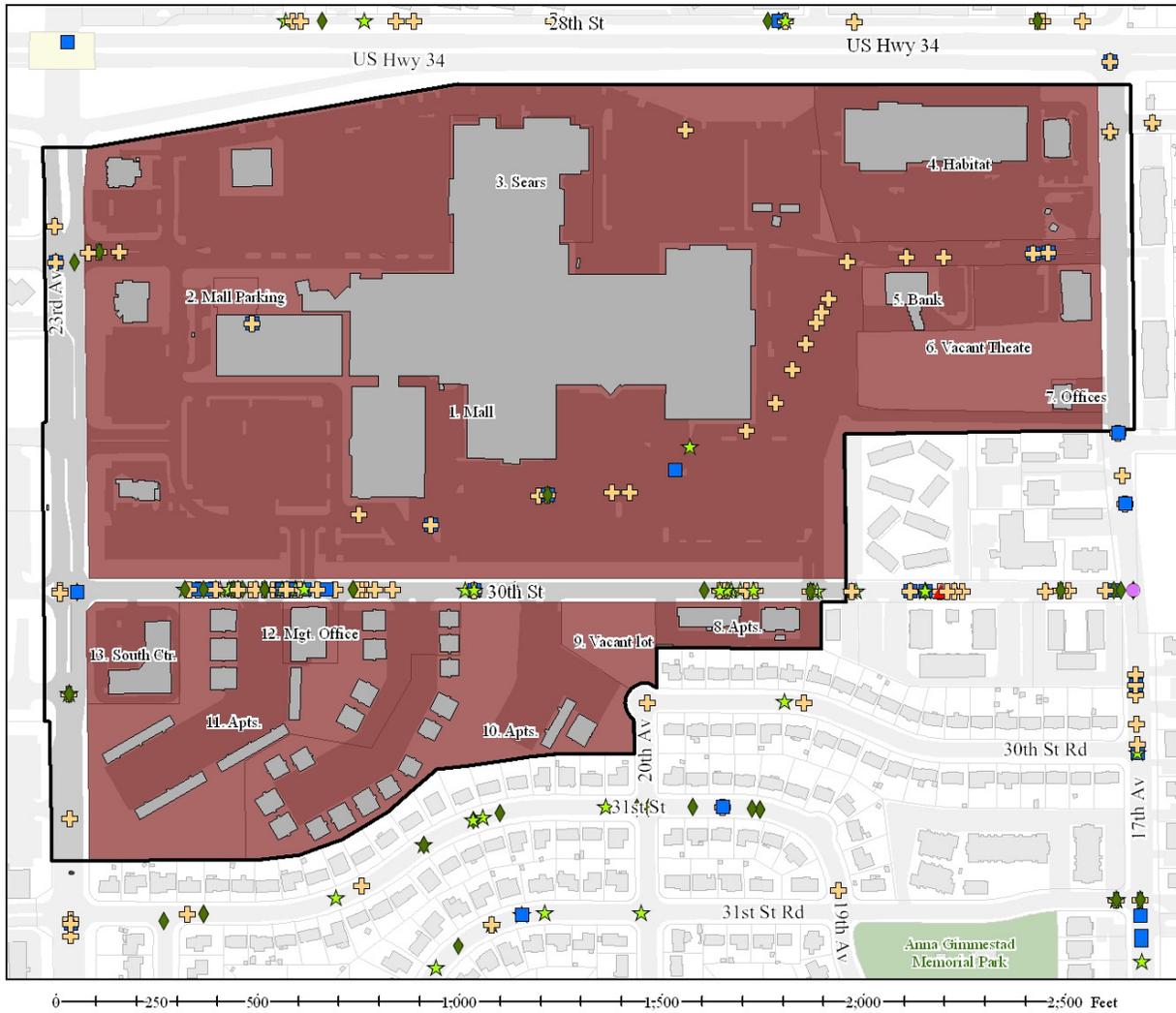
 Greeley Mall Study Boundary
 Structures
 Streets/Pavement
 Parcels
 Parks



Source: City of Greeley Planning Department

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Blight Factor (k.5) High Service Requirements or Site Under-Utilization



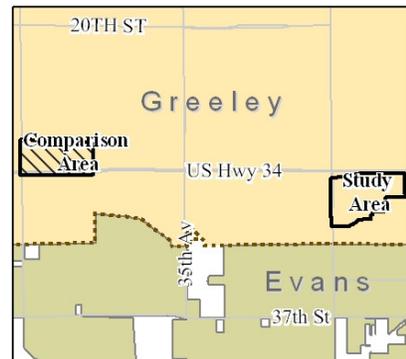
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Legend

- 1 - 3 Contributing Conditions (100% of Parcels & Area)
 - Assault
 - Burglary
 - Robbery
 - Theft
 - Vandalism
 - Greeley Mall Study Boundary
 - Structures
 - Streets/Pavement
 - Parcels
 - Parks
- | | Study Area | Mall Only | Res. Only | Centerplace (Comparison) |
|-----------|------------|-----------|-----------|--------------------------|
| Assault | 31 | 21 | 10 | 1 |
| Burglary | 21 | 4 | 17 | 1 |
| Robbery | 1 | 0 | 1 | 2 |
| Theft | 135 | 97 | 38 | 44 |
| Vandalism | 39 | 19 | 20 | 5 |
- Note: Crime statistics were taken from 2005 Calls for Service Data.*

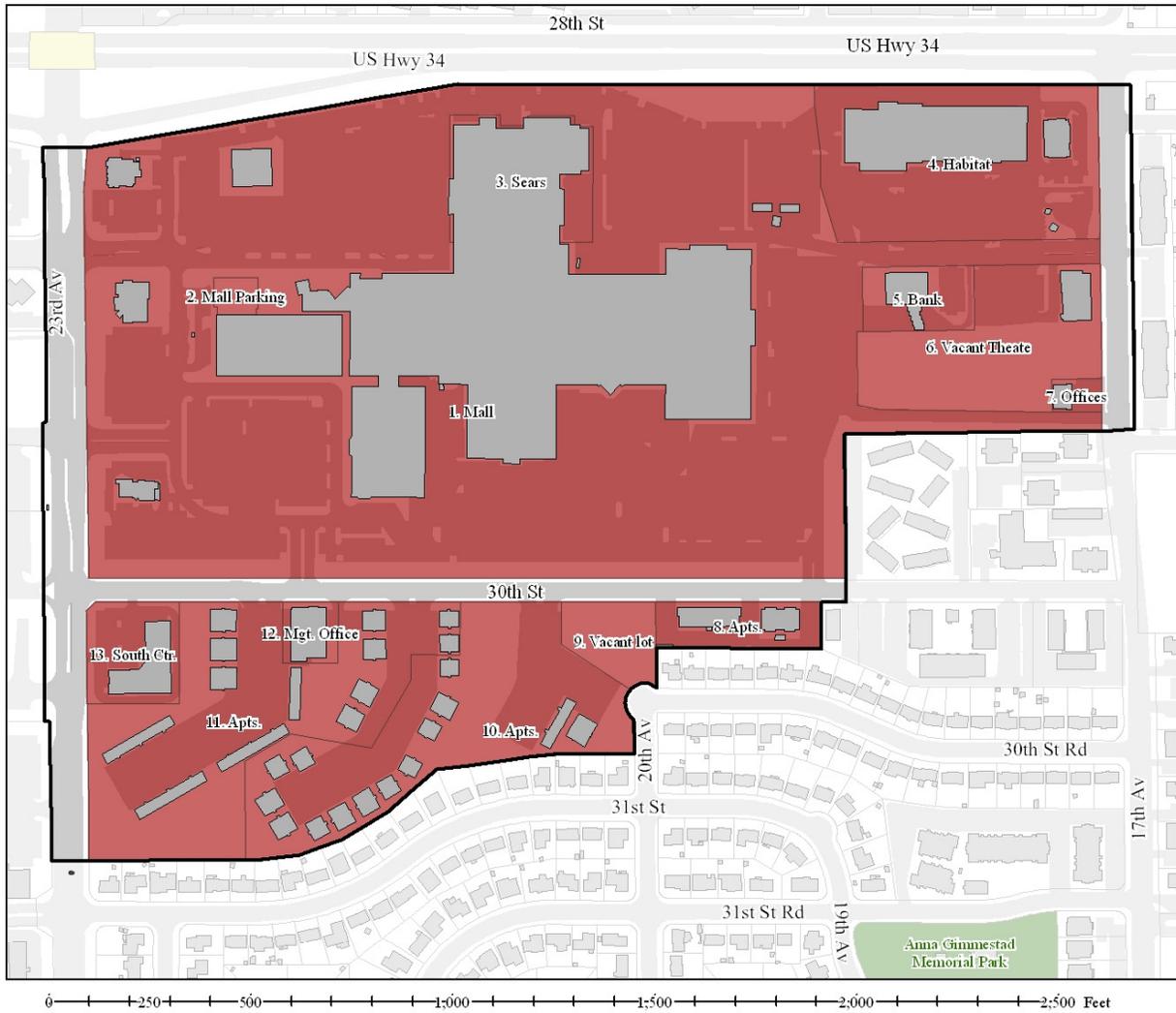


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Blight Factor Composite Map

Contributing Conditions



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Legend

Blight Factors (By Parcel)	# of Parcels	Acres
0-3 Factors (Not Blighted)	0	0
4 Factors (Blight Area)	0	0
5 - 8 Factors (Blight Area)	13 (100%)	81 (100%)

Note: Entire parcels were assessed, larger parcels like the mall have areas that exhibit extremely low amounts of contributing conditions. However other areas within the parcel as a whole map exhibit the contributing conditions leading to findings of blight.

- Greeley Mall Study Boundary
- Structures
- Streets/Pavement
- Parcels
- Parks

Summary of Blight Factors

	Factor a	Factor b	Factor c	Factor d	Factor e	Factor f	Factor g	Factor h	Factor i	Factor j	Factor k-5	Total Factors
1 Mall												8
2 Mall Parking												7
3 Sears												7
4 Habitat												7
5 Bank												8
6 Vacant Theater												8
7 Offices												7
8 Apts.												6
9 Vacant lot												8
10 Apts.												8
11 Apts.												7
12 Mgt. Office												6
13 South Ctr.												7

Presence of Contributing Conditions
Source: City of Greeley Planning Department

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APPENDIX B: PHOTOS

Examples of Factor (a) Slum, deteriorated, or deteriorating structures



Examples of Factor (b) Predominance of defective or inadequate street layout



Examples of Factor (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness



Examples of Factor (d) Unsanitary or unsafe conditions



Examples of Factor (e) Deterioration of site or other improvement



Examples of Factor (f) Unusual topography or inadequate public improvements or utilities



Examples of Factor (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements



Appendix D – LEGAL DESCRIPTION

The Greeley Mall Area is comprised of thirteen separate parcels. The boundary of the Study Area boundary is shown on the map on the following page. The legal descriptions for the thirteen separate parcels were derived from the Weld County Assessor's Office and are presented below:

GREELEY MALL STUDY AREA LAND DESCRIPTION:

Numbers shown in parenthesis are for reference to parcel numbers on the attached exhibits.

A tract of land located in the Northwest Quarter of Section 19, Township 5 North, Range 65 West and in the Northeast Quarter of Section 24, Township 5 North, Range 66 West of the Sixth Principal Meridian, City of Greeley, Weld County, Colorado said tract being further described as follows:

BEGINNING at the southwest corner of the intersection of US Highway 34 Bypass with 17th Avenue, said point being the northeast corner of (4);

Thence east along the south right-of-way line of US Highway 34 Bypass to the east right-of-way line of 17th Avenue;

Thence south along the east right-of-way line of 17th Avenue to the eastward extension of the north line of Southmoor Townhomes Condominium;

Thence west to the northwest corner of said Southmoor Townhomes Condominium;

Thence south along the boundary of (1) and its extension to a point on the south right-of-way line of 30th Street;

Thence west along said south right-of-way line of 30th Street to the northeast corner of (8);

Thence south to the southeast corner of (8);

Thence west to the southwest corner of (8);

Thence south along the east line of (9) to a point on the north right-of-way line of 30th Street Road;

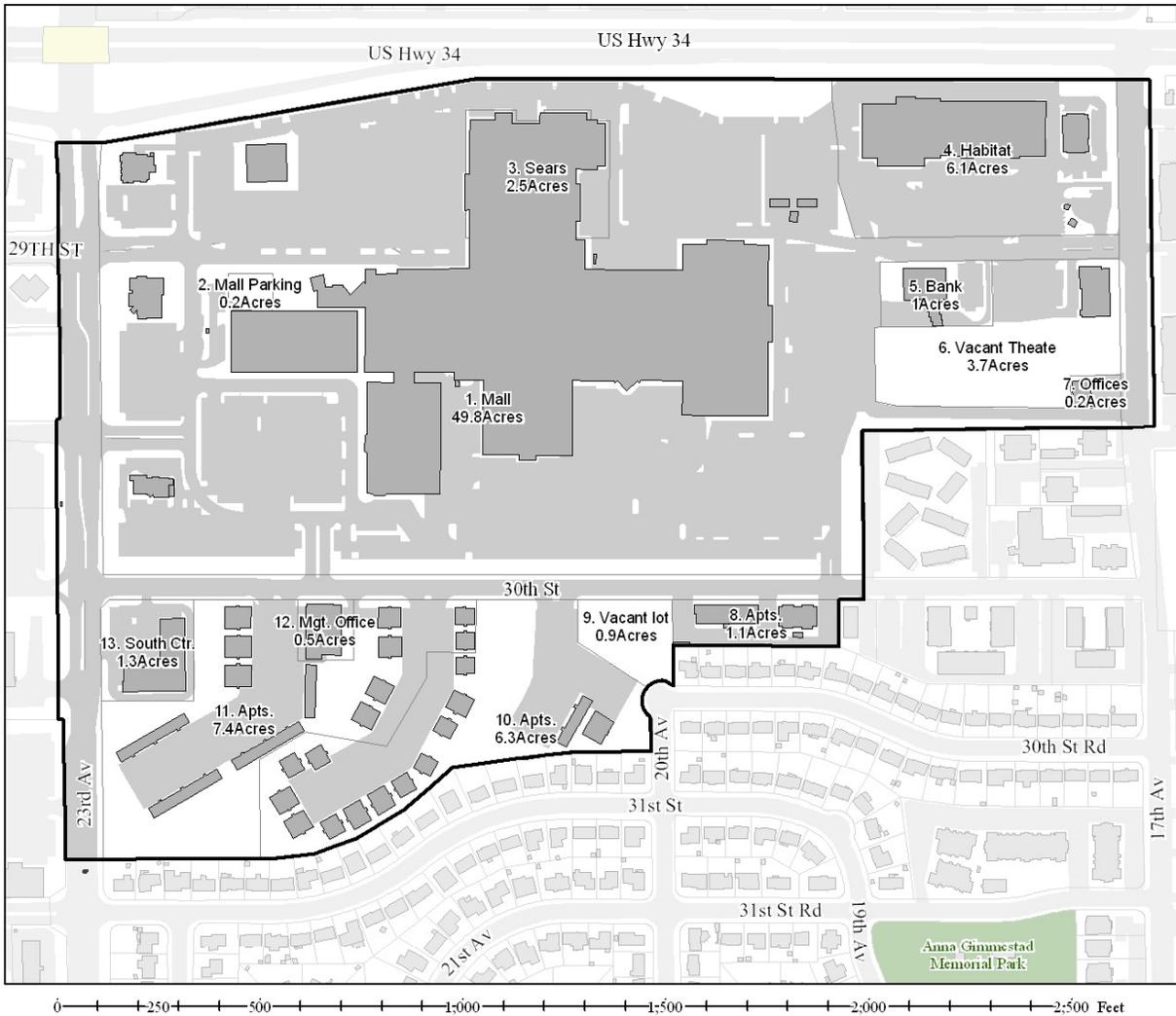
Thence westerly along said north right of way line of 30th Street Road and southerly along the west right of way line of 20th Avenue to the southeast corner of (10);

Thence westerly along the south line of (10) and the south line of (11) and its westerly extension to a point on the west right-of-way line of 23rd Avenue;

Thence north along the west right-of-way line of 23rd avenue to the intersection with the south right-of-way line of US Highway 34 Bypass;

Thence easterly to the northwest corner of (1);

Thence easterly along the south right-of-way line of US Highway 34 Bypass and along the north line of (1) and (4) to the POINT OF BEGINNING



Weld County, Colorado
Created: January 2nd 2008
By: Planning GIS

All planimetric data was digitized for aerial photographs dated 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Legend

- Greeley Mall Study Boundary

Study Area Summary

# of Parcels	Acres
13	81

Legal Description Numbers

- Structures
- Streets/Pavement
- Parcels
- Parks

Source: City of Greeley Planning Department

Information contained within this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Appendix E - TABLE OF LAND USES

LAND USES

R-H (Residential High Density)

Permitted Uses = Use is permitted by right in the zoning district

Design Review = Use is permitted in the zoning district but is subject to additional review by City staff

Use by Special Review = All aspects of the proposed land use must be approved by the Planning Commission

PERMITTED USES	DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><u>Residential</u> ⇒ Single-family Dwellings ⇒ Two-family Dwellings ⇒ Multi-family Dwellings ⇒ Townhouse Dwellings ⇒ Boarding & Rooming Houses, Dormitories, Fraternities, Sororities, Group Quarters, SRO's ⇒ Farming</p> <p><u>Commercial</u> <i>Golf Uses</i> ⇒ Golf Courses, Country Clubs, Driving Ranges w/o lighting <i>Recreation Uses</i> ⇒ Open Space ⇒ Park (pocket) ⇒ Park (neigh) ⇒ Park (comm/reg)</p> <p><u>Industrial</u> <i>Telecommunication Uses</i> ⇒ Utility Service Facilities - less than 300 sq. ft., no office or storage space <i>Wireless Uses</i> ⇒ Co-location (on existing tower)**</p>	<p><u>Residential</u> ⇒ Group Homes (8 or less residents) ⇒ Mixed-use (must include residential) ⇒ Secondary Dwellings</p> <p><u>Institutional</u> ⇒ Child Care/Day-Care Centers/Preschools</p> <p><u>Commercial</u> <i>Lodging</i> ⇒ Bed and Breakfast ⇒ Mixed-use (must include residential) ⇒ Offices*** ⇒ Personal Service Shops (beauty, barber, tanning & nail salons, shoe repair)***</p> <p><u>Industrial</u> <i>Telecommunication Uses</i> ⇒ Satellite Antennas (over 3' in diameter) ⇒ Utility, Communication Towers/Cabinets less than bldg. height permitted by zone <i>Wireless Uses</i> ⇒ Stealth Design* * ⇒ Roof-top mounted* *</p> <p>***Permitted Only as a Component of Mixed Use</p>	<p><u>Institutional</u> ⇒ Churches ⇒ Emergency Shelters, Missions ⇒ Libraries, Museums, Public or Quasi-public ⇒ Intermediate & Long-term Care, Assisted Living Units ⇒ Group Homes (more than 8 residents) ⇒ Rehab. Centers ⇒ Police/Fire Stations Ambulance Dispatch and Storage ⇒ Schools ⇒ Universities/Colleges</p> <p><u>Commercial</u> <i>Recreation Uses</i> ⇒ Community Recreation Buildings <u>Industrial</u> ⇒ Oil & Gas Operations <i>Telecommunication Uses</i> ⇒ Utility, Communication Towers/Cabinets over bldg. height permitted by zone ⇒ Utility Service Facilities more than 300 sq. ft., no office or storage space ⇒ Utility Lines - over 33 KVA, Overhead <i>Wireless Uses</i> ⇒ Free-standing(non-stealth)* *</p>

** As long as tower or building height is not increased

LAND USES

C-L (Commercial Low Intensity)

Permitted Uses = Use is permitted by right in the zoning district

PERMITTED USES		
<p><u>Residential</u> ⇒ Farming</p> <p><u>Institutional</u> ⇒ Libraries, Museums, Public or Quasi-public ⇒ Intermediate & Long-term Care, Assisted Living Units ⇒ Rehab Centers ⇒ Police/Fire Stations Ambulance Dispatch and Storage</p> <p><u>Commercial</u> <i>Animal Uses</i> ⇒ Veterinary Clinic (no outdoor runs) ⇒ Art, Dance, Photo Studios, Galleries ⇒ Dry Cleaning (no cleaning on-site) <i>Golf Uses</i> ⇒ Golf Courses, Country Clubs, Driving Ranges w/o lighting</p>	<p><u>Commercial cont.</u> ⇒ Medical/Dental Offices & Clinics, Massage Therapists, Medical Supply Sales & Rental ⇒ Mortuaries, Funeral Homes ⇒ Offices ⇒ Personal Service Shops (Beauty/Barber, Tanning & Nail Salons, Shoe Repair) ⇒ Printing/Copying Shops, Mail Centers <i>Recreation Uses</i> ⇒ Open Space ⇒ Park (pocket) ⇒ Park (neigh) ⇒ Park (comm/reg) <i>Restaurants</i> ⇒ Cafes & Other Eating Establishments (includes outdoor seating/eating areas) <i>Retail Sales</i> ⇒ under 3,000 sq. ft., GFA - one or more combination of stores</p>	<p><u>Industrial</u> <i>Telecommunication Uses</i> ⇒ Utility Service Facilities - less than 300 sq. ft., no office or storage space <i>Wireless Uses</i> ⇒ Co-location (on existing tower)**</p>

** As long as tower or building height is not increased

LAND USES

C-L (Commercial Low Intensity)

Design Review = Use is permitted in the zoning district but is subject to review by City staff

Use by Special Review = All aspects of the proposed land use must be approved by the Planning Commission

DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><u>Residential</u> ⇨ Mixed-use (must include residential) ⇨ Secondary Dwellings</p> <p><u>Institutional</u> ⇨ Child Care/Day-Care Centers/Preschools</p> <p><u>Commercial</u> ⇨ Banks, Savings & Loans, Financial Institutions, ATM's, Drive-up windows, "D" required for drive-up windows ⇨ Entertainment Establishment</p> <p><i>Lodging</i> ⇨ Bed and Breakfast</p> <p><u>Industrial</u> <i>Telecommunication Uses</i> ⇨ Satellite Earth Station Antennas (over 3' in diameter) ⇨ Utility, Communication Towers/Cabinets less than bldg. height permitted by zone</p> <p><i>Wireless Uses</i> ⇨ Stealth Design* * ⇨ Roof-top mounted* *</p>	<p><u>Residential</u> ⇨ Single-family Dwellings ⇨ Two-family Dwellings ⇨ Multi-family Dwellings ⇨ Townhouse Dwellings ⇨ Boarding & Rooming Houses, Dormitories, Fraternities, Sororities, Group Quarters, SROs ⇨ Group Homes (8 or less residents)</p> <p><u>Institutional</u> ⇨ Emergency Shelters, Missions ⇨ Hospitals ⇨ Group Homes (more than 8 residents) ⇨ Schools ⇨ Schools - Adult (Business/Trade) ⇨ Universities/Colleges ⇨ Churches</p> <p><u>Commercial</u> <i>Recreation Uses</i> ⇨ Community Recreation Buildings</p> <p><u>Industrial</u> ⇨ Oil & Gas Operations</p> <p><i>Recycling Centers</i> ⇨ Small Collection</p> <p><i>Telecommunication Uses</i> ⇨ Utility, Communication Towers/Cabinets over building height permitted by zone ⇨ Utility Service Facilities - more than 300 sq. ft., no office or storage space ⇨ Utility Lines - over 33 KVA, Overhead</p> <p><i>Wireless Uses</i> ⇨ Free-standing(non-stealth)* *</p>

** As long as tower or building height is not increased

LAND USES C-H (Commercial High Intensity)

Permitted Uses = Use is permitted by right in the zoning district

PERMITTED USES		
<p><u>Residential</u> ⇒ Farming</p> <p><u>Institutional</u> ⇒ Cemeteries, Columbarium ⇒ Churches ⇒ Emergency Shelters, Missions ⇒ Hospitals ⇒ Libraries, Museums, Public or Quasi-public ⇒ Intermediate and Long-term Care, Assisted Living Units ⇒ Police/Fire Stations, Ambulance Dispatch and Storage ⇒ Schools - Adult (Business, Trade)</p> <p><u>Commercial</u> <u>Animal Uses</u> ⇒ Kennels (Could also be a DR) ⇒ Pet Stores ⇒ Veterinary Clinic (No outdoor runs) ⇒ Art, Dance, Photo Studios, Galleries</p> <p><u>Auto Uses</u> ⇒ Auto Rental (Maximum 10 Cars or Vans) ⇒ Car & Truck Wash (over 3 bays USR) ⇒ Towing Services ⇒ Banks, Savings & Loans, Financial Institutions, ATM's, Drive-up Windows - "DR" Required for Drive-up Windows ⇒ Bars, Taverns, Nightclubs, Lounges ⇒ Bingo Halls & Parlors ⇒ Brew Pubs ⇒ Builders/Contractors Supply Offices & Yards - Max. 25% of GFA for Indoor Assembly</p>	<p><u>Commercial Cont.</u> ⇒ Cleaning & Janitorial Services ⇒ Dry Cleaning (no cleaning on-site) ⇒ Emission Testing Centers ⇒ Exterminating Shops</p> <p><u>Golf Uses</u> ⇒ Golf Courses, Country Clubs, Driving Ranges w/o Lighting ⇒ Golf Courses, Driving Ranges w/ Lighting ⇒ Miniature Golf</p> <p>⇒ Laundromats</p> <p><u>Lodging</u> ⇒ Hotels, Motels ⇒ Medical/Dental Offices & Clinics, Massage Therapists, Medical Supply Sales & Rental ⇒ Mortuaries, Funeral Homes ⇒ Nurseries, Greenhouses, Garden Shops ⇒ Offices ⇒ Parking Lots & Structures ⇒ Pawn Shops ⇒ Personal Service Shops (Beauty, Barber, Tanning & Nail Salons, Shoe Repair) ⇒ Printing, Copying Shops, Mail Centers ⇒ Radio/TV Stations</p> <p><u>Recreation Uses</u> ⇒ Community Recreation Buildings ⇒ Indoor/Outdoor Extensive (Skating Rinks, Bowling Alleys, Video Arcades, Riding Clubs, Tennis Courts, etc.) ⇒ Outdoor Intensive (Go Cart Tracks, Bumper Cars, etc.)</p>	<p>⇒ Membership Clubs, Health Clubs, Martial Arts Studios</p> <p><u>Commercial Cont.</u> ⇒ Open Space ⇒ Park (pocket) ⇒ Park (neigh) ⇒ Park (comm/reg) ⇒ Rental Service (Equipment, Small Tools, Supplies, Appliances, Home Furnishings) ⇒ Repair Shops</p> <p><u>Restaurants</u> ⇒ Cafes & Other Eating Establishments (Including Outdoor Seating/Eating Areas)</p> <p><u>Retail Sales</u> ⇒ Under 3,000 sq. ft., GFA-1 or combo. of Stores ⇒ 3,000 - 20,000 sq. ft. GFA 1 or Combination of Stores</p> <p><u>Theaters</u> ⇒ Indoor, Movie ⇒ Train, Shuttle, Bus Depots ⇒ Upholstery Shops</p> <p><u>Industrial</u> ⇒ Newspaper & Publishing Plants, Binderries ⇒ Research & Testing Labs</p> <p><u>Telecommunication Uses</u> ⇒ Utility Service Facilities Less than 300 sq. ft., no office or storage space</p> <p><u>Wireless Uses</u> ⇒ Co-location (on existing tower)**</p>

** As long as tower or building height is not increased

LAND USES

C-H (Commercial High Intensity)

Design Review = Use is permitted in the zoning district but is subject to review by City staff

Use by Special Review = All aspects of the proposed land use must be approved by the Planning Commission

DESIGN REVIEW	USE BY SPECIAL REVIEW
<p><u>Residential</u> ⇒ Mixed-use (must include residential) ⇒ Secondary Dwellings</p> <p><u>Institutional</u> ⇒ Child Care/Day-Care Centers/Preschools</p> <p><u>Commercial</u> ⇒ Entertainment Establishment</p> <p><i>Auto Uses</i> ⇒ Auto Repair, Sales (Over 1 acre in size whether on individual sites or several such uses combined would be USR) ⇒ Banks, Savings & Loans, Financial Institutions, ATM's, Drive-up Windows - "D" required for Drive-up Windows ⇒ Convenience Stores with Gas Sales ⇒ Gas Stations (sites over 1 acre in size USR) ⇒ Gas Stations with Repair, Lube & Tire Shops - including underground fuel storage (sites over 1 acre in size USR)</p> <p><i>Lodging</i> ⇒ Bed and Breakfast</p> <p><i>Restaurants</i> ⇒ Drive-in or Drive-thru Facilities (including outdoor seating areas) ⇒ Drive-up window</p> <p><i>Retail Sales</i> ⇒ Large Retail (over 20,000 sq. ft.)</p> <p><u>Industrial</u> <i>Recycling Centers</i> ⇒ Small Collection ⇒ Large Collection & Processing Facility</p> <p><i>Telecommunication Uses</i> ⇒ Satellite Earth Station Antennas (over 3' in diameter) ⇒ Utility, Communication Towers/Cabinets less than building height permitted by zone</p> <p><i>Warehousing</i> ⇒ Self Serve Storage Units (site over 5 acre in size is a USR)</p> <p><i>Wireless Uses</i> ⇒ Stealth Design* * ⇒ Roof-top mounted* *</p>	<p><u>Residential</u> ⇒ Single-family Dwellings ⇒ Two-family Dwellings ⇒ Multi-family Dwellings ⇒ Townhouse Dwellings ⇒ Boarding & Rooming Houses, Dormitories, Fraternities, Sororities, Group Quarters, SRO's ⇒ Group Homes (8 or less residents)</p> <p><u>Institutional</u> ⇒ Group Homes (more than 8 residents) ⇒ Schools ⇒ Universities/Colleges</p> <p><u>Commercial</u> <i>Animal Uses</i> ⇒ Veterinary Clinic (outdoor runs)</p> <p><i>Auto Uses</i> ⇒ Auto Repair, Sales (over 1 acre in size whether on individual sites or several such uses combined) ⇒ Builders/Contractors Supply Office & Yards - Maximum 25% of site for outdoor storage ⇒ RV and Travel Trailer Parks</p> <p><i>Retail Sales</i> ⇒ Large Retail (over 100,000 sq. ft. GFA)</p> <p><i>Theaters</i> ⇒ Drive-in ⇒ Outdoor - Auditoriums, Sports Arenas, Stadiums ⇒ Theme or Amusement Parks, Zoos, Aquariums</p> <p><i>Warehousing</i> ⇒ Self Serve Storage Units (sites over ½ acre in size)</p> <p><u>Industrial</u> ⇒ Oil & Gas Operations</p> <p><i>Telecommunication Services</i> ⇒ Utility, Communication Towers/Cabinets over building height permitted by zone ⇒ Utility Service Facilities - more than 300 sq. ft., no office or storage space ⇒ Utility Lines - Over 33 KVA, Overhead</p> <p><i>Wireless Uses</i> ⇒ Free-standing(non-stealth)* *</p>

** As long as tower or building height is not increased

APPENDIX F: Non-Conformities with current City Code

	-Foster Property(South Center) (3000 23rd Avenue)	-Mall Property *multiple parcels	-Irvine Property (1820 30th Street)	-Invest West Property (2162 & 2072 30th Street)																																																																								
Use	-Retail/Restaurant/Salon	-Mixed Uses (no residential)	-Multi-Family	-Multi-Family																																																																								
Land Area	-56,044 Square Feet	-2,647,869 Square Feet	-60,173 Square Feet	-641,419 Square Feet																																																																								
Open Space	-20% Required (11,208sqft) -3,994 sq ft Provided *estimate.	-20% Required for each lot. (529,573sqft) -Visual inspection; appear to be met.	-30% Required (Usable Open Space also Required) (18,051sqft) -1,756 sq ft Provided *Estimate *No usable open space & Amenity	-30% Required (Usable Open Space also Required) (128,283sqft) -Visual inspection; appears open space can be met. Lacking amenities.																																																																								
Sidewalks	-None connecting to public Sidewalk.	Lacking for most of the property.	Yes	Yes																																																																								
Parking	-66 Spaces Provided -58 Spaces Required (based on 1:250GFA)	Unable to determine based on not knowing all of the uses.	Unable to determine based on not knowing the total bedroom units.	Unable to determine based on not knowing the total bedroom units.																																																																								
Landscaping	<table border="0"> <thead> <tr> <th></th> <th><u>Required</u></th> <th><u>Provided</u></th> </tr> </thead> <tbody> <tr> <td>-Street Trees</td> <td>Yes</td> <td>Some</td> </tr> <tr> <td>-Foundation Plantings</td> <td>Yes</td> <td>None</td> </tr> <tr> <td>-Parking Lot</td> <td>Yes</td> <td>None</td> </tr> <tr> <td>-Parking Lot Screening</td> <td>Yes</td> <td>None</td> </tr> <tr> <td>-Buffer Yard</td> <td>Yes</td> <td>None</td> </tr> </tbody> </table>		<u>Required</u>	<u>Provided</u>	-Street Trees	Yes	Some	-Foundation Plantings	Yes	None	-Parking Lot	Yes	None	-Parking Lot Screening	Yes	None	-Buffer Yard	Yes	None	<table border="0"> <thead> <tr> <th></th> <th><u>Required</u></th> <th><u>Provided</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Yes</td> <td>Some</td> </tr> </tbody> </table>		<u>Required</u>	<u>Provided</u>		Yes	Some	<table border="0"> <thead> <tr> <th></th> <th><u>Required</u></th> <th><u>Provided</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Yes</td> <td>None</td> </tr> <tr> <td></td> <td>Yes</td> <td>Minimal</td> </tr> </tbody> </table>		<u>Required</u>	<u>Provided</u>		Yes	None		Yes	Minimal	<table border="0"> <thead> <tr> <th></th> <th><u>Required</u></th> <th><u>Provided</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Yes</td> <td>Some</td> </tr> <tr> <td></td> <td>Yes</td> <td>Some</td> </tr> <tr> <td></td> <td>Yes</td> <td>None</td> </tr> <tr> <td></td> <td>Yes</td> <td>None</td> </tr> <tr> <td></td> <td>Yes</td> <td>Some</td> </tr> </tbody> </table>		<u>Required</u>	<u>Provided</u>		Yes	Some		Yes	Some		Yes	None		Yes	None		Yes	Some																					
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Signage	Unable to determine. Not all sign information is listed in the property file.	Unable to determine. Not all Sign information is listed in the property file.	N/A	N/A																																																																								
Building Square Footage	-14,344 Square Feet	-Unable to determine (Not all buildings identified On the Weld County Assessor Web site)	N/A	N/A																																																																								
Setback	-Required 25 feet adjacent to Street. -Not met	-Required 25 feet adjacent to Street. -Not met in all areas	-25-Foot Front, 5-Foot Side, 20-Foot Rear - Not met	-25-Foot Front, 5-Foot Side, 20-Foot Rear -Front and Rear setback not met																																																																								

Roof-Top Mechanical	Ok	Yes (Should be screened)	N/A	N/A
Trash Enclosures	None	Yes	Yes	Yes
Architecture	Does not comply	Bank, Offices, old movie theater do not comply	Does not comply	Does not comply
Lighting	Ok	Ok	Ok	Ok

Urban Renewal Plan Greeley Mall Area

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APPENDICES

Appendix A ~ *Legal Description*

Appendix B ~ *Redevelopment Scenarios*

Appendix C ~ *Property Tax Impact Analysis*

I. PLAN PREFACE AND INTENT

The Greeley Mall Area Urban Renewal Plan (Plan) was prepared to the provisions of the Urban Renewal Law, CRS. § 31-25-101 et seq. (Urban Renewal Law). Terms used in the Plan have the same meaning as in the Urban Renewal Law. It is expected that, if approved, this Plan would be managed through the Greeley Urban Renewal Authority (Authority).

The Urban Renewal Plan for the Greeley Mall Area Conditions Survey (Survey) has been prepared pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, C.R.S., as amended (the Act).

The proposed jurisdictional boundaries for the Authority in the Greeley Mall Area are to be found in Appendix A of this document. This Plan describes the framework for certain public undertakings constituting urban renewal projects and other authorized activities under the Urban Renewal Law in the Greeley Mall Area, located in the City of Greeley, Weld County, Colorado.

The Plan area is bounded by the U.S. Hwy 34 Bypass to the north, 23rd Ave. to the west and 17th Ave. to the east. The southern boundary begins at 17th Ave. and moves generally southwest along property lines to 23rd Ave. The legal descriptions of the thirteen parcels within the Plan area are also attached as Appendix A.

The Plan will serve as a starting point for a coordinated, cooperative strategy, with financing possibilities. This end goal is to eliminate blight, prevent the spread of blight and improve the viability of the mall and surrounding areas.

Overview – Greeley Mall Area

The mall, built in 1973, is just south of the U.S. Highway 34 Bypass on the north side of the study area. The portion of the mall that now houses Sears was added in 1981. Other anchors include Dillard's and JC Penney. The main building is characterized by box-like, single-story construction and little architectural definition. The site also includes a mix of detached structures on the east side of the site along 17th Ave. including a small strip center, First National Bank and a small office building, all built in the early to mid 1970's.

In recent years, a number of improvements and additions were made to the mall site. Renovations in 2004 included a 12-screen theater addition, main mall area expansion, entrance update, vaulted ceilings, new flooring, new interior and exterior finishes and new signs. Chuck E. Cheese, Olive Garden and Auto Zone are detached buildings also recently added to the site. While a general improvement in design, the architectural changes contrast with the older style of the original buildings. As a result, the area lacks cohesion in design and character.

Further, mall site traffic and growth appear to be lackluster despite the changes. Two

vacant buildings exist on the site: one the result of a recent Pizza Hut closure and the other a boarded-up movie theater that occupies a fraction of an underused, largely unpaved lot. Habitat for Humanity, a non-profit organization is also located on the otherwise commercial mall site. The Cactus Canyon is a bar with limited hours of operation in the evening results in a building that appears dark most of the day. The combination of dated appearance, vacancies and empty parking lots gives the impression of an area in distress.

Separated from the mall by 30th Ave., the four apartment complexes in this area were built between 1972 and 1979. The larger apartment complexes are a source of low-income housing with many residents receiving subsidy through the Section 8 program. Some buildings have been remodeled, but the complexes as a whole look dated and deteriorated. The South Center, a small commercial center adjacent to the apartments built in 1986, contains a Quizno's restaurant and other small retail uses.

One result of this Plan could be to offer tax increment financing as a tool to stimulate and leverage private sector development and redevelopment. Development and redevelopment in the area is anticipated to occur in the near future, with the potential for financing to provide the impetus and means to undertake this redevelopment at a faster pace than might occur otherwise.

II. FINDING OF "BLIGHT"

Based on the evidence presented in the Greeley Mall Area Conditions Survey, dated January 2008 made a finding that the Renewal Area was "blighted" as defined by the Urban Renewal Law, by the existence of the following seven factors:

(a): Deteriorating or deteriorated structures were evident within the Study Area particularly with respect to walls, fascia, soffits, foundation and exterior finish.

(b) and (c): Conditions of faulty street and lot layout existed throughout the Study Area. The most common problems involved poor vehicular access and faulty lot layout, shape and size.

(d): Unsanitary or Unsafe Conditions, (h): Danger to life and property and (k.5): High Services Demand were prevalent throughout the Study Area in the form of high crime incidence.

(e): Substandard site improvements were prevalent throughout the Study Area. Conditions included parking surface deterioration, neglect and site maintenance problems, trash/debris/weeds and lack of landscaping.

These factors, taken together, substantially impair the sound growth of the City, constitute an economic and social liability, and are a menace to the public health, safety and welfare of the community. Based on evidence of the "blighted" factors, the Renewal

Area is appropriate for authorized activities of the Authority pursuant to the Urban Renewal Law.

III . PLAN OBJECTIVES

The overall objective of this Plan is to remedy blight and prevent the spread of blight by implementing the following provisions of the Greeley Comprehensive Plan:

REDEVELOPMENT CHAPTER GOAL: Established areas of the community must be regularly assessed for at risk conditions, and actions taken to restore and prevent neighborhood decline, in order to maximize the taxpayer return on existing infrastructure investment, to curb criminal activity opportunity in distressed areas, to enhance the value of such areas to landowners and the community and to protect historic structures, thereby enhancing the community image and inclination for community investment.

POLICIES & STRATEGIES:

RE1.1 Identify the unique qualities of each older neighborhood that defines its “sense of place” in the community. Take measures to maintain and promote those attributes in design elements, infill projects and related development activities.

RE1.4 Recognize the need for older neighborhoods to evolve to meet contemporary markets and reuse, and seek methods to encourage redevelopment within a context of change that balances existing structures with renewal needs.

RE1.8 Require redevelopment or infill projects to utilize site design and building architecture which is sympathetic to the surrounding area in order to maintain the character and form of the neighborhood (see also policies CD1.6 and CU1.9A). RE1.9 Adjust the City fee and tax structures to provide greater incentive for reinvestment in older, existing areas of the community through infill and redevelopment activity (see also policies CD1.12, GR3.6 and TR2.10B).

RE3.1 Identify conditions which, when present in a neighborhood, evidence distress or deterioration. Such conditions could include, but not be limited to, such features as age and condition of structures, presence or condition of neighborhood infrastructure, condition of property, real estate sales information, economic status of the area, vacancy of commercial and multi-family structures, crime activity and related indicators (see also policies HS4.6, LU2.15, PS4.2 and RE3.2 and 3.3).

- A) develop a scale of range and degree of concern with each feature;*
- B) provide a method to rank the relative status of a geographic area; and,*
- C) formulate a measurement tool to rank the overall at risk condition of an area.*

RE3.2 Identify community areas and specific neighborhoods which should be reviewed for the presence of at risk conditions (see also policies LU2.15, PS4.2 and RE3.1 and 3.3).

- A) *include area property owners and residents in a “self assessment” of conditions and concerns.*

RE3.3 Where it is suggested that the presence of conditions or trends warrant action to arrest conditions contributing to the decline of an area, blighting influences must be identified and vigorously removed to keep older neighborhoods strong and healthy (see also policies CD2.5, LU2.15, PS4.2 and RE3.1 and 3.2). A specific Neighborhood Plan should be developed to include, at a minimum:

- A) *an assessment of area problems and concerns; and,*
B) *a strategy to strengthen area assets, preserve and improve neighborhood identity in design and function, and provide a scheme for transitional or new development which complements and strengthens area values and conditions.*

REDEVELOPMENT OBJECTIVES

This Plan is intended to stimulate private sector development in and around the Renewal Area. A combination of private investment and Urban Renewal Authority financing will assist progress toward the following additional objectives:

- a. Conditions in the area that impair growth;
- b. Promote and encourage private enterprise to upgrade and invest in industrial and commercial developments in the Area, which is an objective of the Comprehensive Plan, Development Code and the Act;
- c. Utilize tools consistent with regional and local efforts to create public/private partnerships to comply with the Act;
- d. Provide a means of mitigating land use conflicts through the implementation of planning and design standards for public and private improvements;
- e. Implement the Comprehensive Plan and its related elements;
- f. Utilize underdeveloped land;
- g. Improve pedestrian, bicycle, and vehicular circulation and safety;
- h. Eliminate and prevent blight by helping to attract capital investment and new businesses, retention and expansion of existing businesses.

REDEVELOPMENT SCENARIOS

To address specific issues identified in the blight study three separate scenarios for redevelopment were prepared. The scenarios graphically illustrate a range of redevelopment options for the mall area. The most conservative alternative would result in some new construction but would focus more on cosmetic changes to the mall and the apartments to the south. The second alternative would change the site even more adding additional buildings and altering land use patterns in some cases. Finally, the most radical of the three alternatives would transform the area into a significantly different place altogether.

IV. RENEWAL ACTIVITIES

To support progress toward the objectives, the Authority may undertake any of the following renewal activities, as deemed appropriate for the elimination or prevention of blight factors within the renewal area, pursuant to the Urban Renewal Law:

- A. Public Improvements: The Authority may cause, finance, or facilitate the design, installation, construction, and reconstruction of public improvements in the Renewal Area. In order to promote the effective utilization of undeveloped and underdeveloped land in the Renewal Area, the Authority may, among other things, enter into financial or other agreements with the City of Greeley to provide the City with financial or other support in order to encourage or cause the City to invest funds for the improvement of storm drainage and street conditions and deficiencies in the Renewal Area.
- B. Purchase of Property: In the event that the Authority finds it necessary to purchase any real property for an urban renewal project to remedy blight factors pursuant to the Urban Renewal Law and this Plan, the Authority may do so by any legal means available, including the exercise of the power of eminent domain, pursuant to the Urban Renewal Law. If the power of eminent domain is to be exercised for the purpose of transfer of property to another private person or entity, the Authority's decision whether to acquire the property through eminent domain shall be guided by the following criteria, with the understanding that these guidelines shall not be construed to constrain the Authority's legal ability to exercise the power of eminent domain:
- all requirements of the Urban Renewal Law, including eminent domain procedures, have been met;
 - other possible alternatives have been thoroughly considered by the Authority;
 - good faith negotiations by the Authority and/or the project developer have been rejected by the property owner;
 - reasonable efforts have been undertaken to: (a) understand and address the property owner's position and his or her desires for the property and for any existing business on the site, and (b) work with the owner to either include the owner in project planning or purchase the property and relocate the owner in accordance with the Urban Renewal Law on terms and conditions acceptable to the owner.
- C. Demolition: The Authority may provide for the demolition of existing development and clearance of sites as part of specific projects.
- D. Participation Agreements: The Authority may enter into participation agreements with property owners or developers in the renewal area to facilitate participation and assistance that the Authority may choose to provide to such owners or developers.

These may include provisions regarding project planning, public improvements, financing, design, and any other matters allowed pursuant to the Urban Renewal Law.

- E. Relocation Assistance: It is not expected that the activities of the Authority will displace any person, family, or business. However, to the extent that in the future the Authority may purchase property causing displacement of any person, family, or business, it shall develop a relocation program to assist any such party in finding another location pursuant to the Urban Renewal Law, and provide relocation benefits consistent with the Urban Renewal Law. There shall be no displacement of any person or business without there being in place a relocation program, which program shall become a part of this Plan when adopted.
- F. Hiring: The Authority may employ consultants, agents, and employees, permanent and temporary, and it shall determine their qualifications, duties, and compensation.
- G. Legal Authority: The Authority may also exercise all other powers given to it under the Urban Renewal Law.

V. *PLAN CONFORMANCE AND DEVELOPMENT PROCEDURES*

- A. Urban Renewal Law: This Plan is in conformity with and subject to the applicable statutory requirements of the Urban Renewal Law.
- B. Greeley Comprehensive Plan: This Plan is in conformity with the City of Greeley 2020 Comprehensive Plan as outlined in item three above.
- C. Development Code Conformance: All development within the Renewal Area shall be designed and processed in accordance with the Greeley Development Code and other applicable standards observed in the City's development review process.

VI. *PROJECT FINANCING*

Specific projects may be financed in whole or in part by the Authority, under the tax increment financing (TIF) provisions of CRS § 31-25-107(9)(a) of the Urban Renewal Law, or by any other available source of financing authorized to be undertaken by the Authority pursuant to CRS § 31-25-105 of the Urban Renewal Law. The Authority is authorized to:

- A. Finance urban renewal projects within the Renewal Area with revenues from property tax increments, sales tax increments, interest income, federal loans or grants, agreements with public, quasi-public or private parties and entities, loans or advances from any other available source, and any other available sources of revenue;
- B. Issue bonds and incur other obligations contemplated by the Urban Renewal Law in an amount sufficient to finance all or any part of a project within the Renewal Area;

- C. Borrow funds and create indebtedness in any authorized form in carrying out this Plan; and
- D. Reimburse the City and/or developer(s) for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under the Plan.

Any principal and interest on such indebtedness may be paid from property tax increments, sales tax increments or any other funds, revenues, assets or properties legally available to the Authority. Such methods may be combined to finance all or part of the Plan activities.

PROPERTY TAX INCREMENTS

A fund for financing projects may be accrued and used by the Authority under the property tax allocation financing provisions of the Urban Renewal Law. Under this method, property taxes levied after the effective date of the approval of this Plan upon taxable property in the Renewal Area each year by or for the benefit of any public body shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

Base Amount: That portion of the taxes which are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Renewal Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Renewal Area, the effective date of the modification of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

Increment amount: That portion of said property taxes in excess of such base amount shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by (whether funded, refunded, assumed or otherwise) the Authority for financing or refinancing, in whole or in part, a specific project. Such increment amount shall also be used to pay for the Authority's financial obligations incurred in the implementation of this Plan.

Unless and until the total valuation for assessment of the taxable property in the Renewal Area exceeds the base valuation for assessment of the taxable property in the Renewal Area, all of the taxes levied upon taxable property in the Renewal Area shall be paid in to the funds of the respective public bodies.

In the event that there is a general reassessment of taxable property valuations in Weld County, which are subject to division of valuation for assessment between base and increment, as provided above, the portions of valuations for assessment to be allocated as provided above shall be proportionately adjusted in accordance with such reassessment.

At the time of this Plan adoption, such a general reassessment occurs every two years, in the odd-numbered years. When such bonds, loans, advances, indebtedness, and financial obligations, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Renewal Area shall be paid into the funds of the respective public bodies.

SALES TAX INCREMENTS

The project may also be financed by the Authority under the sales tax allocation financing provisions of the Urban Renewal law. The act allows that upon the adoption or amendment of an Urban Renewal Plan, sales taxes flowing to the City may be "frozen" at their current level. The current level is established based on the previous twelve months prior to the adoption of this Plan. Thereafter, the City can continue to receive this fixed sales tax revenue. The Urban Renewal Authority thereafter may receive all, or an agreed upon portion of the additional sales taxes (the increment) which are generated above the base.

The Authority may use these incremental revenues to finance the issuance of bonds, reimburse developers for public improvement costs, reimburse the City for public improvement costs and pay off financial obligations and other debts incurred in the administration of the Urban Renewal Plan. This increment is not an additional sales tax, but rather is a portion of the established tax collected by the City, and the sales tax increment resulting from redevelopment efforts and activities contemplated in this Plan.

TAX INCREMENT REMIMBURSEMENT

Tax increment revenues may be used to reimburse the City and/or developer(s) for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under this Plan.

VII. MODIFICATION TO THE PLAN

This Plan may be modified pursuant to requirements and procedures set forth in CRS §31-25-107 of the Urban Renewal Law governing such modifications.

VIII. REASONABLE VARIATIONS

The Authority shall have the ability to approve reasonable variations (as determined by the Authority) from the strict application of these Plan provisions, so long as such variations reasonably accommodate the intent and purpose of this Plan and the Urban

Renewal Law. Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan. Major alterations to the Plan must be presented to the City Council for approval.

Appendix A – LEGAL DESCRIPTION

The Greeley Mall Area is comprised of thirteen separate parcels. The boundary of the Study Area boundary is shown on the map on the following page. The legal descriptions for the thirteen separate parcels were derived from the Weld County Assessor's Office and are presented below:

GREELEY MALL STUDY AREA LAND DESCRIPTION:

Numbers shown in parenthesis are for reference to parcel numbers on the attached exhibits.

A tract of land located in the Northwest Quarter of Section 19, Township 5 North, Range 65 West and in the Northeast Quarter of Section 24, Township 5 North, Range 66 West of the Sixth Principal Meridian, City of Greeley, Weld County, Colorado said tract being further described as follows:

BEGINNING at the southwest corner of the intersection of US Highway 34 Bypass with 17th Avenue, said point being the northeast corner of (4);

Thence east along the south right-of-way line of US Highway 34 Bypass to the east right-of-way line of 17th Avenue;

Thence south along the east right-of-way line of 17th Avenue to the eastward extension of the north line of Southmoor Townhomes Condominium;

Thence west to the northwest corner of said Southmoor Townhomes Condominium;

Thence south along the boundary of (1) and its extension to a point on the south right-of-way line of 30th Street;

Thence west along said south right-of-way line of 30th Street to the northeast corner of (8);

Thence south to the southeast corner of (8);

Thence west to the southwest corner of (8);

Thence south along the east line of (9) to a point on the north right-of-way line of 30th Street Road;

Thence westerly along said north right of way line of 30th Street Road and southerly along the west right of way line of 20th Avenue to the southeast corner of (10);

Thence westerly along the south line of (10) and the south line of (11) and its westerly extension to a point on the west right-of-way line of 23rd Avenue;

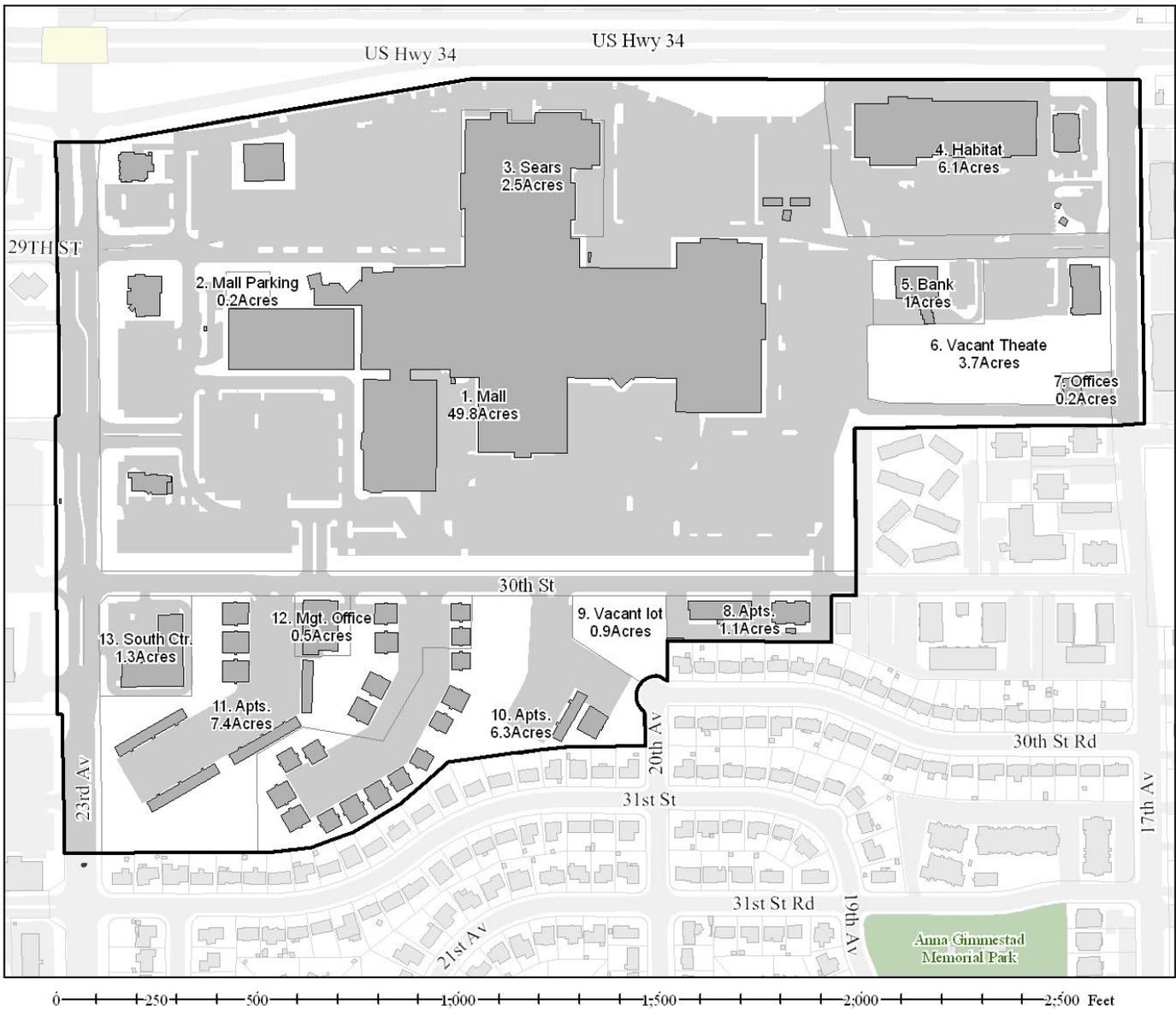
Thence north along the west right-of-way line of 23rd avenue to the intersection with the south right-of-way line of US Highway 34 Bypass;

Thence easterly to the northwest corner of (1);

Thence easterly along the south right-of-way line of US Highway 34 Bypass and along the north line of (1) and (4) to the POINT OF BEGINNING

Greeley Mall Area Conditions Survey

Legal Description



City of Greeley Colorado
Great. From the Ground Up.

Weld County, Colorado

Created: January 2nd 2008
By: Planning GIS

All planimetric data was digitized for aerial photographs dated 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Legend

- Greeley Mall Study Boundary

Study Area Summary

# of Parcels	Acres
13	81

Legal Description Numbers

- Structures
- Streets/Pavement
- Parcels
- Parks

Source: City of Greeley Planning Department

Information contained within this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Appendix B – REDEVELOPMENT SCENARIOS

Greeley Mall Area: Urban Renewal Plan Conceptual Study ‘A’

Design Concept

This plan looks at maintaining the existing mall and most of the existing outlying buildings while adding additional retail space in underutilized parts of the mall property. This plan also looks at a small scale new urbanism redevelopment for the area immediately south of the mall. The concept of the new urbanism development is to provide housing units that are on smaller lots with a variety of styles. A large common green space is the focal point of the community. New retail and office space is provided with the intent of providing desired services within walking distance, and as an integral part of the development. The mall is also in easy walking distance of the new housing.

The homes would be two or three stories providing a mix of square footages in a range of 1800 to 2800 sf. And act as a transition between the more traditional subdivision to the south and the mall to the north.

Additional residential loft spaces are provided in mixed use buildings identified on the drawing as R/O/L; which stands for Retail/Office/Loft. These would also be two to three story structures with the loft space on the upper level.

Existing Buildings

The main mall structure and some of the outlying existing building are in need of updating. The large expanses of blank walls and dated architecture are in need of attention to make the mall more attractive and a place where shoppers want to go.

Mall Traffic Circulation

The roads around the mall and the entrances to the mall are maintained in their current locations. 30th Street receives modifications to break up the long straight street and to provide some traffic calming by the new housing development.

Traffic flow within the mall area is improved through the use of islands in the parking lot to define a primary circulation roadway, mainly around the perimeter of the mall. Parking areas and secondary traffic lanes are also defined by the use of islands. The existing bus transfer station remains at the west end of the existing theater.

Landscaping

The visual appearance of the mall would be enhanced and its expanse of asphalt parking areas would be softened with landscaping in the islands that are utilized to define traffic flow. Landscaping would also be utilized along 30th Street to provide a visual break between the mall and the new housing development.

Additional Retail

The new retail locations are along 30th Street, east of the existing mall and some small locations as part of the new urbanism development.. The attached table is a summary of both new and existing spaces for all three conceptual studies.

The abbreviations in the table for Study A are defined as follows.

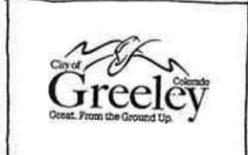
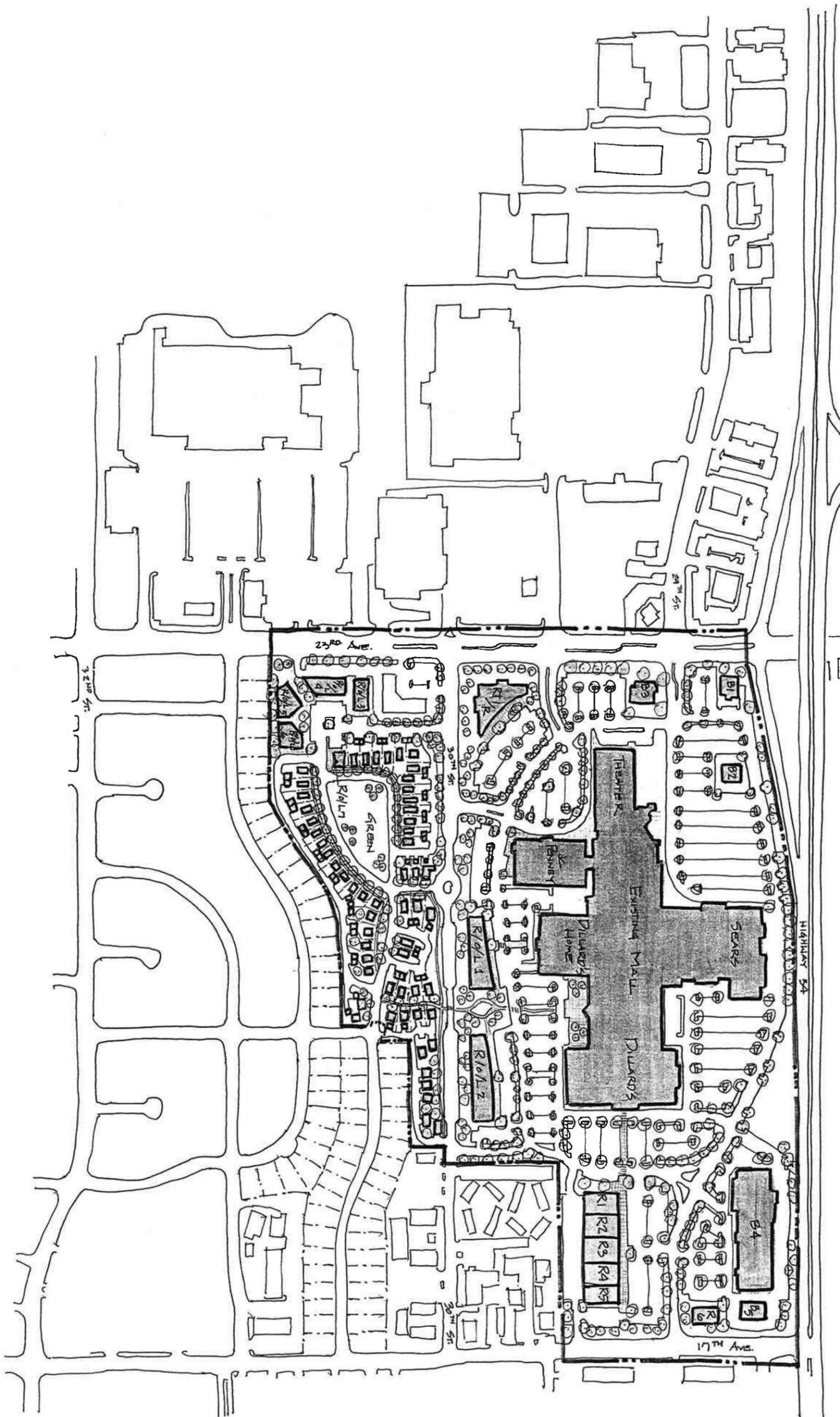
B; existing building to remain

R; new retail space

RT; new restaurant location

RT/R; intended as restaurant location but could also be retail

R/O/L; this is a mixed use multi-floor building with either retail or office functions on the ground floor with loft style living space on the upper floor(s).



GREELEY MALL AREA: URBAN RENEWAL PLAN
 CONCEPTUAL STUDY 'A'



Greeley Mall Area: Urban Renewal Plan Conceptual Study 'B'

Design Concept

Conceptual Study B maintains the existing mall and a few of the existing outlying buildings. The mall site increases in size to the south with new retail space being provided south and east of the existing mall.

The new retail south of the mall is an on grade development with various sizes and types of stores and convenient walking access is provided to these stores as well as landscaped pedestrian links to the existing mall.

Existing Buildings

As with all the studies, the main mall structure is in need of updating. The large expanses of blank walls and dated architecture are in need of attention to make the mall more attractive and a place where shoppers want to go.

Mall Traffic Circulation

17th Avenue and 23rd Avenue entrances are modified. The 17th Avenue entrance moves south to provide more space for the proposed new development in the northeast corner of the property. The 23rd Avenue south entrance moves further south to allow for additional vehicle stacking space for left turns into the mall. The mall entrance at 29th remains as is. 30th Street has been eliminated and replaced by the new retail development and additional parking.

Traffic flow within the mall property has been simplified and islands are used to create a well defined roadway through the mall site. Parking areas and secondary traffic lanes are also defined by the use of islands. The existing bus transfer station remains at the west end of the existing theater.

Landscaping

The visual appearance of the mall would be enhanced and it's expanse of asphalt parking areas softened with landscaping in the islands that are utilized to define parking and traffic flow. A 50' landscaping buffer would be provided south of the new retail development to provide a visual buffer between the mall and the existing adjacent subdivision to the south.

Additional Retail

Study 'B' shows a new stand alone JC Penney store in the southwest corner of the site. Additional new retail is shown south of the existing mall and east the new JC Penny. A new hotel and restaurants locations are shown on the on the northeast corner of the mall site. In this scheme the space currently occupied by JC Penney would be back filled with additional retail.

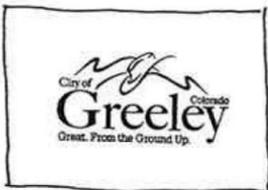
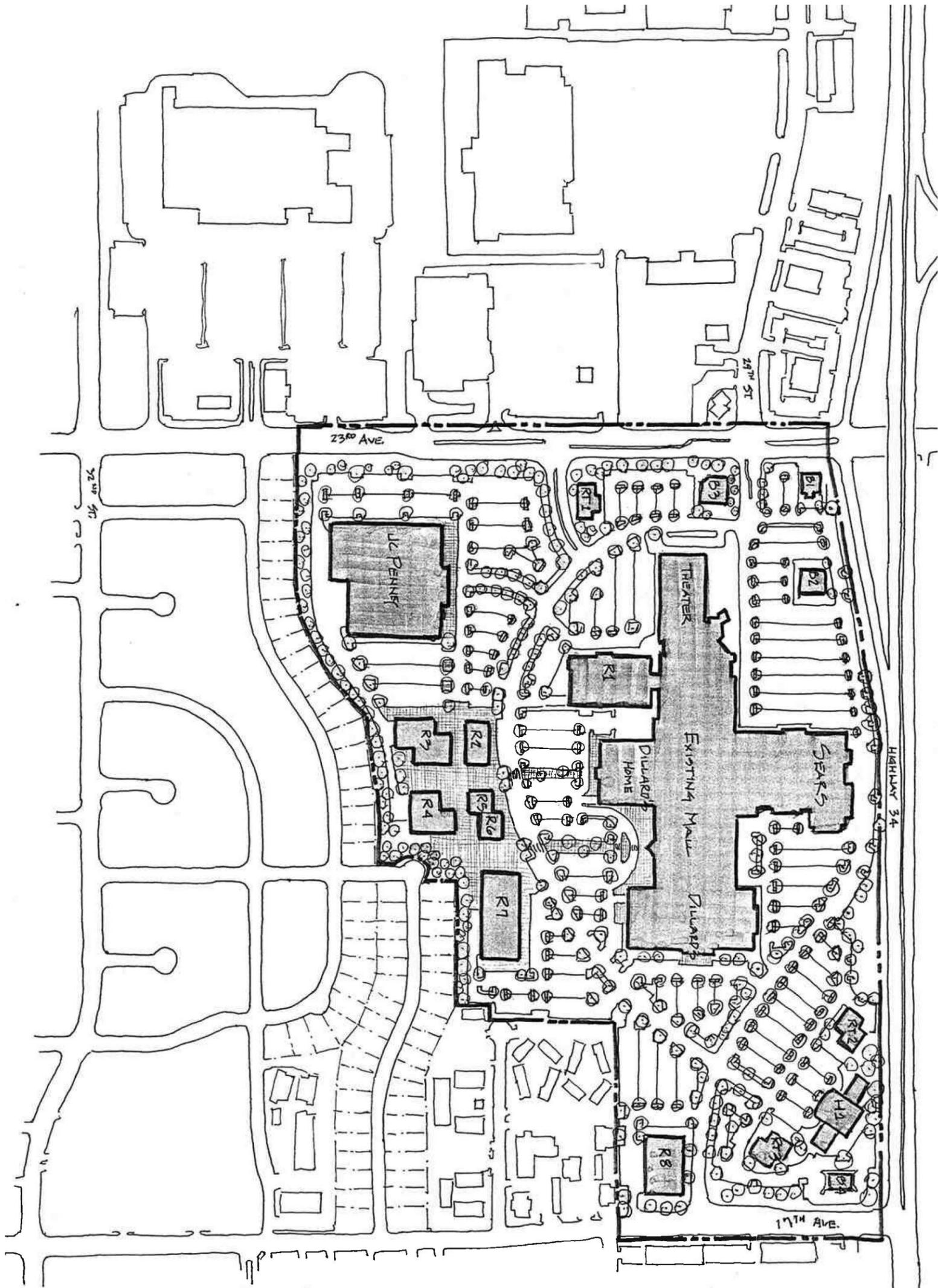
Please refer to the attached table that summarizes both new and existing spaces for all three studies. The abbreviations in the table for Study 'B' are defined as follows.

B; existing building to remain

H; new hotel location

R; new retail space

RT; restaurant location



GREELEY MALL AREA; URBAN RENEWAL PLAN
 CONCEPTUAL STUDY 'B' 0 200 400 600 FEET

Greeley Mall Area: Urban Renewal Plan

Conceptual Study 'C'

Design Concept

Conceptual Study 'C' looks at a reconfiguration of portions of the existing mall building, maintains most of the existing outlying restaurants, and expands the mall site to the south. This study also looks at maximizing additional retail space south and east of the existing mall building and creates a pedestrian friendly shopping plaza and adjacent hotel that would attract consumers to the mall.

To take advantage of the existing grade, the new retail space would be located on an upper level pedestrian oriented plaza at the same level as the existing mall. While it is not shown on the drawing, it is intended that there would be a level of free covered parking and service areas on a level below the new retail plaza. The total amount of covered area is approximately ten acres, which should provide sufficient parking for the new retail and hotel. Although it is not a part of the study area, some other redevelopment concepts are explored west of 23rd Avenue.

Existing Buildings

The main mall structure would be altered by the addition of varied sizes of retail spaces on the south face of the existing mall building. On the north face, the plan shows removal of the some existing retail space. The remaining blank walls and outdated architecture would receive a face lift to coordinate with the adjacent new retail development.

A new entrance to the mall is provided on the north face of the existing mall along with a new clock tower that would become the mall icon, visible from Highway 34, 23rd avenue and 17th avenue. Additional restaurant and plaza space to the north of this new entrance would provide a good synergy with the mall and provide the opportunity for various types of activities and entertainment, with easy pedestrian access to and from the mall.

Mall Traffic Circulation

17th Avenue and 23rd Avenue remain in their current configuration; however it is anticipated that traffic and infrastructure would need to be completed in all the schemes to support the anticipated development. The 17th Avenue entrance moves south to provide more space for the proposed new development in the northeast corner of the property. This entrance is also reconfigured to allow for better traffic flow to and from the mall. The 23rd Avenue south entrance moves further south to allow for additional vehicle stacking space for left turns into the mall. The mall entrance at 29th Street remains as is. 30th Street has been eliminated and replaced by the new retail development and additional parking.

Vehicle traffic flow within the mall property has been simplified and islands are used to create a well defined roadway through the mall site. Parking areas and secondary traffic lanes are also defined by the use of islands. The existing bus transfer station remains at

the west end of the existing theater with the potential for an additional bus area by the 17th Avenue entrance.

Pedestrian circulation is enhanced by providing landscaped walkways to all the new hotel, retail and restaurant locations.

Consideration should also be given to a continuous shuttle cooperatively operated by the mall, hotels, and other retail outlets west of 23rd Avenue.

Landscaping

The visual appearance of the mall would be enhanced and its expanse of asphalt parking areas softened with landscaping in the islands that are utilized to define traffic flow. Planters would be incorporated throughout the plaza to soften its appearance and to provide some opportunities do for shade. A 50' landscaping buffer would be provided south of the new retail development to provide a visual break between the mall and the existing adjacent homes.

Additional Retail

Study 'C' shows a new JC Penney store in the southwest corner of the site; a new Sears store in the northeast corner of the site, and a significant amount of new retail and hotel on a plaza south of the existing mall. Parking for this southern retail is on a level below the shops. In this scheme the space currently occupied by JC Penney would be back filled with additional new retail.

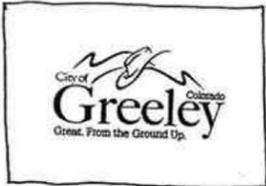
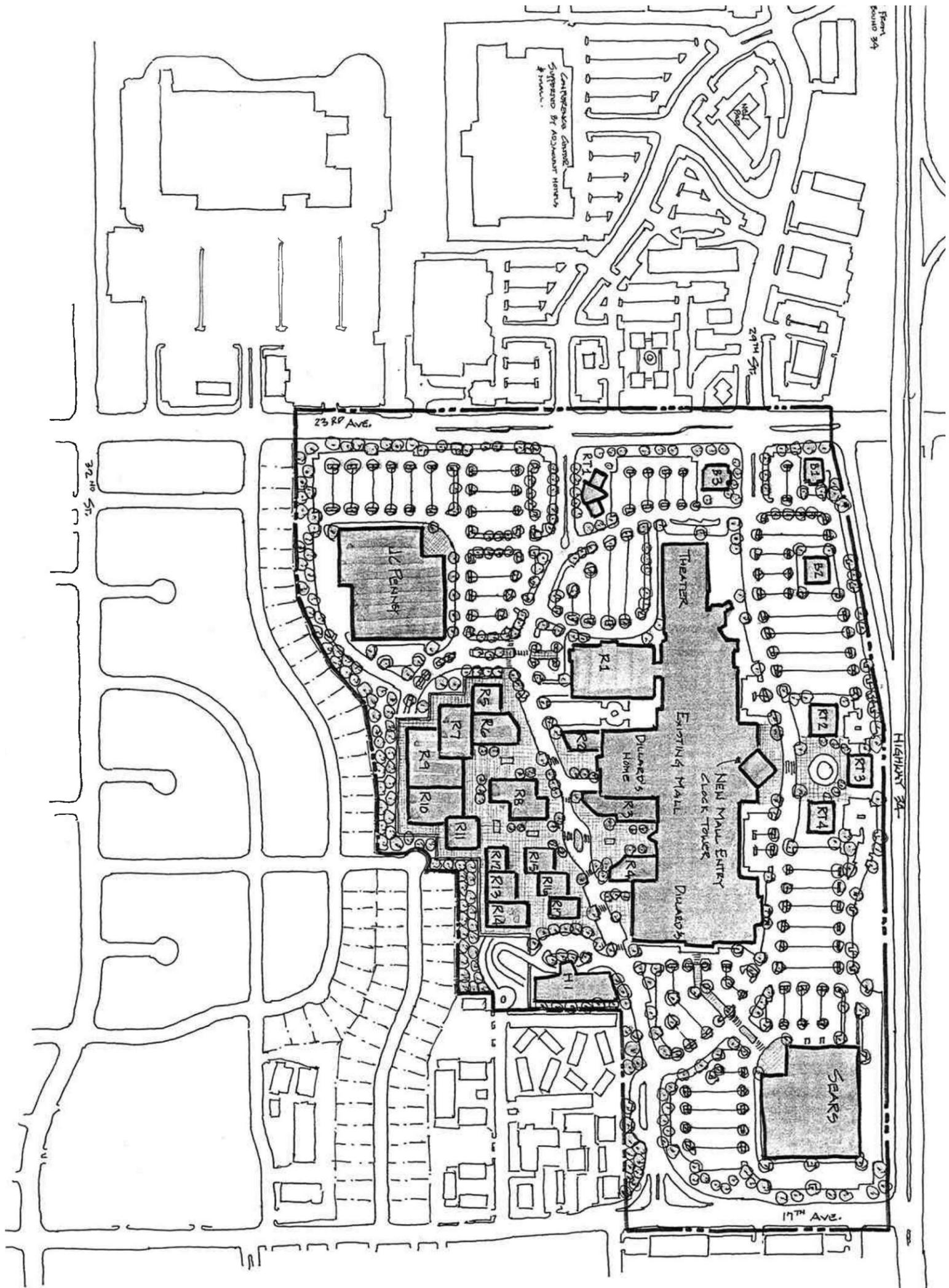
Please refer to the attached table that summarizes both new and existing spaces for all three studies. The abbreviations in the table for Study 'B' are defined as follows.

B; existing building to remain

H; new hotel location

R; new retail space

RT; restaurant location



GREELEY MALL AREA; URBAN RENEWAL PLAN
 CONCEPTUAL STUDY 'C' 200 400 600 FEET

Appendix C - Property Tax Impact Analysis

TABLE 1

CITY OF GREELEY
 GREELEY MALL PROPERTY TAX/SALES TAX IMPACT ANALYSIS
 NOVEMBER 2007

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
REAL PROPERTY TAX														
Estimated New Industrial Development (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Industrial Development (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated New Office Development (sq.ft)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Office Development (sq.ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated New Retail Development (sq.ft.)	0	0	0	660,498	0	0	0	0	0	0	0	0	0	0
Cumulative Retail Development (sq.ft.)	0	0	0	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498
New Construction Actual Values	\$0	\$0	\$0	\$70,012,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial Assessed Values (new const.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Assessed Values (new const.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail Assessed Values (new const.)	\$0	\$0	\$0	\$20,303,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total New Construction Assessed Value	\$0	\$0	\$0	\$20,303,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Previous Years Assessed Value	\$8,896,860	\$9,074,797	\$9,074,797	\$9,256,293	\$29,560,002	\$30,151,202	\$30,151,202	\$30,754,226	\$30,754,226	\$31,369,310	\$31,369,310	\$31,996,696	\$31,996,696	\$32,636,630
Total Assessed Value	\$8,896,860	\$9,074,797	\$9,074,797	\$29,560,002	\$29,560,002	\$30,151,202	\$30,151,202	\$30,754,226	\$30,754,226	\$31,369,310	\$31,369,310	\$31,996,696	\$31,996,696	\$32,636,630
Less: Prior Year Base Value	\$8,896,860	\$9,074,797	\$9,074,797	\$9,256,293	\$9,256,293	\$9,441,419	\$9,441,419	\$9,630,247	\$9,630,247	\$9,822,852	\$9,822,852	\$10,019,309	\$10,019,309	\$10,219,696
Increment Value	\$0	\$0	\$0	\$20,303,709	\$20,303,709	\$20,709,783	\$20,709,783	\$21,123,978	\$21,123,978	\$21,546,458	\$21,546,458	\$21,977,387	\$21,977,387	\$22,416,935
Prior Year Increment Percentage	0%	0%	0%	69%	69%	69%	69%	69%	69%	69%	69%	69%	69%	69%
Prior Year Base Percentage	100%	100%	100%	31%	31%	31%	31%	31%	31%	31%	31%	31%	31%	31%
Value after reappraisal														
Inflation Factor (2% added in odd years)	\$177,937	\$0	\$181,496	\$0	\$591,200	\$0	\$603,024	\$0	\$615,085	\$0	\$627,386	\$0	\$639,934	\$0
Total Value after reappraisal	\$9,074,797	\$9,074,797	\$9,256,293	\$29,560,002	\$30,151,202	\$30,151,202	\$30,754,226	\$30,754,226	\$31,369,310	\$31,369,310	\$31,996,696	\$31,996,696	\$32,636,630	\$32,636,630
Less: New construction	\$0	\$0	\$0	\$20,303,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjusted reappraisal value	\$9,074,797	\$9,074,797	\$9,256,293	\$9,256,293	\$30,151,202	\$30,151,202	\$30,754,226	\$30,754,226	\$31,369,310	\$31,369,310	\$31,996,696	\$31,996,696	\$32,636,630	\$32,636,630
Adjusted New Base Calculation	\$9,074,797	\$9,074,797	\$9,256,293	\$9,256,293	\$9,441,419	\$9,441,419	\$9,630,247	\$9,630,247	\$9,822,852	\$9,822,852	\$10,019,309	\$10,019,309	\$10,219,696	\$10,219,696
Adjusted New Increment Calculation	\$0	\$0	\$0	\$6,357,817	\$20,709,783	\$20,709,783	\$21,123,978	\$21,123,978	\$21,546,458	\$21,546,458	\$21,977,387	\$21,977,387	\$22,416,935	\$22,416,935
Real Property Taxes Assumes 79.429 Mills Average	\$720,802	\$720,802	\$735,218	\$735,218	\$749,922	\$749,922	\$764,921	\$764,921	\$780,219	\$780,219	\$795,824	\$795,824	\$811,740	\$811,740
City Share Real Property Taxes - 11.274 Mills	\$102,309	\$102,309	\$104,355	\$104,355	\$106,443	\$106,443	\$108,571	\$108,571	\$110,743	\$110,743	\$112,958	\$112,958	\$115,217	\$115,217
Increment Property Taxes under 79.429 mills Average	\$0	\$0	\$0	\$1,612,703	\$1,612,703	\$1,644,957	\$1,644,957	\$1,677,856	\$1,677,856	\$1,711,414	\$1,711,414	\$1,745,642	\$1,745,642	\$1,780,555
Increment Property Taxes of City- 11.274 Mills	\$0	\$0	\$0	\$228,904	\$228,904	\$233,482	\$233,482	\$238,152	\$238,152	\$242,915	\$242,915	\$247,773	\$247,773	\$252,729
SALES TAX														
Estimated Retail Development - Square Feet	-	-	-	660,498	-	-	-	-	-	-	-	-	-	-
Estimated Cumulative Retail Development	-	-	-	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498
Estimated gross sales per sq. ft.				\$123.58										
Estimated Gross Taxable Sales	\$65,349,666	\$66,656,659	\$67,963,653	\$86,521,803	\$88,154,290	\$89,786,777	\$92,235,507	\$93,867,994	\$95,500,481	\$97,949,211	\$99,581,698	\$101,214,185	\$103,662,915	\$105,295,402
City of Greeley Sales Tax w/o Quality of Life and Police Fac	\$1,960,490	\$1,999,700	\$2,038,910	\$2,595,654	\$2,644,629	\$2,693,603	\$2,767,065	\$2,816,040	\$2,865,014	\$2,938,476	\$2,987,451	\$3,036,426	\$3,109,887	\$3,158,862
Cumulative values	\$1,960,490	\$3,960,190	\$5,999,099	\$8,594,753	\$11,239,382	\$13,932,985	\$16,700,051	\$19,516,091	\$22,381,105	\$25,319,581	\$28,307,032	\$31,343,458	\$34,453,345	\$37,612,207
Base Gross Taxable Sales	\$65,349,666	\$66,656,659	\$67,963,653	\$69,270,646	\$70,577,639	\$71,884,633	\$73,845,123	\$75,152,116	\$76,459,109	\$78,419,599	\$79,726,593	\$81,033,586	\$82,994,076	\$84,301,069
City of Greeley Sales Tax w/o Quality of Life and Police Fac	\$1,960,490	\$1,999,700	\$2,038,910	\$2,078,119	\$2,117,329	\$2,156,539	\$2,215,354	\$2,254,563	\$2,293,773	\$2,352,588	\$2,391,798	\$2,431,008	\$2,489,822	\$2,529,032
Cumulative Values	\$1,960,490	\$3,960,190	\$5,999,099	\$8,077,219	\$10,194,548	\$12,351,087	\$14,566,441	\$16,821,004	\$19,114,777	\$21,467,365	\$23,859,163	\$26,290,171	\$28,779,993	\$31,309,025
City of Greeley Sales Tax Increment	\$0	\$0	\$0	\$517,535	\$527,300	\$537,064	\$551,712	\$561,476	\$571,241	\$585,888	\$595,653	\$605,418	\$620,065	\$629,830
Cumulative Values	\$0	\$0	\$0	\$517,535	\$1,044,834	\$1,581,899	\$2,133,610	\$2,695,086	\$3,266,328	\$3,852,216	\$4,447,869	\$5,053,287	\$5,673,352	\$6,303,182

Inflation Factors:	2%	100%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%
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2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	
660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$32,636,630	\$33,289,363	\$33,289,363	\$33,955,150	\$33,955,150	\$34,634,253	\$34,634,253	\$35,326,938	\$35,326,938	\$36,033,477	\$36,033,477	
\$32,636,630	\$33,289,363	\$33,289,363	\$33,955,150	\$33,955,150	\$34,634,253	\$34,634,253	\$35,326,938	\$35,326,938	\$36,033,477	\$36,033,477	\$ 58,767,378
\$10,219,696	\$10,424,089	\$10,424,089	\$10,632,571	\$10,632,571	\$10,845,223	\$10,845,223	\$11,062,127	\$11,062,127	\$11,283,370	\$11,283,370	\$746,460,951 Cumulative total assessed value - new construction
\$22,416,935	\$22,865,274	\$22,865,274	\$23,322,579	\$23,322,579	\$23,789,031	\$23,789,031	\$24,264,811	\$24,264,811	\$24,750,107	\$24,750,107	\$252,320,849 Cumulative assessed value - base
											\$494,140,102 Cumulative total base & new construction
69%	69%	69%	69%	69%	69%	69%	69%	69%	69%	69%	\$ 38,902,662 Total taxes @ 78.728 mills in urban renewal minus base .
31%	31%	31%	31%	31%	31%	31%	31%	31%	31%	31%	1986471577% Total Base taxes @ 78.728 mills in urban renewal area
											\$ 6,987,141 County share of base taxes during 25 year period
											\$ 509,513 County share of taxes, less base they would have received during 25 yr period.
\$652,733	\$0	\$665,787	\$0	\$679,103	\$0	\$692,685	\$0	\$706,539	\$0	\$720,670	
\$33,289,363	\$33,289,363	\$33,955,150	\$33,955,150	\$34,634,253	\$34,634,253	\$35,326,938	\$35,326,938	\$36,033,477	\$36,033,477	\$36,754,147	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$33,289,363	\$33,289,363	\$33,955,150	\$33,955,150	\$34,634,253	\$34,634,253	\$35,326,938	\$35,326,938	\$36,033,477	\$36,033,477	\$36,754,147	
\$10,424,089	\$10,424,089	\$10,632,571	\$10,632,571	\$10,845,223	\$10,845,223	\$11,062,127	\$11,062,127	\$11,283,370	\$11,283,370	\$11,509,037	
\$22,865,274	\$22,865,274	\$23,322,579	\$23,322,579	\$23,789,031	\$23,789,031	\$24,264,811	\$24,264,811	\$24,750,107	\$24,750,107	\$25,245,110	
\$827,975	\$827,975	\$844,535	\$844,535	\$861,425	\$861,425	\$878,654	\$878,654	\$896,227	\$896,227	\$914,151	\$ 20,249,075
\$117,521	\$117,521	\$119,872	\$119,872	\$122,269	\$122,269	\$124,714	\$124,714	\$127,209	\$127,209	\$129,753	\$ 2,874,115
\$1,780,555	\$1,816,166	\$1,816,166	\$1,852,489	\$1,852,489	\$1,889,539	\$1,889,539	\$1,927,330	\$1,927,330	\$1,965,876	\$1,965,876	
\$252,729	\$257,783	\$257,783	\$262,939	\$262,939	\$268,198	\$268,198	\$273,561	\$273,561	\$279,033	\$279,033	
660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	660,498	
\$107,744,133	\$110,192,863	\$111,825,350	\$114,274,080	\$116,722,810	\$119,171,541	\$121,620,271	\$124,069,001	\$126,517,731	\$128,966,462	\$131,415,192	
\$3,232,324	\$3,305,786	\$3,354,760	\$3,428,222	\$3,501,684	\$3,575,146	\$3,648,608	\$3,722,070	\$3,795,532	\$3,868,994	\$3,942,456	
\$40,844,531	\$44,150,317	\$47,505,078	\$50,933,300	\$54,434,984	\$58,010,131	\$61,658,739	\$65,380,809	\$69,176,341	\$73,045,335	\$76,987,790	
\$86,261,559	\$88,222,049	\$89,529,042	\$91,489,532	\$93,450,022	\$95,410,512	\$97,371,002	\$99,331,492	\$101,291,982	\$103,252,472	\$105,212,962	
\$2,587,847	\$2,646,661	\$2,685,871	\$2,744,686	\$2,803,501	\$2,862,315	\$2,921,130	\$2,979,945	\$3,038,759	\$3,097,574	\$3,156,389	
\$33,896,872	\$36,543,533	\$39,229,404	\$41,974,090	\$44,777,591	\$47,639,907	\$50,561,037	\$53,540,981	\$56,579,741	\$59,677,315	\$62,833,704	
\$644,477	\$659,124	\$668,889	\$683,536	\$698,184	\$712,831	\$727,478	\$742,125	\$756,772	\$771,420	\$786,067	
\$6,947,660	\$7,606,784	\$8,275,673	\$8,959,210	\$9,657,393	\$10,370,224	\$11,097,702	\$11,839,827	\$12,596,600	\$13,368,020	\$14,154,086	
132%	135%	137%	140%	143%	146%	149%	152%	155%	158%	161%	